



## PZHAC MEETING MINUTES SEPTEMBER 2, 2014

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A WORK SESSION ON TUESDAY, SEPTEMBER 2, 2014 AT 5:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA TO DISCUSS THE FOLLOWING:**

*Case 012311*– 1770 Tierra de Mesilla. Submitted by Wanda Mattiace, for “Adventure Travel and Cruise Center”; a request for a permit to install two wall signs at this location. Zone: Historical Commercial (HC).

*Brief presentations were made by Wanda Mattiace, applicant; and Gerry Moh, sign contractor for the applicant; describing the requested signs. It was determined that the signs, as described; will meet code for number, size, color, and location.*

**THE PLANNING, ZONING AND HISTORICAL APPROPRIATENESS COMMISSION (PZHAC) WILL HOLD A REGULARLY SCHEDULED MEETING ON TUESDAY, SEPTEMBER 2, 2014, AT 6:00 P.M., IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA.**

*Meeting called to order at 6:03 pm.*

### PLEDGE OF ALLEGIANCE

### ROLL CALL AND DETERMINATION OF A QUORUM

*All members present (a quorum was present). Commissioner Hernandez was the acting chair.*

### CHANGES TO THE AGENDA - None

### ACCEPTANCE OF THE CONSENT AGENDA

*Note: Items on the agenda indicated by an asterisk (\*) are on the consent agenda and will be voted on with one motion unless a Commissioner requests the at a specific item be removed.*

*Commissioner Lucero requested that Case 060326, Case 012299, and Case 012308 be removed from the consent agenda for further discussion. A motion was made and approved by a vote of 5-0 to remove these cases for discussion; and approve the remainder of the cases on the Consent Agenda.*

### \*PZHAC MINUTES:

Meeting Minutes of August 4, 2014

*A motion was made by Commissioner Lucero and seconded by Commissioner Prieto to approve the minute. The minutes were approved by a vote of 5-0.*

### \*ADMINISTRATIVE (CONSENT) APPROVALS:

#### Administrative Building Permit Requests (Approved by Staff):

*Case 060326* – 2571 Calle de Parian; submitted by B & L Roofing for Joan Crawley McWalters, a request for a permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)

*Commissioner Lucero was concerned that there might be changes to the external appearance of the structure.*

*Staff explained that the permit was approved for a reroof of a flat roof only, and that the work would not change the appearance of the structure. A motion was made to approve this case, and the case was approved by a vote of 5-0.*

Case 012299 – 2222 Avenida de Mesilla; submitted by Eddie Binns, a request for a permit to repaint a commercial office structure at this address. Zoned: Historical Commercial (HC)

*Commissioner Lucero was concerned that the proposed painting would adversely change the appearance of the structure. Staff explained that although the proposed color would be slightly lighter, it was a color that had been approved by the PZHAC in the past for other structures in the Historic Districts, including Andele's Restaurant. A motion was made to approve this case, and the case was approved by a vote of 5-0.*

Case 012305 – 2171 Calle de Santa Ana; submitted by B & L Roofing for Laura Fierro, a request for a permit to reroof a dwelling at this address. Zoned: Historical Residential (HR)

*Approved on Consent Agenda*

Case 012302– 1820 Paisano; submitted by Armando Angel, a request for a permit to reroof a dwelling at this address. Zoned: Rural Farm (RF)

*Approved on Consent Agenda*

Case 012306 – 3063 Los Arenales; submitted by Alicia Rivera, a request to repair and restucco an adobe yard wall at this address. Zoned: Zoned: Rural Farm (RF)

*Approved on Consent Agenda*

Case 012308 – 1910 Calle de Parian; submitted by Lillian Grijalva, a permit to replace a piece of rotted window frame at the front of the building. Zoned: Historical Commercial (H-C)

*Commissioner Lucero was concerned that the work on the window, and the materials used, would result in a change to the appearance of the structure. Staff explained that the request was identical to a permit that was issued in December, 2013 for work to be done on an adjacent window (replacement of some wood pieces that hold the glass panes in place in the window) It was determined that the work would not change the appearance of the structure, and a motion was made to approve the case. The case was approved by a vote of 5-0.*

Case 012310 – 2340 Avenida de Mesilla; submitted by Wanda Mattiace for Adventure Travel, Inc, a request to patch and repaint a commercial office structure at this address. Zoned: Historical Commercial (H-C)

*Approved on Consent Agenda*

## **PZHAC NEW BUSINESS**

### **Building Permit Request:**

Case 012300 - 2842 Calle de San Albino; submitted by Daniel Limon, a request for a permit to install a wooden storage structure on a property containing a single family dwelling, and to construct a six foot high wooden fence around the same property. Zoned: Historical Residential (HR).

