

# **MINUTES**

## **Planning and Zoning Commission**

**August 10, 2016 – 5:30 P.M.**

1000 Central Avenue, Council Chambers

**Members Present:** Philip Gursky, Chair  
Michael Redondo, Vice Chair  
Cathy Mockler, Commissioner  
Ashley Mamula, Commissioner  
Larry Warner, Commissioner  
Amy Woods, Commissioner  
Phillip Kunsberg, Commissioner

**Members Absent:** Jaret McDonald, Commissioner  
Fred Bruggeman, Commissioner

**Staff Present:** Tamara Baer, Principal Planner  
Anders Millmann, Senior Planner  
Kevin Powers, Assistant County Attorney  
Anita Barela, Assistant Planner  
James Naranjo, Assistant Planner  
Paul Andrus, CDD Director

### **I. CALL TO ORDER / ROLL CALL**

Chair Gursky called the meeting to order at 5:31 PM and asked James Naranjo to call the roll. A quorum was present. Commissioner Kunsberg arrived after the roll call at 5:34 PM

### **II. PUBLIC COMMENTS**

### **III. APPROVAL OF AGENDA**

Commissioner Redondo moved to approve the agenda as presented. Commissioner Mamula seconded the motion. Motion passed unanimously.

### **IV. PUBLIC HEARINGS**

- a. Case No. SUP-2016-0001:** A request for approval of a Special Use Permit for the construction of a detached accessory apartment, located at 20 Manhattan Loop, Subdivision: Eastern Area 2 Lot: 222, in an R-1-8 (Single-Family Residential) Zone.

Commissioner Redondo disclosed that he is a member of East Park pool which is within 300' of the subject property but felt there would not be a conflict of interest.

Mark and Dianna Martinez presented the request. Commissioners, staff and public were given the opportunity to comment.

Anders Millmann presented the request on behalf of staff. Commissioners, applicants and public were given the opportunity to comment.

Martha Katko an interested party within 300' of the subject property gave testimony in favor of the request.

George Chandler an interested party but not within 300' of the subject property gave testimony opposing the request.

Commissioner Redondo made the motion for the Planning and Zoning Commission to approve Case No. 16-SUP-001, a Special Use Permit to allow an accessory apartment, located at 20 Manhattan Loop, Los Alamos, for the reasons stated in the staff report and per testimony at the public hearing, and subject to the following conditions:

1. The applicant shall apply for and receive a Building Permit prior to constructing the accessory apartment, and a Certificate of Occupancy prior to future occupancy.
2. The off-street parking area proposed to be sited at the front of the subject property shall be constructed in accordance with code and be complete prior to future occupancy of the accessory apartment (if this area will be designated for off-street parking to serve the accessory apartment). As an alternative, the existing concrete pad in the rear yard may be utilized for off-street parking to serve the accessory apartment.
3. The accessory apartment structure shall be architecturally compatible with the existing single family residential structure on the subject property.
4. All requirements of the Los Alamos Development Code shall be met during construction of the accessory apartment and prior to obtaining a Certificate of Occupancy.

Commissioner Mockler seconded the motion. Motion passed 7-0.

#### **V. WORK SESSION REGARDING THE COMPREHENSIVE PLAN**

Presentation of the Future Land Use Maps by Tamara Baer.

#### **VI. COMMISSION / DIRECTOR COMMUNICATIONS**

None

#### **VIII. ADJOURNMENT**

8:30 pm

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Philip Gursky, Chair

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Paul Andrus, CDD Director