

Yvonne Lujan-Slak
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Mike Castellucci

Sarah French

Minutes for July 28, 2020

City Council Chambers, 1 City Hall Place

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

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

Board Members Absent:

Staff Members Present: Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner; Bart Mikitowicz

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 June 23, 2020, by Bailey second by Castellucci.

Motion passed 5- 0

~ Approval of Agenda

Castellucci moved to continue ZBA-20-19 to the August 25th hearing. 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 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-20-13 SPECIAL USE PERMIT 817 E. B. STREET (Jerry Minney, Applicant) A Special Use Permit to allow a four-plex in a Central Business (B-4 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 be sworn in. **Jerry Minney** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Minney** summarized the proposed Special Use Permit. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Minney** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. Castellucci asked if there was anyone wishing to speak in opposition of the application, **Celine D'Ercole** and **Victoria McGraw** spoke in opposition. Both speakers had concerns regarding parking, safety, and whether the property would be managed by the Housing Authority. Mr. Minney addressed the concerns of the speakers and indicated that the property would not be managed by the Housing Authority and that parking would be approved by the transportation department as conditioned in the staff report. The public hearing was then closed.

Commission Action:

Motion to grant by Castellucci. The motion was seconded by Bailey.

Motion passed 4-1

2. ZBA-20-21 Special Use Permit 2940 NORWICH AVE. (Alexander Winter, Applicant) A Limited Use Permit to allow a child care home to use existing screening in a Single Family Residential (R-1 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 be sworn in. **Alexander Winter** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Winter** summarized the proposed Special Use Permit. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Winter** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. 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 Castellucci. The motion was seconded by Bailey.

Motion passed 5-0

3. ZBA-20-22 SPECIAL USE PERMIT 230 S UNION AVE. (Adeline Can Matre, Applicant) A Special Use Permit to allow a Body Art Studio in a Historic Business (HB 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 be sworn in. **Adeline Van Matre** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced herself and offered to answer any questions. **Ms. Van Matre** summarized the proposed Special Use Permit. Castellucci asked the applicant if she read the staff report, understand the conditions, and can comply with the staff conditions. **Ms. Van Matre** stated that she read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. 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 Castellucci. The motion was seconded by Bailey.

Motion passed 5-0

4. ZBA-20-23 SPECIAL USE PERMIT 637 VETA AVE (Dave Golenda, Applicant) A Limited Use Permit to allow a home-based business and a sign 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 be sworn in. **David Golenda** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Golenda** summarized the proposed Special Use Permit. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Golenda** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. 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 Castellucci. The motion was seconded by French.

Motion passed 5-0

5. ZBA-20-24 VARIANCE 2912 CASCADE AVE. (Michael Miller, Applicant) A Variance to reduce the front and rear yard setbacks on a legal non-conforming residence 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 be sworn in. **Michael Miller** was sworn in by Mr. Kogovsek. Following such actions, the

applicant introduced himself and offered to answer any questions. **Mr. Miller** summarized the proposed Variance. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Miller** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. 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 Castellucci. The motion was seconded by Bailey.

Motion passed 5-0

6. ZBA-20-25 VARIANCE 2908 CASCADE AVE. (Michael Miller, Applicant) A Variance to reduce the front and rear yard setbacks on a legal non-conforming residence 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 be sworn in. **Michael Miller** was sworn in by Mr. Kogovsek. Following such actions, the applicant introduced himself and offered to answer any questions. **Mr. Miller** summarized the proposed Variance. Castellucci asked the applicant if he read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Miller** stated that he read the staff report and can comply with the conditions. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application, there were none. 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. The motion was seconded by Castellucci.

Motion passed 5-0

~ Adjourn: Meeting adjourned at 9:12 p.m.

Minutes respectfully submitted by Chelsea Stromberg.