

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

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**Minutes for October 26, 2021**  
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, Elizabeth (Lisa) Bailey, Steve Anselmo, Yvonne Lujan-Slak, and Georgia Way.

**Staff Members Present:** Scott Hobson, Acting Director for Department of Planning and Community Development; Beritt Odom, Principal Planner; Daniel Kogovsek, Board Attorney; Bartholomew Mikitowicz, Planner and Danielle Baxter, Planner.

**~ Approval of Minutes**

Motion to approve the minutes from the meeting of September 28, 2021, by Bailey, second by Lujan-Slak.

**Motion passed 5- 0.**

**~ Approval of Agenda**

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

**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 Bartholomew Mikitowicz or Planner Danielle Baxter, 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-21-27 1602 E 10th Street Variance (Irene Acosta)** Variance to allow for an addition of gross floor area greater than forty percent (40%) to a nonconforming, single-family home in a Single-Family Residential (R-2) Zone District.

Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Mr. Mikitowicz. Castellucci then asked for the applicant to be sworn in. **Irene Acosta and Jeremy Aragon (translator)** affirmed their testimony to Mr. Kogovsek. Following such actions, the applicant and translator introduced themselves and offered to answer any questions. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions. Ms. Acosta agreed and understood. Ms. Acosta added she wants to increase her living area to accommodate family and improve the property.

Mr. Castellucci asked if anyone wished to testify in support of the applicant. Ted Jaquez, neighbor, stated that he is excited to see improvements to the property and neighborhood.

Mr. Castellucci asked if anyone wished to testify in opposition, there were none.

**Commission Action:**

Motion to grant with staff conditions, standard permit conditions, motioned by Bailey, seconded by Lujan-Slak.

**Motion passed 5-0.**

Castellucci reopened case ZBA-21-27 to record the correct findings of fact for the variance, as the special use permit findings of facts were accidentally read during the original hearing. Motion to grant with staff conditions, standard permit conditions, motioned by Bailey, seconded by Anselmo.

**Motion passed 4-0 (Lujan-Slak was absent)**

2. **ZBA-21-28 1918 W Northern Avenue Special Exception (Irene Caperon Reyes & Wendy Barrios)** A Special Exception to allow a change from a prior legal-nonconforming secondhand store to a legal-nonconforming restaurant in a Neighborhood Business (B-1) Zone District.

Mr. Castellucci asked whether the applicant was in the audience to represent. Castellucci then asked for the staff presentation, which was given by Ms. Baxter. Castellucci then asked for the applicant to be sworn in. **Irene Caperon Reyes & Wendy Barrios** affirmed their testimony to Mr. Kogovsek. Following such actions, the applicants introduced themselves and offered to answer any questions. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions, Ms. Barrios agreed.

No one spoke in support or opposition of the applicant.

*Zoning Board of Appeals, Minutes for October 26, 2021*

**Commission Action:**

Motion to grant with staff conditions, standard permit conditions, motioned by Lujan-Slak, seconded by Bailey.

**Motion passed 5-0.**

**OLD/NEW BUSINESS**

**~ Adjourn:** Meeting adjourned at 7:50 p.m.

Minutes respectfully submitted by Danielle Baxter.