

Mike Castellucci
Chair

Brian Lucas
Vice Chair



Allison Ernst
Secretary

Steve Anselmo

Yvonne Lujan-Slak

Minutes for January 24, 2017
City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:05 p.m. with Chairman Castellucci presiding.

Board Members Present: Mike Castellucci, Steve Anselmo, Yvonne Lujan-Slak, and Brian Lucas.

Board Member Absent: No board members absent.

Staff Members Present: Steven Meier, Director of Planning & Community Development and Parks and Recreation; Scott Hobson, Assistant City Manager for Community Investment; Paul Willumstad, Board Attorney, Valerie A. Sherman, Planner; and Alan Lamberg, Planner.

APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting December 20, 2016, by Anselmo, second by Lujan-Slak.

Motion passed 4 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for December 20, 2016, by Lucas, 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 Valerie A. Sherman, 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-17-01 (3717 Thatcher Avenue)

A Special Use Permit to allow a massage establishment in a multiple-residential and office (R-5 zone) district.

Applicants present: Richard Reyes, Solace Massage Therapy.

Castellucci asked Mr. Reyes if he understood the staff conditions and standard permit conditions. There were no other questions from board members.

Mr. Reyes stated that he does understand the staff conditions and standard permit conditions.

No public comments.

Commission Action:

Motion to grant by Lucas, second by Anselmo.

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

ZBA-17-02 (11 Thames Drive)

A Special Use Permit to allow a self-storage facility in a Highway and Arterial Business (B-3 zone) district.

Applicants present: Mahmood Shokranifar, Broadmoor, LLC, and Joe Gagliano, Gagliano Engineering Inc.

Castellucci asked the applicants about the intentions of a buffer between the detention pond and the residential zone to the north of the parcel. Mr. Gagliano stated that there is a strip of land between the pond and their property. Mr. Gagliano also stated that they can comply with staff requirements and will comply with small scale architectural standards.

No public testimony in support.

Public testimony in opposition:

Orlando and Cecilia Martinez, 4 Avon Ct.

- Mrs. Martinez quoted a section from the county codes (17.1.40.150) and interpreted that the storage facility is not compatible with surrounding use. Mrs. Martinez stated that Thames is the main entry way to residential neighborhood and she is concerned that their property value will go down.
- Mr. Martinez stated that he has no problem with a self-storage unit however, he feels that it is more of an industrial related use. He stated that he observed other storage units with chain link and barbed wire. He stated that he anticipated that in a B-3 zone, there would be retail shops but not an industrial type use. He stated that there may be an adverse effect on property values in the area, and if they sold their house, would they get the value out of it? He also stated that a painted masonry fence like Regency's entrance would be acceptable screening.

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- Mrs. Martinez stated that she is concerned about there being too many self-storage units in a five-mile radius and she mentioned that the applicant owns Broadmoor storage to the south. Mrs. Martinez asked if there will be bright lights and will their privacy be affected?
- Castellucci asked Planner Sherman how many units would be in the facility and Planner Sherman clarified that the number of units is unknown, only the square feet is known.
- Castellucci also asked Planner Sherman if chain link was allowed and Planner Sherman clarified that chain link fencing was not allowed.
- Castellucci stated that residential buffers require landscaping. Castellucci stated that a storage facility would be quieter than a bar being built there. Castellucci explained that the landscaping buffer is 10 feet wide and will have trees and a fence, as well as a 25 feet fire line beyond that. He explained that storage buildings are lower in height than compared to a taller office building.
- Castellucci asked Planner Sherman if outdoor lighting standards prevents light from crossing into adjacent properties? Planner Sherman clarified that night lights must be off or very low.

Rebuttal by applicant:

- Mr. Gagliano explained that outdoor lighting will be low light from midnight to 6am and all lights cannot trespass more than 1 foot candle. He explained that there will be a photometric lighting plan.
- Castellucci asked what type of entrance fencing would be there.
- Mr. Gagliano clarified that chain link with slats is not allowed anymore, and he was not certain whether they would be putting up barbed wire. Mr. Gagliano stated that the facility hours would be from 5am until 10pm. He stated that access to the facility will be directly across from New Market St., with street landscaping.
- Mr. Shokranifar said he talked with residents when he built a storage facility, and they were glad he built there, because it limited the homeless people from frequenting the property. He stated that new development will increase value of neighborhoods and he wants to be a good neighbor. He also stated that he wants to build in that space, because people are asking for larger storage units.
- Mr. Gagliano stated that they will make bigger units and not very many small units.
- Mr. Shokranifar stated that he has been a business owner for 30 years, he owns a convenience store on 29th. He also stated that his family is in Pueblo and he loves working in, and developing Pueblo.

Commission Action:

Motion to grant by Anselmo, second by Lucas.

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

COMMISSION ADMINISTRATION

Lucas affirmed Mike Castellucci as Chairman of the Board.

Lucas affirmed Steve Anselmo as Vice Chairman of the Board.

Lucas affirmed Yvonne Lujan-Slak as Secretary of the Board.

OLD BUSINESS

ZBA-16-56 (Clarification) 4054 North Peakview Drive (Wanda Broome).

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A variance to allow a residential covered patio to extend into the required twenty-five (25) foot front setback. The leg supports for the covered front porch will be set at seven (7) feet from the front wall of the house in lieu of the original five (5) feet from the front wall of the house.

Commission Action:

Castellucci clarified that a new motion is acceptable.

Motion passes 4 - 0.

Regular agenda

None

ADJOURNMENT

Meeting adjourned at 8:06 p.m.

Minutes respectfully submitted by Sherman.