

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Minutes for June 25, 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, Lisa Bailey, Georgia Way

Board Members Absent: Steve Anselmo, Yvonne Lujan-Slak

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development, David Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, Wade Broadhead, Senior Planner, Bart Mikitowicz, Senior Planner and Mikaylin Hackley, Planner, Cindy Capritta, Land Use Tech. - Zoom

Approval/Amendment of Agenda: Bailey motioned to move ZBA-24-30 and ZBA-24-27 to the July 23, 2024, meeting, seconded by Way.

Motion passed: 3-0

REGULAR AGENDA

ZBA 24-30 **Regency Business Park VAR (Michael Cuppy)** Variance to reduce landscaping setback requirements in a Highway and Arterial Business (B-3) Zone District. Staff Report by Bart Mikitowicz. *Continue to July 23, 2024.*

ZBA-24-32 **405 E. Grant SEP (Velma Roybal)** Special Exception Permit to allow for an Instructional studio in a Single-Family Residential (R-2) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Applicant Jimmy Roybal and Gary Anzuini were sworn in and spoke in favor of the application and provided exhibit A. No one appeared in opposition.

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

Motion passed: 3-0

ZBA-24-33 **60 Briarwood Cir. VAR (Carlos Armenta)** Variance to reduce both side yard setbacks in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Carlos Armenta was sworn in and spoke and spoke in favor of the application and provided exhibit B. Rebecca Wood was sworn in and spoke in opposition.

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

Motion Failed: 1 - 2 (Bailey, Castellucci)

ZBA-24-18 **560 Pearl Ave. VAR (David Copperman)** Variance to reduce a front yard setback from twenty-five (25) to ten (10) feet in a Multiple Residential and Office (R-5) Zone District. Staff Report by Wade Broadhead. *Cont'd from Tuesday May 29, 2024*

Public Hearing: David Copperman and John Wark were sworn in and spoke in favor of the application. Seth Clemmer was sworn in and spoke in opposition.

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

Motion Passed: 3 - 0

ZBA-24-24 **560 Pearl Ave. VAR (David Copperman)** Variance to reduce the parking requirements from a ratio of 1.5 spaces per unit, to 1.37 spaces per unit in a Multiple Residential and Office (R-5) Zone District, effectively reducing the total parking spaces from 147 to 134. Staff Report by Wade Broadhead. *Cont'd from Tuesday May 29, 2024*

Public Hearing: David Copperman and John Work spoke in favor of the application. Laura Zimmerman was sworn in and spoke in opposition.

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

Motion Passed: 3 - 0.

ZBA-24-07 **2029 N. Elizabeth St. LUP (Daniel Sandoval)** Limited Use Permit to allow commercial signage for a home-based business in a Single Family Residential (R-2) Zone District. Staff Report by Beritt Odom. *Cont'd from Tuesday May 29, 2024*

Public Hearing: Daniel Sandoval 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 and 1 staff condition.

Motion Failed: 2 - 1 (Castellucci)

ZBA-24-34 **5127 Sonoma Dr. VAR (Michael Ortega)** Variance to reduce a side yard setback in a Single-Family Residential (R-1) Zone District. Staff Report by Mikaylin Hackley. Chair Castellucci disclosed that he is a member of the HOA for this area and received notice of this hearing.

Public Hearing: Applicant Michael Ortega was sworn in and spoke in favor of the application. Kurt Madic and Victor White were sworn in and spoke in opposition.

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

Motion Failed: 0 -3. (Bailey, Castellucci, Way)

ZBA-24-27 1332 Cypress St. VAR (Ryan Lunsford) Variance to reduce a side yard setback for an existing principal structure in a (R-3) One- and Two-Family Residential District Zone District. Staff Report by Wade Broadhead. *Continue to July 23, 2024*

Public Hearing:
Commission Action:
Motion passed:

ZBA-24-35 716 McCulley Ave VAR (Dustin Hardgrove) Variance to reduce second front setback in a One- and Two-Family Residential (R-3) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Dustin Hargrove 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-24-36 714 W. 9th St. SUP (Tony Mihelich) Special Use Permit to allow for a Residence, watchman or caretaker in a Light Industrial (I-2) Zone District. Staff Report by Bart Mikitowicz.

Public Hearing: Samantha Toothaker 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 and 1 staff condition.

Motion Passed: 3 - 0

Approval of Minutes: Bailey moved to approve the May 29, 2024, minutes, seconded by Way.

IV Old Business - None

Adjourn @ 9:17 p.m.

Respectfully submitted,



Cindy Capritta
Land Use Technician
Planning and Community Development