

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Sarah French

Minutes for February 23, 2021

City Council Chambers, 1 City Hall Place

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

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

Board Members Absent:

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

~ Approval of Minutes

Motion to approve the minutes from the meeting of January 26, 2021, by Lujan-Slak second by Anselmo.

Motion passed 5 - 0

~ Approval of Agenda

Lujan-Slak moved to approve the agenda. The motion was seconded by Anselmo.

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-20-35 4025 Lucille Street Variance (Randal Wills) A Variance to allow two shipping containers 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 come forward and be sworn in. Randal Wills was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Wills** stated that he read the staff report and can comply with the conditions by painting the containers the same earth tone of the house. 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 with staff conditions by Lujan-Slak, second by Bailey.

Motion passed 5-0.

2. ZBA-20-39 4025 Lucille Street Limited Use Permit (Randal Wills) A Limited Use Permit to allow an Outdoor storage facility 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 come forward and be sworn in. Randal Wills was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, the applicant introduced himself and offered to answer any questions. Castellucci asked the applicants if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Wills** 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 with staff conditions by Lujan-Slak, second by Anselmo.

Motion passed 5-0.

3. ZBA-20-02 1721 S Pueblo Blvd. (Extension) (Andrew Lay) A Special Use Permit to allow for Outdoor Storage in Highway and Arterial Business (B-3 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. Andrew Lay was sworn in by Mr. Kogovsek, who also asked him to sign in. Following such actions, the applicant introduced himself and offered to answer

any questions. **Mr. Lay** 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. Lay** 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 with staff conditions by Lujan-Slak, second by Anselmo.

Motion passed 5-0.

OLD/NEW BUSINESS

~ **Adjourn:** Meeting adjourned at 8:12 p.m.

Minutes respectfully submitted by Chelsea Stromberg.