

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Lisa Bailey  
Secretary

Yvonne Lujan-Slak

Georgia Way

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**Minutes for August 28, 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:** Lisa Bailey, Steve Anselmo, 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 Wyatt, Assistant City Attorney, Beritt Odom, Principal Planner, and Mikaylin Hackley, Planner, Cindy Capritta, Land Use Tech.

**Approval/Amendment of Agenda:** Bailey motioned to approve the agenda as amended and to continue ZBA-24-27 to September 24, 2024, seconded by Way.

**Motion passed:** 3-0.

**REGULAR AGENDA**

**ZBA 24-30** 1103 Pueblo Blvd. Way Var (Nicholas R. O'Quin) Variance to allow for two permanent shipping containers in a Sub-regional Business (B-2) Zone District. Staff report by Beritt Odom, Principal Planner.

**Public Hearing:** Applicant Nicholas O'Quin was sworn in and spoke in support of the application. No one spoke in opposition.

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

**Motion passed:** 3-0.

**ZBA-24-47** 225 Northridge Dr. VAR (Adrian Martinez) Variance to reduce the front yard setback in a Single-Family Residential (R-1) Zone District. *Applicant asked to continue his case until September 24, 2024*

**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 Zone District. *Continued to September 24, 2024*

**ZBA-24-48** 7 Avon Ct. VAR (Gary Hall) Variance to reduce the side yard setback from five feet (5') to two (2') feet in a Single-Family Residential (R-2) Zone District. Staff Report by Beritt Odom, Principal Planner.

**Public Hearing:** Applicant Gary Hall 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, and one (1) staff condition, seconded by Way.

**Motion Passed:** 3-0.

**Approval of Minutes:** Bailey moved to approve the July 23, 2024, minutes, seconded by Way.

**IV Old Business** - None

**Adjourn @ 7:28 p.m.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Cindy Capritta".

Cindy Capritta  
Land Use Technician  
Planning and Community Development