

Mike Castellucci
Chair

Yvonne Lujan-Slak
Vice Chair



Lisa Bailey
Secretary

Georgia Way

Andrew Ruybal

Zoning Board of Appeals

Minutes for September 23, 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, Andrew Ruybal. Lisa Bailey.

Board Members Absent: Yvonne Lujan-Slak

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

Approval/Amendment of Agenda: Ruybal motioned to approve the agenda, seconded by Bailey.

Motion passed: 4-0

REGULAR AGENDA

ZBA-25-25 151 N. Bradford Ave. VAR (Justin Johnston) Variance to increase the maximum height and sign face area for a billboard in a Multiple-Residential and Commercial (R-6) Zone District. Staff Report by Hannah Prinzi, Planner.

Public Hearing: Applicant Justin Johnson 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 2 staff seconded by Way.

Motion Passed: 4 - 0

ZBA-25-34 1112 Pueblo Blvd. Way VAR (Sandra Gotfred) Variance to allow a permanent shipping container in a Subregional Business (B-2) Zone District. Staff Report by Hannah Prinzi, Planner

Public Hearing: Applicant Sandra Gotfred 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 1 staff seconded by Way.

Motion Passed: 4-0

ZBA-25-35 1711 Lake Ave Unit 1, VAR (Jesse Berkshire) Variance to allow a second accessory structure larger than 200 sq. ft. in a Single-Family Residential (R-2) Zone District. Staff Report by Riane Ledford, Planner.

Public Hearing: Applicant Jesse Berkshire 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 three staff conditions, seconded by Ruybal.

Motion Passed: 4-0.

Approval of Minutes: Bailey moved to approve the August 26, 2025, minutes, seconded by Ruybal.

Motion Passed: 4-0

New/Old Business:

Requests for 1-year extension:

ZBA-24-52 400 S. Union Ave. SUP (Full Plate Management, LLC) A Special Use Permit to allow for a Residence, multifamily in a Regional Business (B-4) Zone District. (initially approved 9/24/24). Staff report by Prinzi.

Commission Action: Bailey motioned to renew the 1-year SUP extension request, seconded by Way.

Motion Passed: 4-0

ZBA-24-51 400 S. Union Ave. VAR (Full Plate Management, LLC) A Variance to reduce the off-street parking requirement in a Regional Business (B-4) Zone District. Staff report by Prinzi.

Commission Action: Bailey motioned to renew the 1-year VAR extension request, seconded by Way.

Motion Passed: 4-0

Adjourn @ 7:54 p.m.

Respectfully submitted,



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