*Staff provided a brief analysis of the case, including photos of similar fences in the Historic Districts. No further issues were raised. Motion to approve made by Commissioner Prieto, seconded by Commissioner Lucero; and approved by a vote of 5-0.*

Case 012303 – 2488 Calle de Guadalupe; submitted by Art Fountain, a request for a permit to repair a low concrete block yard wall at this address. Zoned: Historical Commercial (HC)

*Staff provided a brief analysis of the case. Issues that were raised included: historical contribution of wall to property, which has a high historical significance; type of materials to be used in the repair; height of wall; use of courtyard; and the existence of other walls on the property. (The applicant was not present to answer any questions.) Motion to table the case in order for the*

***applicant to be present to answer questions was made by Commissioner Lucero and seconded by Commissioner Prieto. The case was tabled by a vote of 5-0.***

***Case 012304*** – 2170 Calle de Santa Ana; submitted by Antonio S. Fierro, a request for a permit to replace two exterior doors in an existing dwelling at this address. Zoned: Historical Residential (HR) Staff provided a brief analysis of the case, which included the fact that, although the structure appears in the Historic Register for the Town, it has no positive historical significance. Based on this ,and photos of the structure, the PZHAC determined that the proposed doors would not have negative impacts on the historical values of the area., A motion to approve was made by Commissioner Prieto, seconded by Commissioner Lucero, and approved by a vote of 5-0.

***Case 012309***– 2009 Calle de Correo; submitted by Priscilla Perez, a request for a permit to add a door /gate and partial archway to an existing low concrete block yard wall at the front of this property. Zoned: Historical Residential (HR) Staff provided a brief analysis of the case, which included the fact that, although the structure appears in the Historic Register for the Town, it has no positive historical significance on the area. Questions were raised as to whether the proposed improvements to the wall would be out of character with the existing architectural style of the structure, and whether the proposed wall height was allowed by the Code. A motion to table this request to enable staff to further research height restrictions and architectural appropriateness was made by Commissioner McLeod, seconded by Commissioner Lucero, and the case was tabled by a vote of 5-0.

***Case 012310*** – 2134 Calle de Principal; submitted by Eric Walkinshaw, a request for a permit to repair and alter several existing dwellings and structures at this address. Zoned: Historical Residential (HR) Staff provided a brief analysis of the case. A motion to approve the case was made, and the case was approved by a vote of 5-0, ***with the condition that if the project is to be done in phases, the plans and elevations for each phase will be reviewed by the PZHAC for conformity to the plan that currently being reviewed by the PZHAC.***

#### **Business Registration Requests:**

***Bus. Lic. 0542*** – Requested by Rachel Reyes Floyd, a request for a business registration to allow a business known as “Spa-ology” to relocate from 1730 Tierra de Mesilla to 1801 Avenida de Mesilla. Zoned General Commercial (C)

***Staff provided a brief analysis of the request, including the fact that this business was relocating from another location in the area. No issues were raised. A motion to approve this request was made, and the request was approved by a vote of 5-0.***

***Bus. Lic. 0564*** – Requested by Leslie Rupe, a request for a business registration to allow a business known as “Polished Nail Bar” to operate at 1801 Avenida de Mesilla along with “Spa-ology”. Zoned General Commercial (C)

***Staff provided a brief analysis of the request. No issues were raised. A motion to approve this request was made, and the request was approved by a vote of 5-0.***

***Bus. Lic. 0569*** – Requested by Beth Johnson for “We’re Not in Kansas Anymore” dba “Las Cruces Homes and Land”, a request for a business registration to allow a real estate office to operate at 1701 Calle de Mercado. Zoned: General Commercial (C)

***Staff provided a brief analysis of the request. A question was raised as to how long the business had been operating at this location without a license, and staff was directed to find out and apply the appropriate penalties A motion to approve this request was made, and the request was approved by a vote of 5-0 with the condition that the business shall be subject to any penalties that might have arisen from operating without a license at this location.***

***Bus. Lic. 0570*** – Requested by Wanda Mattiace, a request for a business registration to allow a travel agency known as “Adventure Travel and Cruise Center” to operate at 2340 Avenida de Mesilla. Zoned Historic Commercial (HC)

***Staff provided a brief analysis of the request. No issues were raised. A motion to approve this request was made, and the request was approved by a vote of 5-0.***

**Sign Permit Requests:**

***Case 012311***– 2340 Avenida de Mesilla. Submitted by Wanda Mattiace, for “Adventure Travel and Cruise Center”; a request for a permit to install two wall signs at this location. Zone: Historical Commercial (HC).

***Based on the description of the signs provided by the applicant and her contractor during the work session, the PZHAC determined that the signs will meet the requirements of the Code for this location.***

***Case 012312***– 1770 Tierra de Mesilla. Submitted by Dr. Adrian Michael, dba Arthritis Treatment Specialists, LLC; a request for a permit to install a freestanding sign at this location. Zone: General Commercial (C).

***Staff provided a brief analysis of the case, including reference to similar signs that have been approved recently. No issues were raised. Motion to approve made by Commissioner Prieto, seconded by Commissioner Lucero; and approved by a vote of 5-0.***

**PUBLIC COMMENTS**

*None*

**PZHAC/STAFF COMMENTS**

***The PZHAC, at Commissioner Lucero’s request, directed that all building permits issued in the Historic Districts, including those that normally would be approved administratively by staff; be brought before the PZHAC for review and approval.***

***The PZHAC also directed staff to require written approval by the property owner on all business, sign, and building permits and other requests in which the property owner is not the applicant.***

**ADJOURNMENT Meeting adjourned at 6:46 pm.**