

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Brian Lucas

Rodger Ortiz

Minutes for September 26, 2017
City Council Chambers, 1 City Hall Place

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 p.m. with Chairman Castellucci presiding.

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

Board Member Absent: None

Staff Members Present: Steven Meier, Director of the Planning and Community Development Department; Paul Willumstad, Board Attorney; and Valerie A. Sherman, Planner.

APPROVAL OF MINUTES

Motion to approve the corrected minutes from the meeting August 22, 2017, by Lujan-Slak, second by Lucas.

Motion passed 5 - 0

APPROVAL OF AGENDA

Motion to approve the agenda for September 26, 2017, by Lucas, second by Lujan-Slak.

Motion passed 5 - 0

REGULAR BUSINESS

Consent Agenda

Case No. ZBA 17-35 (2012 Carlee Drive), William D. DiSalvo: A Variance to allow a mobile home to be placed six (6) feet into the required twenty (20) foot front yard setback.

Motion to approve the consent agenda for September 26, 2017, by Lucas, second by Ortiz.

Motion passed 5 - 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

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-17-34 (3300 North Freeway)

A Special Use Permit to allow warehousing with the condition that the site is rezoned to a Highway and Arterial Business (B-3 zone) district.

Applicant present: Mike Wall

Castellucci asked Planner Sherman if the applicant would be removing the existing building from the site property. Planner Sherman stated that she thought it would not be removed. Castellucci asked Planner Sherman if the front of the proposed building would be facing the street. Planner Sherman stated that the front of the building would be facing north and the side of the building would be facing the street frontage. Castellucci asked Planner Sherman if the Planning Department would require the applicant to make the side of the building which will face the street frontage, look like the front entrance. Planner Sherman stated that the applicant would be required to comply with the architectural standards for making the side of the building appear as the front. Castellucci asked Planner Sherman if the brown section on the aerial photo where the parking lot is proposed, is a detention pond area. Planner Sherman stated that as far as she knew, it was not a detention pond.

Castellucci asked Mr. Wall if he understood the staff conditions and if he is able to comply with the conditions. Mr. Wall stated that his company, WDG Pueblo, did understand the conditions and is able to comply. Mr. Wall also stated that they would add an additional exit door to the south side of the building for fire purposes. Castellucci asked Mr. Wall if the existing building on the property would be removed. Mr. Wall stated that it will be removed and they would be purchasing the property next to the site. Mr. Wall also stated that his company feels that the proposed business will fit well with the surrounding area.

No public testimony in support.

No public testimony in opposition.

Commission Action:

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

Motion passed 5 – 0 with staff conditions, and standard permit conditions.

ZBA-17-36 (92 Duke Street)

A variance to allow more than one detached accessory structure larger than one-hundred and sixty (160) square feet and allow the shed to be built five (5) feet in lieu of the required fifteen (15) feet from the rear yard lot line.

Applicant present: Colleen Brown

Castellucci asked Ms. Brown 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. Ms. Brown stated that the shed will look very nice and will improve the quality of the surrounding neighborhood.

No public testimony in support.

No public testimony in opposition.

Commission Action:

Motion to grant by Anselmo, second by Lucas.

Motion passed 5 – 0 with staff conditions and standard permit conditions.

OLD BUSINESS

ZBA-16-46 (107 North Putnam Avenue)

Request for a one year extension for the architectural compatibility condition requirement under the Special Use Permit; to include brick veneer on the detached garage structure.

Commission Action:

Motion to grant by Lucas, Lujan-Slak.

Motion passed 5 – 0 with staff conditions and standard permit conditions.

ZBA-16-47 (2713 North Grand Avenue)

Request for a one year extension for the landscape plan requirements under the Special Use Permit.

Commission Action:

Motion to grant by Lucas, Lujan-Slak.

Motion passed 5 – 0 with staff conditions and standard permit conditions.

ADJOURNMENT

Meeting adjourned at 7:35 p.m.

Minutes respectfully submitted by Sherman.