

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR	
SCOTT THOMAS – VICE CHAIR NICHOLAS LABADIE TYLER STRADLING	GREG HITCHENS JUDAH NATIVIO DIANNE von BORSTEL

May 11, 2010
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Administrator Update:
 - Election of Officers at June meeting.
 - By-laws
 - Zoning Ordinance Update
- B. Request for reconsideration of Case BA10-10, 119 West 3rd Place.
- C. Discussion of items listed on Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE April 13, 2010 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - *1. BA10-013 256 East Broadway Road (Council District 4) – Requesting a Special Use Permit to allow auto repair and vehicle sales in the TCB-2 zoning district. (PLN2010-00058)

Staff Planner: Tom Ellsworth

Staff recommendation: Continuance to the June 8, 2010 meeting

Board Decision: Continuance to June 8, 2010

2. BA10-020 845 East Grandview Street (Council District 1) – Requesting a variance to allow a shade structure to encroach into a required setback in the R1-7 zoning district. (PLN2010-00081)

Staff Planner: Tom Ellsworth
Staff recommendation: Denial
Board Decision: [Continuance to June 8, 2010](#)
3. BA10-021 1336 East Harvest Street (Council District 1) – Requesting a variance to allow an addition to encroach into a required setback in the R1-6 zoning district. (PLN2010-00088)

Staff Planner: Lesley Davis
Staff recommendation: Denial
Board Decision: [Continuance to June 8, 2010](#)
4. BA10-022 445 North Stapley Drive (Council District 2) – Requesting a modification of an existing Special Use Permit for a Comprehensive sign Plan for a health club in the C-2 zoning district. (PLN2010-00092)

Staff Planner: Lesley Davis
Staff recommendation: Denial
Board Decision: [Denial](#)
5. BA10-023 6130 East Auto Park Drive (Council District 6) – Requesting a modification of an existing Special Use Permit for a Comprehensive Sign Plan for automobile sales in the M-1-PAD zoning district. (PLN2010-00096)

Staff Planner: Lesley Davis
Staff recommendation: Case withdrawn
Board Decision: [Case withdrawn](#)
- *6. BA10-024 1702 North Crismon Road (located south of 9641 East Inglewood Circle – APN: 220-01-620) (Council District 5) – Requesting a Special Use Permit to allow a commercial communication tower to be placed in the R1-15 –PAD zoning district. (PLN2010-00094)

Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *7. BA10-025 5255 South Power Road (Council District 6) – Requesting a modification to an existing Special Use Permit for a Comprehensive Sign Plan for a restaurant in the C-2 zoning district. (PLN2010-000104)

Staff Planner: Tom Ellsworth
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *8. BA10-026 160 North Spencer Street (Council District 1) – Requesting a variance to allow an addition to encroach into a required setback in the R1-6 zoning district. (PLN2010-00099)

Staff Planner: Tom Ellsworth
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)

- *9. BA10-027 2920 East Baseline Road (Council District 2) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2010-000107)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *10. BA10-028 3105 North Maple Dr (Council District 5) – Requesting a Special Use Permit to allow an auto towing and impound yard in the M-1-PAD zoning district. (PLN2010-00111)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *11. BA10-029 420 East Main Street (Council District 1) – Requesting a Special Use Permit to allow a commercial communication tower to be placed in the TCC zoning district. (PLN2010-00113)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *12. BA10-030 313 South Pioneer Street (Council District 2) – Requesting a Substantial Conformance Improvement Permit to allow the division of land in the R-3 zoning district. (PLN2010-00106)
- Staff Planner: Angelica Guevara
Staff recommendation: Continuance to the June 8, 2010 meeting
Board Decision: [Continuance to June 8, 2010](#)
- *13. BA10-031 0 to 300 block of West Main Street (both sides), 1 to 100 block of South Center Street (west side), 0 to 100 block of South MacDonald, 0 to 100 block of South Robson, 0 to 30 block of North MacDonald, and 0 to 30 block of North Robson (Council District 4) – Requesting a Special Use Permit to allow outdoor seating areas for restaurants in the TCC zoning district. (PLN2010-00116)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)
- *14. BA10-032 6131 East Southern Avenue (Council District 6) – Requesting a modification of an existing Special Use Permit for a Comprehensive Sign Plan for a retail establishment in the C-2 zoning district. (PLN2010-00112)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board Decision: [Approved with conditions](#)

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.