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**Minutes for March 26, 2024**  
City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Vice Chair Anselmo presiding.

**Board Members Present:** Steve Anselmo, Lisa Bailey, and Georgia Way.

**Board Members Absent:** Mike Castellucci, Yvonne Lujan-Slak

**Staff Members Present:** Scott Hobson, Acting Director for Department of Planning and Community Development, David Wiley, 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-24-13 to the end of the meeting and approve the agenda as amended, seconded by Way.

**Motion passed:** 3-0.

**Approval of Minutes:** Bailey moved to approve the February 27, 2024, minutes, seconded by Way.

**Motion passed:** 3-0.

**REGULAR AGENDA**

**ZBA 24-02 – 634 Goodnight Ave. SUP (Casey Prutch)** - Special Use Permit to allow for a Banquet Hall in a Commercial Charter Neighborhood (CCN) Zone District (Pending Rezone). Staff Report by Bart Mikitowicz.

**Public Hearing:** Applicant Casey Prutch was sworn in and spoke in favor of the application. Being sworn in and speaking in opposition were David F. Santos and Will Johnson.

**Commission Action:** Bailey motioned to approve the application with standard conditions, staff conditions 1,2 and 3 and pending Rezone approval by P& Z Commission seconded by Way.

**Motion passed:** 3-0.

**ZBA-24-10 924 Indiana Ave. VAR** - Variance to reduce a front setback from 25 feet to 24.5 feet and a second front setback from 12.5 feet to 11.5 feet in a Neighborhood Office (O-1) Zone District. Staff Report by Mikaylin Hackley.

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

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

**Motion passed:** 3-0

**ZBA-24-11 – 1310 Georgann Ct. VAR** - Variance to reduce the rear yard setback from fifteen (15) feet to seven (7) feet in a mixed residential (R-4) Zone District. Staff Report by Jay-Michael Baker.

**Public Hearing:** Applicant Santino Trujillo 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 Way, with standard conditions.

**Motion passed:** 3-0.

**ZBA-24-13 – 132 Cornell Cir. VAR** - Variance to allow a second accessory structure over two hundred (200) square feet in a Single-Family Residential (R-1) Zone District. Staff Report by Mikaylin Hackley.

**Public Hearing:** Applicant not present.

**Commission Action:** Bailey motioned to continue the Application to the April 23,2024 meeting, seconded by Way.

**Motion Passed:** 3-0

**ZBA-24-14 – 519 Beaumont St. SEP** A Special Exception to allow for Contractor's Yard in a Single Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz.

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

**Commission Action:** Bailey motioned to approve the application with standard conditions, and staff conditions 1 and 2 seconded by Way.

**Motion passed:** 3-0.

**ZBA- 24-16 - 520 Carlile Ave. VAR (Brian Robinson)** Variance to allow an accessory structure larger than one thousand five hundred (1,500) square feet and larger than one hundred percent (100%) of the footprint of the principal structure in a Single Family Residential (R-1) Zone District. Staff Report by Bart Mikitowicz.

**Public Hearing:** Applicant Brian Robinson 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 Way.

**Motion passed:** 3-0

**ZBA-24-17 - 123 S. Union Ave. SUP** - Special Use Permit to allow for the operation of a mobile food unit (food truck) in a Historic Business (HB) Zone District. Staff Report by Jay-Michael Baker.

**Public Hearing:** Applicant Anthony Quintana was sworn in and spoke in favor of the application. Being sworn in and speaking in opposition was Liz Alvarez.

**Commission Action:** Bailey motioned to approve the application with standard conditions and staff conditions 1-9, (a) and (b), and required an electric water tank, seconded by Way.

**Motion failed:** 2-1 (Anselmo)

**Old/New Business - None**

**Adjourn @ 8:35 p.m.**

Respectfully submitted,



Cindy Capritta

Land Use Technician

Planning and Community Development