

Board of Adjustment



Agenda

GARRETT MCCRAY - CHAIR	
NICHOLAS LABADIE – Vice-Chair	GREG HITCHENS
TYLER STRADLING	DIANNE von BORSTEL
DANETTE HARRIS	CAMERON JONES

May 10, 2011
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Zoning Ordinance Update
- B. Zoning Administrator's Report
- C. Discussion of items listed on the Public Hearing Agenda

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE April 12, 2011 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. BA11-004 7335 East Broadway Road (Council District 6) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing church in the R1-6 and R1-7 zoning districts. (PLN2010-00361) **Continued from the March 9, 2011 meeting**

Staff Planner: Wahid Alam

Staff recommendation: Continuance to the July 12, 2011 meeting

Board decision: Continued to the June 14, 2011 meeting

- *2. BA11-009 25 North Extension Road (Council District 4) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the C-3 zoning district. (PLN2010-00405)
Continued from the April 12, 2011 meeting
- Staff Planner: Wahid Alam
Staff recommendation: Continuance to the July 12, 2011 meeting
Board decision: **Continued to the June 14, 2011 meeting**
3. BA11-014 454 South Pasadena (Council District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the addition of a dwelling unit in the R-2 zoning district. (PLN2011-00027) **Continued from the April 12, 2011 meeting**
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
4. BA11-017 245 South Power Road (Council District 6) - Requesting a Special Use Permit to allow an Electronic Message Display to change more frequently than once per hour in the C-2 zoning district. (PLN2011-00044) **Continued from the April 12, 2011 meeting**
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *5. BA11-019 957 South Dobson Road (Council District 3) - Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2011-00064) **Continued from the April 12, 2011 meeting**
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *6. BA11-020 1510 South Country Club Drive (Council District 3) – Requesting: 1) a Substantial conformance Improvement Permit (SCIP) and a Special Use Permit (SUP) to allow the expansion of an auto service station; and 2) a Special Use Permit (SUP) to allow a car wash, all in the C-3 zoning district. (PLN2011-00006) **Continued from the April 12, 2011 meeting**
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**

- *7. BA11-021 2457 South Signal Butte Road (Council District 6) - Requesting a Special Use Permit to allow an assisted living facility in the R-4 zoning district. (PLN2011-00047)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
8. BA11-022 1665 South Alma School Road (Council District 3) - Requesting a SCIP to allow the expansion of an existing restaurant/outdoor seating area in the C-2 DMP zoning district. (PLN2011-00087)
- Staff Planner: Wahid Alam
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *9. BA11-023 1365 South Gilbert Road (Council District 2) – Requesting: 1) a Special Use Permit (SUP) and 2) a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an office building to a daycare center, both in the O-S zoning district. (PLN2011-00088)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
- *10. BA11-024 801 East Broadway (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing office building to a restaurant in the C-2 zoning district. (PLN2011-00092)
- Staff Planner: Angelica Guevara
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**
11. BA11-025 1052 South 38th Street (Council District 6) - Requesting a Variance to allow a vehicle shade structure to encroach into the required side yard in the R1-15 zoning district. (PLN2011-00094))
- Staff Planner: Wahid Alam
Staff recommendation: Denial
Board decision: **Denied**
- *12. BA11-026 Located at the southeast corner of Gilbert Road and Thomas Road (APN: 141-02-008G) (Council District 1) - Requesting a Special Use Permit to allow a sales stand for the sale of agricultural products in the R1-43 zoning district. (PLN2011-00084)
- Staff Planner: Lesley Davis
Staff recommendation: Approval with conditions
Board decision: **Approved with conditions**

D. OTHER BUSINESS:

None

E. ITEMS FROM CITIZENS PRESENT.