



Planning & Inspections Department

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HUMAN RESOURCES TESTING ROOM, FIRST FLOOR

CITY 1 BUILDING, 300 N. CAMPBELL STREET

AUGUST 24, 2015, 1:30 P.M.

Chairman Concha called the meeting to order at 1:32 p.m., quorum present.

The following Board Members answered roll call:

Mr. Robert Concha, Chairman

Mr. Robert Garland, Vice-Chairman

Mr. Roy Gilyard, Vice-Chairman

Ms. Margaret Livingston

Mr. Luis De La Cruz

Mr. Rick Cordova

Mr. Sam Barela

Mr. James Graham

The following City staff members were present:

Mr. Michael McElroy, Senior Planner, Planning & Inspections Department

Mr. Art Rubio, Lead Planner, Planning & Inspections Department

Ms. Karla Nieman, Assistant City Attorney, City Attorney's Office

Mr. Tony De La Cruz, Interim Chief Plans Inspector, Planning & Inspections

CHANGES TO THE AGENDA

Staff Report for Item 3. 337 Hourglass Drive, Special Exception C (Rear Yard Setback) was revised.

PUBLIC HEARING

REGULAR AGENDA:

ITEM 1:

PZBA15-00020

1644 Camino Bello Lane

Nader and Leyla Safa

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would per the construction of an addition to be created from enclosing a rear patio, of which 270 sq. ft. would encroach to within 12'4" of the rear property line. The required rear setback is 10 feet and the required front and rear yard setback cumulative total is 45 feet in the R-4 zone district.

Larry F. Nichols – Department Head

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The existing residence was constructed in 1988. *The Planning Division has not received any communications in support or opposition to the special exception request.*

STAFF RECOMMENDS APPROVAL AS THE REQUESTED SQUARE FOOTAGE ENCROACHMENT (270 SQ. FT.) IS LESS THAN THE MAXIMUM PERMITTED (432 SQ. FT.)

Mr. McElroy gave a presentation.

Chairman Concha asked if the applicant or representative was present. *Neither the applicant nor the representative were present.*

MOTION:

Motion made by Mr. Graham, seconded by Ms. Livingston AND UNANIMOUSLY CARRIED TO APPROVE.

ITEM 2:

PZBA15-00022

3440 Scarlet Point Drive

Adrian Parada

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-5 (Residential) zone.

This would permit the construction of a 216 sq. ft. addition, of which 145.2 sq. ft. would encroach to within 12'11" of the rear property line. The required rear setback is 10 feet and the required front and rear yard setback cumulative total is 45 feet in the R-5 zone district.

The existing residence was constructed in 2009. *The Planning Division has not received any communications in support or opposition to the special exception request.*

STAFF RECOMMENDS APPROVAL AS THE REQUESTED SQUARE FOOTAGE ENCROACHMENT (145.21 SQ. FT.) IS LESS THAN THE MAXIMUM PERMITTED (244.85 SQ. FT.)

Mr. McElroy gave a presentation.

Mr. Adrian Parada, property owner, was present.

Chairman Concha asked Board Members if they had any comments and/or questions for staff or the applicant. *There were none.*

MOTION:

Motion made by Vice-Chairman Garland, seconded by Mr. Barela AND UNANIMOUSLY CARRIED TO APPROVE.

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ITEM 3:

PZBA15-00023

337 Hourglass Drive

Cesar and Veronica Vasquez

Applicants request a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would permit the construction of a 360 sq. ft. addition, of which ~~17.25~~ 98.44 sq. ft. would encroach to within ~~18'6"~~ 12'4.75" of the rear property line. The required rear setback is 10 feet and the required front and rear yard setback cumulative is 50 feet in the R-3 zone district.

The existing residence was constructed in 1980. *The Planning Division has not received any communications in support or opposition to the special exception request.*

STAFF RECOMMENDS APPROVAL WITH A CONDITION AS THE REQUESTED SQUARE FOOTAGE ENCROACHMENT (~~17.25 SQ. FT.~~) (98.44 SQ. FT.) IS LESS THAN THE MAXIMUM PERMITTED (387.5 SQ. FT.).

THE CONDITION IS AS FOLLOWS:

"The existing accessory structure in the side yard shall be relocated or removed in compliance with applicable building and zoning code."

Mr. McElroy gave a presentation.

Board Member De La Cruz commented on the condition of the existing accessory structure and suggested the existing accessory structure be removed entirely.

Mr. Cesar Vasquez, property owner, responded the existing accessory structure in the side yard would be removed.

Vice-Chairman Gilyard explained the original site plan stated the existing accessory structure would be removed; however, the revised site plan does not.

Mr. Rubio explained the final approval letter, sent to the applicant and representative, would state the existing accessory structure be removed prior to issuance of any permits.

Chairman Concha asked Board Members if they had any further comments and/or questions for staff or the property owner. *There were none.*

MOTION:

Motion made by Vice-Chairman Garland, seconded by Mr. Barela AND UNANIMOUSLY CARRIED TO APPROVE ACCORDING TO CITY CONDITIONS REGARDING THE REMOVAL OF THE STORAGE ROOM.

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ITEM 4:

PZBA15-00024

6212 Fabian Street

Marcelino Contreras

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would permit the construction of a 400 sq. ft. addition, of which 273.4 sq. ft. would encroach to within 11'4" of the rear property line. The required rear setback is 10 feet and the required front and rear yard setback cumulative total is 45 feet in the R-5 zone district.

The existing residence was constructed in 2003. *The Planning Division has not received any communications in support or opposition to the special exception request.*

STAFF RECOMMENDS APPROVAL AS THE REQUESTED SQUARE FOOTAGE (273.4 SQ. FT.) IS LESS THAN THE MAXIMUM PERMITTED (358.35 SQ. FT.)

Mr. McElroy gave a presentation.

Mr. Marcelino Contreras, property owner, was present.

Board Member Barela noted the proposed addition was currently under construction. He asked if Mr. Contrera had applied for and was issued permits prior to any construction.

As Mr. Contreras understood and spoke Spanish, Mr. Tony De La Cruz explained the permitting process for Mr. Contreras in Spanish.

MOTION:

Motion made by Mr. De La Cruz, seconded by Vice-Chairman Garland AND UNANIMOUSLY CARRIED TO APPROVE.

Other Business – Discussion and Action:

5. Approval of Minutes: July 27, 2015

Chairman Concha asked Board Members if they had any additions, corrections and/or revisions. *There were none.*

MOTION:

Motion made by Mr. Luis De La Cruz, seconded by Mr. Barela AND UNANIMOUSLY CARRIED TO APPROVE THE JULY 27, 2015 MEETING MINUTES.

MOTION:

Motion made by Mr. Barela, seconded by Vice-Chairman Garland AND UNANIMOUSLY CARRIED TO ADJOURN.

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