

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

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**Minutes for February 27, 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:** Mike Castellucci, Steve Anselmo, Lisa Bailey, Yvonne Lujan-Slak.

**Board Members Absent:** Georgia Way

**Staff Members Present:** Scott Hobson, Acting Director for Department of Planning and Community Development, Elizabeth Sexton Drake, Assistant City Attorney, Beritt Odom, Principal Planner, Bart Mikitowicz, Senior Planner and Mikaylin Hackley, Planner, Jay-Michael Baker, Planner, Cindy Capritta, Land Use Tech.

**Approval/Amendment of Agenda:** Bailey motioned to move ZBA-24-01 to the end of the agenda and move ZBA 24-02 to the March 26, 2024, meeting, seconded by Lujan-Slak.

**Motion passed:** 4-0

**Approval of Minutes:** Lujan-Slak moved to approve the January 23, 2024, minutes, seconded by Bailey.

**Motion passed:** 4-0

**REGULAR AGENDA**

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

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

**Commission Action:** Bailey motioned to approve the application with standard conditions plus staff conditions 1-5, seconded by Lujan-Slak.

**Motion passed:** 4-0.

**ZBA-24-02** – 634 Goodnight Ave, SUP, *Continued to the March 26, 2024, meeting.*

**ZBA-24-03** – 706 Pineda Ct. VAR (Tony Mihelich) Variance to reduce the front yard setback in a Single - Family Residential (R-2) Zone District.

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

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

**Motion passed:** 3-1.

**ZBA-24-04 – 2701 N Elizabeth St. SUP (James Vialpando)** Special Use Permit for a Body art studio in a Sub-Regional Business (B-2) Zone District.

**Public Hearing:** Applicant James Vialpando was sworn in and spoke in favor of the application. Maddelyn Tunahill was sworn in and spoke in support. No one appeared in opposition.

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

**Motion passed:** 4-0.

**ZBA-24-06 – 1706 Brimmer Ave., (Lisa Pacheco)** a Variance to reduce required parking spaces from one (1) to zero (0) in a One and Two Family Residential (R-3) Zone District.

**Public Hearing:** Applicant Lisa Pacheco was sworn in and spoke in favor of the application. Jim Redfern was sworn in and spoke in opposition.

**Commission Action:** Bailey motioned to approve the application, seconded by Lujan-Slak with standard conditions and 1 staff condition.

**Motion Passed:** 3-1.

**ZBA-24-08 – 2402 Acero Ave. VAR (Mark Duran)** Variance to reduce the front yard setback from twenty-five (25) feet to fifteen (15) feet in a One and Two-Family Residential (R-3) Zone District.

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

**Commission Action:** Bailey motioned to approve the application standard conditions seconded by Anselmo.

**Motion passed:** 4-0.

**ZBA- 24-09 855 Desert Flower Blvd. SUP (Dan Kraus)** Special Use Permit to allow for a Storage Facility, self-storage in a Highway and Arterial Business (B-3) Zone District.

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

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

**Motion passed:** 4-0.

**IV Old Business - None**

**Adjourn @ 8:09 p.m.**

Respectfully submitted,

  
Cindy Capritta

Land Use Technician  
Planning and Community Development

