

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Yvonne Lujan-Slak  
Secretary

Brian Lucas

Rodger Ortiz

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## Minutes for June 27, 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:** None

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

### APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting May 23, 2017, by Lujan-Slak, second by Anselmo.

**Motion passed 4 - 0**

### APPROVAL OF AGENDA

Motion to approve the agenda for June 27, 2017, by Anselmo, second by Lujan-Slak.

**Motion passed 4 - 0**

### REGULAR BUSINESS

#### Consent Agenda

Case No. ZBA 17-24, Shawn Turk, Black & Veatch: A Variance to reduce landscape performance standards for a commercial communications facility.

Motion to approve the consent agenda for June 27, 2017, by Anselmo, second by Lucas.

**Motion passed 4 - 0**

#### Regular Agenda

Each case that 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

Zoning Board of Appeals, Minutes for June 27, 2017

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-17-18 (4740 Dillon Drive)**

Case withdrawn on June 27, 2017.

**ZBA-17-23 (302 City Center Drive)**

A Special Use Permit to allow a contractor's shop in a Subregional Business (B-2 zone) district.

*Applicant present: Fred Baros*

Castellucci asked Mr. Baros if he understood the staff conditions. Mr. Baros stated that he read and did understand the conditions.

Anselmo asked Mr. Baros if he would be performing repairs on large turbines at the site. Mr. Baros stated that he would do only small turbine repair.

Planner Sherman asked the board to consider amending staff condition #7, to allow a small percentage of retail store stock to be stored outside behind the building.

Castellucci asked Mr. Baros if 15 percent of the lot size would be enough for outside storage of retail store stock. Mr. Baros stated that 15 percent would be enough and he would make sure it is properly screened.

**No public testimony in support.**

**Public testimony in opposition:**

- Joseph A. Latino, 305 River Street. Mr. Latino stated that he was concerned about a fence being built on top of the hill at the alley, and the area has become plighted. Mr. Latino also stated that as long as things are properly screened, then he and the neighbors have no problem with the proposed business.

Rebuttal by applicant:

- Mr. Baros stated that he had no intentions of putting a fence up and his plans do not show a fence. Mr. Baros stated that there will be absolutely no problems and he wants to be a good neighbor.

**Commission Action:**

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

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

**OLD BUSINESS**

**ZBA-16-41 (2229 West 22<sup>nd</sup> Street)**

Zoning Board of Appeals, Minutes for June 27, 2017

Request for a one year extension.

**Commission Action:**

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

**Motion passed 4 – 0 with the same conditions per the original staff report.**

**Regular agenda**

None

**ADJOURNMENT**

Meeting adjourned at 7:30 p.m.

Minutes respectfully submitted by Sherman.