

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Brian Lucas

Rodger Ortiz

Minutes for November 27, 2018

City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:01 p.m. with Chairman Castellucci presiding.

Board Members Present: Mike Castellucci, Steve Anselmo, Yvonne Lujan-Slak, Rodger Ortiz, and Elizabeth (Lisa) Bailey.

Board Members Absent: None

Staff Members Present: Scott Hobson, Assistant City Manager for Community Investment; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner

~ Approval of Minutes

Motion to approve the minutes from the meeting of September 25, 2018, by Bailey, second by Lujan-Slak.

Motion passed 5 - 0

~ Approval of Agenda

Motion to approve the agenda for November 27, 2018 by Ortiz, second by Bailey. **Motion passed 5 - 0**

CONSENT AGENDA

Motion to approve the consent agenda for November 27, 2018, by Bailey, second by Lujan-Slak. **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 Chelsea Stromberg, 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-18-41 1540 W. Pueblo Blvd. (Clarabelle, LLC.)** A **Special Use Permit** to allow a self-storage facility in a Highway and Arterial Business (B-3 Zone) District.

Castellucci asked whether the applicant was in the audience to represent the Special Exception request. Once the applicant confirmed, from the audience, that she was present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to come forward and be sworn in. **John Gimbrone** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, **Mr. Gimbrone** introduced himself and offered to answer any questions. **Mr. Gimbrone** summarized the proposed rezoning. Castellucci asked the applicant if he has read the staff report, understands the conditions, and can comply with the staff conditions. **Mr. Gimbrone** stated that he read the staff report, and can comply with the conditions.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **support** of this application, and there were none.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **opposition** to this application, and there were none. Hearing no public testimony in opposition, Castellucci requested that the secretary read the required findings statements associated with the application, and board members responded with their opinions.

Commission Action:

Motion to grant by Ortiz, second by Bailey.

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

2. **ZBA-18-42 2625 W. Pueblo Blvd. (Jeanne Willey)** A **Variance** to allow a second monument sign in a Highway and Arterial Business (B-3 Zone) District.

Castellucci asked whether the applicant was present to represent this request. Once the applicant confirmed, from the audience, that she was present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to come forward and be sworn in. **Jeanne Willey**, was sworn in by Mr. Kogovsek, who asked her to sign in. Following such actions, **Ms. Willey** introduced herself and offered to answer any questions. Castellucci asked the applicant if she has read the staff report, understands the conditions, and can comply with the staff conditions. **Ms. Willey** stated that she read the staff report and can comply with the conditions.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **support** of this application, and there were none.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **opposition** to this application, and there were none. Hearing no public testimony in opposition, Castellucci requested that the secretary read the required findings statements associated with the application, and board members responded with their opinions.

Having heard the statements of findings, Castellucci requested a motion on the request.

Commission Action:

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

Motion passed 5 – 0 with standard permit conditions.

3. **ZBA-18-43 4718 Eagleridge Cir. (Jeff Schuster).** A **Variance** to reduce the number of required off-street parking spaces in a Business Park (BP Zone) District.

Castellucci asked whether the applicant was present to represent this request. Once the applicant's designee confirmed, from the audience, that he was present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to come forward and be sworn in. **John Christman**, was sworn in by Mr. Kogovsek, who asked him to sign in. Following such actions, **Mr. Christman** introduced himself and offered to answer any questions. Castellucci asked the applicant if he has read the staff report, understands the conditions, and can comply with the staff conditions. **Mr. Christman** stated that he read the staff report and can comply with the conditions.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **support** of this application, and there were none.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **opposition** to this application, and there were none. Hearing no public testimony in opposition, Castellucci requested that the secretary read the required findings statements associated with the application, and board members responded with their opinions.

Having heard the statements of findings, Castellucci requested a motion on the request.

Commission Action:

Motion to grant by Ortiz, second by Bailey.

Motion passed 5 – 0 with standard permit conditions.

OLD/NEW BUSINESS

4. **ZBA-17-42 401 South Prairie Avenue (Salvation Army).** Request for a **time extension of the Special Use Permit** to allow a charitable institution/community center with the condition that the site is rezoned to a One and Two-Family Residential (R-3) zone district.

Castellucci asked whether the applicant was present to represent this request. Once the applicant's designee confirmed, from the audience, that he was present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg.

Having heard the statements of findings, Castellucci requested a motion on the request.

Commission Action:

Motion to grant by Anselmo, second by Bailey.

Motion passed 5 – 0 with standard permit conditions.

~ Adjourn: Meeting adjourned at 7:33 p.m.

Minutes respectfully submitted by Chelsea Stromberg.