

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Brian Lucas

Rodger Ortiz

Minutes for May 22, 2018
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:02 p.m. with Chairman Castellucci presiding.

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

Board Member Absent: Brian Lucas

Staff Members Present: Scott Hobson, Assistant City Manager for Community Investment; Daniel Kogovsek, Board Attorney; and Tasha Brackin, Senior Planner.

~ Approval of Minutes

Motion to approve the minutes from the meeting of April 24, 2018, by Lujan-Slak, second by Anselmo.

Motion passed 4 - 0

~ Approval of Agenda

Motion to approve the agenda for May 22, 2018, by Ortiz, second by Lujan-Slak.

Motion passed 4 - 0

CONSENT AGENDA

- 1. Case No. ZBA 18-19 (909 Cherry Lane), Bill Schwabe: A **Special Use Permit** to allow an existing Duplex in a Single-Family (R-2 Zone) District.**

Commission Action:

Motion to approve the consent agenda for May 22, 2018, by Anselmo, second by Ortiz.

Motion passed 4 - 0 with standard permit conditions.

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Tasha Brackin, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, 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.

1. **ZBA-18-18 (1815 West 14th Street) Christopher Fidura:** A **Special Use Permit** to allow hazardous material storage in an Industrial (I-2 Zone) District.

Applicant not present.

Castellucci asked if anyone else was present to represent the applicant. There being no representative present, Castellucci requested a motion to continue the item to the following meeting of the Zoning Board of Appeals in June of 2018.

Commission Action:

Motion to continue the hearing for this item to June 26, 2018 by Ortiz, second by Lujan-Slak.

Motion passed 4 - 0.

2. **ZBA-18-22 (2127 Jerry Murphy) Pueblo Bank and Trust:** A Special Use Permit to allow a flea market and outdoor storage facility in a Central Business (B-4 zone) district.

Applicant present: Brian Polaski, Vandergriff Group Architects

Castellucci asked Mr. Polaski if he has read the staff report, understands the conditions, and can comply with the staff conditions. Mr. Polaski stated that he read the staff report, and can comply with the staff conditions.

No public testimony in support.

No public testimony in opposition.

Commission Action:

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

Motion passed 4 - 0 with standard permit conditions.

3. **ZBA-18-24 (2816 Thatcher Avenue) Sunset Inn:** A **Special Use Permit** to allow a parking lot, as a Principal Use, in a Subregional Business (B-2 Zone) District

Applicants present: Bruce De Haven (applicant's representative) and Charles A. Chavez, owner.

Castellucci asked Mr. Chavez if he has read the staff report, understands the conditions, and can comply with the conditions. Mr. Chavez stated that he read the staff report, and can comply with the conditions.

No public testimony in support.

No public testimony in opposition.

Commission Action:

Motion to grant by Ortiz, second by Anselmo.

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

OLD/NEW BUSINESS

1. **ZBA-16-43 (4625 North Elizabeth Street) Naresh Sadhnani**: A **Special Use Permit** to allow a self-storage facility and caretaker residence in a Highway and Arterial Business (B-3 Zone) District.

Applicant present: Naresh Sadhnani

Castellucci asked Mr. Sadhnani if he has read the staff report, understands the conditions, and can comply with the conditions. Mr. Sadhnani stated that he read the staff report, and can comply with the conditions.

~ Adjourn: Meeting adjourned at 7:40 p.m.

Minutes respectfully submitted by Tasha Brackin.