

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for ZBA Hearing, October 25, 2016

City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:11 p.m. with Chairman Castellucci presiding.

Board Members Present: Mike Castellucci, Allison Ernst, Brian Lucas, and Yvonne Lujan-Slak.

Board Member Absent: Steve Anselmo.

Staff Members Present: Scott Hobson, Assistant City Manager for Community Investment; Alan Lamberg, Planner; Valerie A. Sherman, Planner; and Paul Willumstad, Board Attorney.

APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting September 27, 2016, by Lucas, second by Ernst.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to revise the agenda for October 25, 2016 by moving item 16-49 to the end, and approve the agenda by Ernst, second by Lujan-Slak.

Motion passed 4 - 0

REGULAR BUSINESS

Consent Agenda

No items.

Regular Agenda

Each case the follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Alan Lamberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Paul Willumstad, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

ZBA-16-48 (2811 E 15th Street)

Variance to allow a residential covered patio to be constructed in the required twenty-five (25) foot front yard setback.

Applicant Lillian and Robert Arellano present

Castellucci asked if the patio was under construction. Lamberg answered affirmative.

Castellucci asked Arellano if they understood that the roof material will match the house, that it will not be enclosed, and that it be reduced in size. Lillian Arellano answered affirmative. Lillian Arellano asked if a railing on the porch is allowed. Castellucci answered affirmative (because porch railings and fences under seven feet tall may be constructed in a setback).

Lillian Arellano stated that at the front door entrance, there was only a small set of concrete sets that posed a fall risk when entering and exiting the home therefore, warranting the need to build a patio on the front of the home. No public comments.

Commission Action:

Motion to grant by Ernst, second by Lujan-Slak.

Motion passed 4 - 0 with staff conditions and standard permit conditions.

ZBA-16-50 (2300 Oakshire Lane)

Variance to reduce landscape performance standards for a new multi-family apartment by exempting a buffer requirement of a six (6) foot tall, opaque fence around the property.

Applicant Ryan Hamilton (4 Corners Development) present

No public comments.

Commission Action:

Motion to grant by Lucas, second by Lujan-Slak.

Motion passed 4 - 0 with staff conditions and standard permit conditions.

ZBA-16-51 (2916 Graneros Lane)

Variance to reduce parking and landscape performance standards for a commercial manufacturing facility.

Applicant not present

Staff had advised the applicant to continue the case to the next meeting because their landscape plans were not yet ready.

Commission Action:

Motion to postpone case to ZBA hearing on November 15, 2016 by Ernst, second by Lucas.

Motion passed 4 - 0.

ZBA-16-49 (2840 Granada Boulevard)

Variance to reduce small-scale development standards for a new commercial manufacturing facility.
Applicant Gary Anzuini present

Anzuini stated background about an approved commercial plan review that included landscaping, parking, utility and grading. While the architectural façade plan was approved, this variance request would exempt costly improvements to the building façade. Anzuini referred to neighboring sites along Granada and stated that this building is not as visible because it is setback from Granada.

No public comments.

Castellucci asked Willumstad if the conditions requiring landscaping should be removed. Willumstad suggested that keeping conditions that speak to reasonable zoning requirements will ensure clear and consistent recommendations for future reference during case history research.

A motion was made by Ernst to grant by removing staff conditions 1, 2, and 3, which reference small-scale development performance standards with regard to façade treatments, design features, and varying roof design. Lujan-Slak asked for clarification to justify the motion. Ernst stated that the large building is setback far from Granada Boulevard, and that adding a parapet would make it look awkward. Castellucci added that façade treatments would not be visible when the building is setback, and paved parking and landscaping are good improvements that will sufficiently screen the view.

Commission Action:

Motion to grant by Ernst, second by Lujan-Slak.

Motion passed 3-0 (Lucas recused) with staff conditions 4, 5, 6, and standard permit conditions.

OLD BUSINESS

Regular Agenda

None.

ADJOURNMENT

Meeting adjourned at 8:14 p.m.

Minutes respectfully submitted by Sherman.