

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Yvonne Lujan-Slak  
Secretary

Lisa Bailey

Rodger Ortiz

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## Minutes for September 24, 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, Steve Anselmo.

**Board Members Absent:**

**Staff Members Present:** Scott Hobson, Acting Director of Planning and Community Development; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner

### ~ Approval of Minutes

Motion to approve the minutes from the meeting of August 27, 2019, by Lujan-Slak, second by Bailey.

**Motion passed 4 - 0**

### ~ Approval of Agenda

Lujan-Slak moved to approve the agenda with the amendment that ZBA-19-20 be continued to October 22, 2019. The motion was seconded by Bailey.

**Motion passed 4 - 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-19-19 502 W. ABRIENDO AVE. SPECIAL USE PERMIT TO ALLOW AN AUTOMOBILE DEALERSHIP IN A SUB-REGIONAL BUSINESS DISTRICT (PENNY ZAVICHAS). A SPECIAL USE PERMIT TO OPERATE AN AUTOMOBILE DEALERSHIP IN A SUB-REGIONAL BUSINESS (B-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. **Penny Zavichas** was sworn in by Mr. Kogovsek, who also asked her to sign in. Following such actions, **Ms. Zavichas** introduced herself and offered to answer any questions. **Ms. Zavichas** summarized the proposed Special Use Permit. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions. **Ms. Zavichas** stated that she read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application. Ignacio Martinez spoke in favor of the application, as he will be renting the property from Ms. Zavichas if the Special Use Permit is granted. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application. The following individuals spoke in opposition to the application: Shawn Conti, Thomas Luchin, Keith Townsend, Gwen Luchin. The statements made in opposition were primarily concerned with the appearance of the proposed business and the potential effects such business could have on the adjacent property values. Mr. Castellucci then recalled Ms. Zavichas to the stand, where she indicated that she intends to have the property and business maintained in a suitable fashion. The public hearing was then closed.

**Commission Action:**

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

**Motion passed 3-1 with Castellucci opposed.**

2. **ZBA-19-21 3130 GRANADA BLVD: VARIANCE TO THE ARCHITECTURAL STANDARDS FOR EAVES AND REQUIRED SCREENING (ERNIE PINO).**

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. **Ernie Pino** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, **Mr. Pino** introduced himself and offered to answer any questions. **Mr. Pino** 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. Pino** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application. There were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application. There were none. The public hearing was then closed.

**Commission Action:**

Motion to grant by Anselmo, second by Bailey.

**Motion passed 4-0.**

3. **ZBA-19-22 1626 E ASH ST: VARIANCE**. TO ALLOW TWO DETACHED ACCESSORY STRUCTURES, ONE OF WHICH IS LARGER THAN THE PRINCIPLE STRUCTURE (CRUZ PADILLA).

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. **Cruz Padilla** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, **Mr. Padilla** introduced himself and offered to answer any questions. **Mr. Padilla** 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. Padilla** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application. There were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application. There were none. The public hearing was then closed.

**Commission Action:**

Motion to grant by Anselmo, second by Bailey.

**Motion passed 4-0.**

4. **ZBA-19-23 3130 N ELIZABETH ST: SPECIAL USE PERMIT** TO ALLOW FOR A SELF-STORAGE FACILITY IN THE CENTRAL BUSINESS DISTRICT (KENNETH ARLEDGE)

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. **Kenneth Arledge** was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, **Mr. Arledge** introduced himself and offered to answer any questions. **Mr. Arledge** summarized the proposed Special Use Permit. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Arledge** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application. There were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application. There were none. The public hearing was then closed.

**Commission Action:**

Motion to grant by Bailey, second by Anselmo.

**Motion passed 4-0.**

**OLD/NEW BUSINESS**

~ **Adjourn:** Meeting adjourned at 8:19 p.m.

Minutes respectfully submitted by Chelsea Stromberg.