

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

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**Minutes for January 23, 2024**  
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:**

**Board Members Absent:**

**Staff Members Present:** Scott Hobson, Acting Director for Department of Planning and Community Development, Paul Willumstad, Attorney, David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner and Mikaylin Hackley, Planner, Jay-Michael Baker, Planner.

**Approval/Amendment of Agenda:** Bailey motioned to move ZBA-24-01 to the February 2, 2024, meeting, seconded by Slak.

**Motion passed:** 5-0

**Approval of Minutes:** No minutes to approve from December, meeting was cancelled.

**Motion passed:**

**REGULAR AGENDA**

**ZBA 23-42 – 704 W. 29<sup>th</sup>. St., VAR** (Mauricio Trujillo), a Variance to permit a permanent shipping container in a Regional Business (B-4) Zone District. Applicant withdrew his application.

**Public Hearing:** N/A

**Commission Action:** N/A

**Motion passed:** N/A

**ZBA-23-46 – 1130 Cypress St. VAR** (Alfred Sanchez) a Variance to reduce the front yard setback and both side yard setbacks in a Mixed Residential (R-4) Zone District.

**Public Hearing:** Applicant Alfred Sanchez was sworn in and spoke in favor of the application. No one appeared in opposition.

**Commission Action:** Bailey motioned to approve the application, seconded by Slak with 3 Staff Conditions and standard conditions.

**Motion passed:** 3-2 (Castellucci, Anselmo)

**ZBA-23-48 – 1707 S. Pueblo Blvd. VAR** (Linda Espinosa), a Variance to reduce a front yard setback established by a subdivision plat in a Highway and Arterial Business (B-3) Zone District.

**Public Hearing:** Applicant Brynhildr Halsten was sworn in and spoke in support of the application. No one appeared in opposition.

**Commission Action:** Slak motioned to approve the application, seconded by Anselmo, with standard conditions.

**Motion passed:** ZBA-23-49 – 2110 E. 8<sup>TH</sup> St. VAR (Linda Espinosa), a Variance to reduce the side yard setback from five (5) feet to zero (0) feet in an (R-2) Single-Family Residential District.

**Public Hearing:** Applicant Linda Espinosa was sworn in and spoke in favor of the application. Chuck Roy, Deputy Director Public Works Department, interpreted for the applicant. No one appeared in opposition.

**Commission Action:** Bailey motioned to approve the application, seconded by Slak. After additional discussion was held, Bailey amended the motion to add a 3’ Setback for the carport with standard conditions. Way seconded the motion.

**Motion Passed:** 5-0

**ZBA-23-50 – 617 W. 29<sup>th</sup> St. SUP** (Brynhildr Halsten) a Special Use Permit for a storage facility, self-storage in a Central Business (B-4) Zone District.

**Public Hearing:** Applicant Brynhildr Halsten was sworn in and spoke in favor of the application. On one appeared in opposition.

**Commission Action:** Slak motioned to approve the application with 2 staff conditions: 1. Install a ten (10) foot landscape setback adjacent to W. 29<sup>th</sup> Street. 2. Install an opaque 6’foot fence along the northern property boundary and standard conditions. Seconded by Bailey

**Motion passed:** 5-0

**ZBA- 24-01 1835 E. 4<sup>th</sup> St. SUP** (Omar Maldonado) a Special Use Permit for a residence, multifamily in a Central Business (B-4) Zone District. *Continued to February 27, 2024*

**Public Hearing:** N/A

**Commission Action:** N/A

**Motion passed:** N/A

**IV Old Business - None**

**Adjourn @ 8:40 p.m.**

Respectfully submitted,

  
Cindy Capritta

Land Use Technician

Planning and Community Development