

Mike Castellucci
Chair

Steve Anselmo
Vice Chair



Yvonne Lujan-Slak
Secretary

Lisa Bailey

Rodger Ortiz

Minutes for July 23, 2019
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, Yvonne Lujan-Slak, and Elizabeth (Lisa) Bailey, Rodger Ortiz.

Board Members Absent: Steve Anselmo.

Staff Members Present: Scott Hobson, Assistant City Manager for Community Investment; Daniel Kogovsek, Board Attorney; Chelsea Stromberg, Planner

~ Approval of Minutes

Motion to approve the minutes from the meeting of June 25, 2019, by Lujan-Slak, second by Bailey.

Motion passed 4 - 0

~ Approval of Agenda

Lisa Bailey moved to amend the agenda by moving ZBA-19-16 from the consent agenda to the regular agenda. The motion was seconded by Rodger Ortiz.

Motion passed 4 - 0

REGULAR AGENDA

Each case that follows proceeded in a uniform process as directed by Chair Castellucci. Beginning with a staff report presented by Planner Chelsea Stromberg, then questions, if any, from the Board to staff members. Next, the applicant is sworn in by Board Attorney Daniel Kogovsek, then the applicant states his or her name and address. The Board questions the applicant and confirms understanding of staff report and conditions for approval. Applicant may add further information, followed by further questions, if any, from the Board. Then the Board asks if anyone present in the audience will state support for the applicant, followed by those who state opposition. Then the Board closes the public hearing and reviews findings of fact. Then the Board may motion to approve or deny the application for permit. In some cases, permits may be conditionally approved.

1. **ZBA-19-15 1304 Berkley Ave. Special Use Permit to allow a Banquet Hall in a Subregional Business District (Steve Salazar, Berkley LLC).** A **Special Use Permit** to allow a banquet hall in a Subregional Business (B-2 Zone) District.

Castellucci asked whether the applicant was in the audience to represent the request. Once the applicant confirmed, from the audience, that they were present, Castellucci asked for the staff presentation, which was given by Ms. Stromberg. Castellucci then asked for the applicant to come forward and be sworn in. **Steve Salazar** and his business partner **Gloriela Miramontes** were sworn in by Mr. Kogovsek, who also asked them to sign in. Following such actions, **Mr. Salazar** introduced himself and offered to answer any questions. **Mr. Salazar** summarized the proposed Special Use Permit. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions. **Mr. Salazar** stated that he read the staff report and can comply with the conditions. Mr. Castellucci asked if there was anyone in the audience wishing to speak in favor of the application. There were none. Mr. Castellucci asked if there was anyone wishing to speak in opposition of the application. Christine Sanchez, and Ramona Sanchez of 1318 Berkley Ave, Teresa Vito of 1328 Berkley Ave, and Theodore Terrone of 1315 Berkley Ave spoke in opposition of the application. Concerns surrounding business hours and parking availability were mentioned by each citizen. Upon completion of opposing testimony Mr. Salazar was given the opportunity to address the concerns mentioned.

Commission Action:

Motion to grant with the added condition that hours of operation shall be from 9am to 11pm daily by Bailey, second by Lujan-Slak.

Motion failed 2-2.

OLD/NEW BUSINESS

~ Adjourn: Meeting adjourned at 7:59 p.m.

Minutes respectfully submitted by Chelsea Stromberg.