

Mike Castellucci  
Chair

Steve Anselmo  
Vice Chair



Yvonne Lujan-Slak  
Secretary

Lisa Bailey

Rodger Ortiz

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**Minutes for April 23, 2019**  
City Council Chambers, 1 City Hall Place

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

**Board Members Present:** Mike Castellucci, Yvonne Lujan-Slak, Rodger Ortiz, and Elizabeth (Lisa) Bailey, Steve Anselmo.

**Board Members Absent:**

**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 February 26, 2018, by Bailey, second by Lujan-Slak.

**Motion passed 5 - 0**

**~ Approval of Agenda**

**ZBA-19-09 4679 Harrier Ct. Limited Use Permit (Caleb and Alyssa Gonzales) A Limited Use Permit** to allow a home based salon business in a Single Family Residential (R-2 Zone) District. The application was withdrawn prior to the hearing.

Motion to approve the agenda as amended for February 26, 2019 by Bailey, second by Lujan-Slak.

**Motion passed 5 - 0**

**CONSENT AGENDA**

- ZBA-19-07 3517 Carlile Ave Variance (William and Diane Vickers) A Variance** to reduce the side yard setbacks from fifteen (15) feet to five (5) feet in an Agricultural Four (A-4 Zone) District.
- ZBA-19-08 2001 N Elizabeth St. Variance (Richard Koetting) A Variance** to add an addition to an existing non-conforming detached accessory structure which will be taller than the original structure.
- ZBA-19-10 3230 W. 10<sup>th</sup> St Variance (Dalton Frederiksen and Barbara Secora) A Variance** to construct a detached accessory structure larger than 3,000 square feet on a non-conforming lot of record in an Agricultural Two (A-2 Zone) District.

Motion to approve the consent agenda for April 23, 2019, by Ortiz, second by Anselmo.

**Motion passed 5 - 0 with standard permit conditions.**

## 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-19-06 1619 Bonforte Blvd Variance** (Jessica Guzman, Cardinal Capital Management, Inc.) A **Variance** to reduce the number of required parking spaces to 0.7 spaces per unit for a 39 unit multi-family residential development.

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. **Teah Miller** was sworn in by Mr. Kogovsek, who also asked her to sign in. Following such actions, **Ms. Miller** introduced herself and offered to answer any questions. **Ms. Miller** summarized the proposed Variance. Castellucci asked the applicant if they read the staff report, understand the conditions, and can comply with the staff conditions. **Ms. Miller** stated that the applicant read the staff report, and can comply with the conditions.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **support** of this application. There were none.

Castellucci asked the audience if there was anyone attending the meeting wishing to testify in **opposition** to this application, and there were none. Hearing no public testimony in opposition, Castellucci requested that the secretary read the required findings statements associated with the application, and board members responded with their opinions.

### **Commission Action:**

Motion to grant by Bailey, second by Anselmo.

**Motion passed 4 - 1 with standard permit conditions and staff conditions.**

~ **Adjourn:** Meeting adjourned at 7:18 p.m.

Minutes respectfully submitted by Chelsea Stromberg.