

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Yvonne Lujan-Slak  
Secretary

Lisa Bailey

Rodger Ortiz

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**Minutes for May 29, 2019**  
City Council Chambers, 1 City Hall Place

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

**Board Members Present:** Mike Castellucci, Yvonne Lujan-Slak, and Elizabeth (Lisa) Bailey

**Board Members Absent:** Rodger Ortiz, Steve Anselmo.

**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 April 23, 2019, by Bailey, second by Lujan-Slak.

**Motion passed 3 - 0**

**~ Approval of Agenda**

Motion to approve the agenda for May 29, 2019 by Bailey, second by Lujan-Slak.

**Motion passed 3 - 0**

**CONSENT AGENDA**

- ZBA-19-13 119 Royal View Ln. Variance to reduce the rear setback (Evan Cornwell)** A Variance to reduce the fifteen (15) foot rear setback to ten (10) feet in a Single Family Residential (R-2 Zone) District.

Motion to approve the consent agenda for April 23, 2019, by Bailey, second by Lujan-Slak

**Motion passed 3 - 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 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-19-11 1201 W 7<sup>TH</sup> St. Special Use Permit Church & Banquet hall following rezone from R-2 to CCN (Steve G. Abeyta)** A **Special Use Permit** to allow a church and banquet hall use to continue after the parcel is rezoned from Single Family Residential (R-2 Zone) District to Commercial Charter Neighborhood (CCN Zone) District..

Castellucci asked whether the applicant was in the audience to represent the request. The applicant was not in attendance. Chair Castellucci requested a motion to continue this case to the June 25<sup>th</sup> hearing.

**Commission Action:**

Motion to continue by Bailey, second by Lujan-Slak.

**Motion passed 3 – 0.**

2. **ZBA-19-12 River’s Run Subdivision Special Use Permit to allow duplexes in R-2 zone (Ambrose Real Estate)** A **Special Use Permit** to allow duplexes on multiple parcels in a Single Family Residential (R-2 Zone) District.

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were 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. **Erin Haga** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, **Mr. Haga** introduced himself and offered to answer any questions. **Mr. Haga** summarized the proposed Variance. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Haga** stated that the applicant 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. 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 Bailey, second by Lujan-Slak.

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

**~ Adjourn:** Meeting adjourned at 7:18 p.m.

Minutes respectfully submitted by Chelsea Stromberg.