

Mike Castellucci  
*Chair*

Steve Anselmo  
*Vice Chair*



Yvonne Lujan-Slak  
*Secretary*

Brian Lucas

Rodger Ortiz

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**Minutes for August 22, 2017**  
City Council Chambers, 1 City Hall Place

**MEETING CALLED TO ORDER**

The meeting was called to order at 7:04 p.m. with Chairman Castellucci presiding.

**Board Members Present:** Mike Castellucci, Rodger Ortiz, and Yvonne Lujan-Slak.

**Board Member Absent:** Steve Anselmo, Brian Lucas

**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 July 25, 2017, by Ortiz, second by Lujan-Slak.

**Motion passed 3 - 0**

**APPROVAL OF AGENDA**

Motion to approve the agenda for August 22, 2017, by Lujan-Slak, second by Ortiz.

**Motion passed 3 - 0**

**REGULAR BUSINESS**

**Consent Agenda**

Case No. ZBA 17-30 (1519 Savannah Drive), Greg Ratliff: A Variance to allow a deck to be built four (4) feet into the required fifteen (15) foot rear yard setback.

Case No. ZBA 17-31 (1216 South Prairie Avenue), Jason Casados, Vapor Source Inc.: A Special Use Permit to allow warehousing/storage in a basement facility of a commercial building, in a Central Business (B-4 zone) district,

Case No. ZBA 17-32 (218 South Victoria Avenue), Ron Padilla, Sangre de Cristo Hospice & Palliative Care: A Special Use Permit to allow a retail thrift store in a Central Business (B-4 zone) district.

Motion to approve the consent agenda for August 22, 2017, by Ortiz, second by Lujan-Slak.

**Motion passed 3 - 0**

**OLD BUSINESS**

None

## **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 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-17-29 (121 Olney Avenue)**

A Variance to allow a playhouse to remain, as built, in the required fifteen (15) foot rear yard setback.

*Applicant present: Sam Spicola*

Castellucci asked Mr. Spicola if he understood the staff conditions and if he was able to comply with the conditions. Mr. Spicola stated that he did understand the conditions and is able to comply.

**No public testimony in support.**

**No public testimony in opposition.**

#### **Commission Action:**

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

**Motion passed 3 – 0 with staff conditions, and standard permit conditions.**

### **ZBA-17-33 (2502 Lambert Avenue)**

A Variance to allow a single-family residence to be constructed six and a half (6½) feet into the required twelve and a half (12½) foot second front yard setback.

*Applicant present: Bernice Rivera*

Castellucci asked Planner Sherman to verify how far into the property, the second front yard lot line was from the curb. Planner Sherman verified that the second front yard lot line is twenty-two (22) feet from the curb line of West 25<sup>th</sup> Street. Castellucci also asked Planner Sherman to verify on the aerial photo of the site, which home was built fourteen (14) feet into the required twenty-five (25) foot front yard setback. Planner Sherman verified that it was the home to the south and west across West 25<sup>th</sup> Street.

Castellucci asked Ms. Rivera if she understood the staff conditions and if she was able to comply with the conditions. Ms. Rivera stated that she did understand the conditions and is able to comply.

**No public testimony in support.**

**No public testimony in opposition.**

**Commission Action:**

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

**Motion passed 3 – 0 with staff conditions and standard permit conditions.**

**Regular agenda**

None

**ADJOURNMENT**

Meeting adjourned at 7:26 p.m.

Minutes respectfully submitted by Sherman.