

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Lisa Bailey
Secretary

Yvonne Lujan-Slak

Georgia Way

Zoning Board of Appeals

Minutes for July 22, 2025 City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:04 p.m. with Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Georgia Way, Yvonne Lujan-Slak, Andrew Ruybal. Lisa Bailey arrived at 7:14 pm.

Board Members Absent:

Staff Members Present: Scott Hobson, Acting Director for Department of Planning and Community Development; Laura Portis, City Attorney, Beritt Odom, Principal Planner; Mikaylin Hackley, Planner; Riane Ledford, Planner; Cindy Capritta, Land Use Tech.

Approval/Amendment of Agenda: Lujan-Slak motioned to approve the agenda, seconded by Way.

Motion passed: 4-0

REGULAR AGENDA

ZBA-25-23 4112-16 Thatcher Ave SUP (Timothy McDowell) Special Use Permit to allow a storage facility, outdoor in a Highway and Arterial Business (B-3) Zone District. Staff Report by Mikaylin Hackley

Public Hearing: Applicant Timothy McDowell 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 9 staff conditions to be completed within 12 months, seconded by Way.

Motion Passed: 5-0

ZBA-25-24 710 Acero Ave VAR (John Sinks) Variance to reduce the rear-yard setback in a Single-Family Residential (R-2) Zone District and variance to allow for a second accessory structure larger than 200 sq. ft. Staff Report by Riane Ledford.

Public Hearing: Applicant John Sinks 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 Lujan Slak.

Motion Passed: 5-0

ZBA-25-26 1503 W. Arroyo Ave. SUP (Ruby Martinez) Special Use Permit to allow for a charitable institution in a One- and Two-Family Residential (R-3) Zone District. Staff Report by Mikaylin Hackley.

Public Hearing: Applicant Ruby Martinez 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 staff condition seconded by Ruybal.

Motion Passed: 4-1(Way)

Approval of Minutes: Bailey moved to approve the June 24, 2025, minutes, seconded by Ruybal.

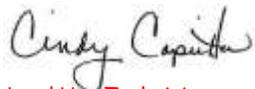
Motion Passed: 5-0

New/Old Business – Board elected Yvonne Lujan-Slak to serve as Vice Chair to ZBA.

Bailey motioned, seconded by Way to elect Lujan-Slak as Vice Chair.

Adjourn @ 7:58 p.m.

Respectfully submitted,



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