

Mike Castellucci
Chair

Yvonne Lujan-Slak
Vice Chair



Lisa Bailey
Secretary

Georgia Way

Andrew Ruybal

Zoning Board of Appeals

Minutes for August 26, 2025 City Council Chambers, 1 City Hall Place

The meeting was called to order at 7:00 p.m. with Mike Castellucci presiding.

Board Members Present: Mike Castellucci, Georgia Way, Yvonne Lujan-Slak, Andrew Ruybal, and Lisa Bailey

Board Members Absent:

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

Approval/Amendment of Agenda: Bailey motioned to remove case ZBA-25-32, withdrawn, and approve the agenda as amended, seconded by Way.

Motion passed: 5-0

REGULAR AGENDA

ZBA-25-27 1020 Beech St. VAR (Seth Rieck) Variance to reduce the front yard setback from 25' to 19' in a Subregional Business (B-2) Zone District. Staff Report by Riane Ledford, Planner.

Public Hearing: Applicants Seth and Rebecca Rieck were 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: 5-0

ZBA-25-28 311 W. Pitkin Ave. SUP (Zane Grant) Special Use Permit to allow for a bed and breakfast home in a One and Two-Family Residential (R-3) Zone District. Staff Report by Riane Ledford, Planner.

Public Hearing: Applicants Zane and Jeanette Grant were sworn in and spoke in favor of the application. Bruce Miller was sworn in and spoke in opposition, presented Exhibit A.

Commission Action: Bailey motioned to approve the application with standard conditions and 3 staff conditions, seconded by Lujan Slak.

Motion Passed: 4-1(Ruybal)

ZBA-25-29 2904 Graneros Ln. SUP (Gayla Sykes) Special Use Permit to allow for general service in an Industrial (I-2) Zone District. Staff Report by Hannah Prinzi, Planner.

Public Hearing: Applicants Gayla Sykes and Dawn Conrad were 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 Way.

Motion Passed: 5-0

ZBA-25-30 1050 Beulah Ave. VAR (Patrick Hernandez) Variance to reduce the front-yard setback requirement and to allow two accessory structures larger than 200 sq. ft. in a Single-Family Residential (R-2) Zone District. Staff Report by Hannah Prinzi, Planner.

Public Hearing: Applicant Patrick Hernandez 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 Way.

Motion Passed: 5-0

ZBA-25-31 2112 Court St. VAR (Brandon Aho) Variance to allow a second accessory structure larger than 200 square feet in a One and Two-Family Residential (R-3) Zone District. Staff Report by Mikaylin Hackley, Planner.

Public Hearing: Applicant Brandon Aho 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: 5-0

ZBA-25-32 2614 and 2620 E Orman Ave. VAR (Robin Stanton) Variance to reduce front and rear setbacks in a Single-Family Residential (R-2) Zone District. Staff Report by Mikaylin Hackley, Planner.
WITHDRAWN

ZBA-25-33 226 Michigan St. VAR (George Koncilja) Variance to reduce the required number of parking spaces from 38 to 26 for medical offices and a dwelling unit in a Multiple Residential and Office (R-5) District. Staff Report by Mikaylin Hackley, Planner.

Public Hearing: George Koncilja 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 Ruybal.

Motion Passed: 5-0

Approval of Minutes: Bailey moved to approve the July 22, 2025, minutes, seconded by Way.

Motion Passed: 5-0

New/Old Business: Governance for Municipal Boards & Commissions workshop is Thursday, September 4 from 8:30 am – 4:30 pm. If able to attend, each Board member needs to register themselves using the link sent by Alyssa Parga, Boards & Commissions Coordinator.

Steve Anselmo was presented a plaque in appreciation for his years of service on the Zoning Board of Appeals.

Adjourned @ 8:33 p.m.

Respectfully submitted,



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