

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Sarah French

Minutes for March 24, 2020

City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:02 p.m. with Chair Lujan-Slak presiding.

Board Members Present: Mike Castellucci, Yvonne Lujan-Slak, and Elizabeth (Lisa) Bailey, Sarah French, Steve Anselmo

Board Members Absent: none

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner, Bart Mikitowicz, Planner

This meeting was held via conference call. All votes were roll call, to distinguish each speaker.

~ Approval of Minutes

Motion to approve the minutes from the meeting of February 25, 2020, by Bailey second by French.

Motion passed 5 - 0

~ Approval of Agenda

Anselmo moved to approve the agenda. The motion was seconded by Bailey.

Motion passed 5 - 0

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Lujan-Slak. Beginning with a staff report presented by the Planner assigned, 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-20-06 2511 Sherwood Ln. Variance (Gary Anzuini, Anzuini Development) A Variance to reduce the side yard setback from 5 feet to 2 feet in a Single Family Residential (R-2 Zone) District.**

Lujan-Slak asked whether the applicant was present to represent the request. Once the applicant confirmed that they were present, Lujan-Slak asked for the staff presentation, which was given by Ms. Stromberg. Lujan-Slak then asked for the applicant be sworn in. **Gary Anzuini** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Anzuini** summarized the proposed Variance Lujan-Slak asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Anzuini** stated that he read the staff report and can comply with the conditions. Ms. Lujan-Slak asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Ms. Lujan-Slak 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 Castellucci with the added condition that the carport never be enclosed with walls. The motion was seconded by Bailey

Motion passed 4-1 with Castellucci opposed.

2. **ZBA-19-20 1347 E. 4TH Street Variance (Lauro Esquivel, LE Roofing, LLC) A Variance to reduce the off-street parking requirement from twenty-two (22) to seventeen (17) parking spaces in a Sub-Regional Business (B-2 Zone) District.**

Lujan-Slak asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Lujan-Slak asked for the staff presentation, which was given by Ms. Stromberg. Lujan-Slak then asked for the applicant to come forward and be sworn in. **Lauro Esquivel and Chris Pettigrew** were sworn in by Mr. Kogovsek, who also asked them to sign in. Following such actions, the applicant introduced themselves and offered to answer any questions. **Mr. Pettigrew** summarized the proposed Variance. Lujan-Slak asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Esquivel** stated that he read the staff report and can comply with the conditions. Ms. Lujan-Slak asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Ms. Lujan-Slak 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 Castellucci, second by Anselmo.

Motion passed 5-0.

3. **ZBA-20-08 1738 Bonforte Blvd. Limited Use Permit (Natasha Reznikoff) A Limited Use Permit to allow a child care home to use existing screening in a Single Family Residential (R-1 Zone) District.**

Prior to discussion of this application Ms. French recused herself. Lujan-Slak asked whether the applicant was present to represent the request. Once the applicant confirmed that they were present, Lujan-Slak asked for the staff presentation, which was given by Ms. Stromberg. Lujan-Slak then asked for the applicant be sworn in. **Natasha Reznikoff** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced herself and offered to answer any questions. **Ms. Reznikoff** summarized the proposed Limited Use Permit and clarified that the fencing on the western side of the recreation area is 6' not 4' as indicated in the staff report. Lujan-Slak asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Ms. Reznikoff** stated that she read the staff report and can comply with the conditions. Ms. Lujan-Slak asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Ms. Lujan-Slak 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 Castellucci. The motion was seconded by Bailey
Motion passed 4-0 with Sarah French recused.

4. **ZBA-20-09 3002 W 22ND Variance (Total Building Concepts) A Variance to reduce the second front yard setback from 12.5 feet to 5 feet in a Single Family Residential (R-2 Zone) District.**

Lujan-Slak asked whether the applicant was present to represent the request. No applicant was present on the line.

Commission Action:

Motion to continue to the April 28, 2020 Zoning Board of Appeals hearing by Castellucci. The motion was seconded by Anselmo
Motion passed 5-0

5. **ZBA-20-10 1114 Cypress St. Variance (SEA Construction) A Variance to reduce the side yard setback in a Mixed Residential (R-4 Zone) District.**

Lujan-Slak asked whether the applicant was present to represent the request. Once the applicant confirmed that they were present, Lujan-Slak asked for the staff presentation, which was given by Ms. Stromberg. Lujan-Slak then asked for the applicant be sworn in. **Roger Anderson and Leah Willey** were sworn in by Mr. Kogovsek. Following such actions, the applicant introduced themselves and offered to answer any questions. **Mr. Anderson** summarized the proposed Variance. Lujan-Slak asked the applicants if they read the staff

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report, understand the conditions, and can comply with the staff conditions. **Mr. Anderson** stated that he read the staff report and can comply with the conditions. Ms. Lujan-Slak asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Ms. Lujan-Slak 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. The motion was seconded by French

Motion passed 5-0

~ Adjourn: Meeting adjourned at 8:17 p.m.

Minutes respectfully submitted by Chelsea Stromberg.