

**MINUTES
HEARING OFFICER
MARCH 7, 2018**

Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Acting Zoning Administrator: Talyn Mirzakhania
Meeting Started: 6:00 P.M.
Meeting Adjourned: 7:00 P.M.

1. ROLL CALL AND READING OF PROCEDURES
2. PUBLIC HEARINGS

REGULAR CASES

A. MCUP #6586: 160 E. California Boulevard – Council District #6

Minor Conditional Use Permit: To allow for the alteration and enlargement of an existing nonconforming Vehicle Service Station use. The proposed project consists of the conversion of three existing service bays into retail space, expanding the existing convenience store, which operates ancillary to the existing Vehicle Service Station use. The proposed expanded convenience store would be approximately 1,572 square feet in size. No additional changes are proposed to the primary Vehicle Service Station use. A Minor Conditional Use Permit is required to allow for the expansion and/or alteration of an existing nonconforming use.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Kent Lin

PRESENTATION BY: Kent Lin

APPROVED WITH CONDITIONS
APPEAL DATE: 3/19/2018
EFFECTIVE DATE: 3/20/2018
<u>SPEAKERS</u>
APPLICANT: Raj Chaudhari
IN FAVOR:
IN OPPOSITION:
REBUTTAL: None

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and approve the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.
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V #11824: 615 Linda Vista Avenue

B. V #11824: 615 Linda Vista Avenue—Council District #6

Variance: To allow a four-foot tall front yard fence to be completely opaque, where the Zoning Code requires walls, fences, and gates located within the front yard setback to be designed and constructed at least 50 percent open (i.e. be able to be seen through). A Variance is required to deviate from the design standards for fences subject to the RS zoning district development standards.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
- 2) Approve the Variance for Fence Design with conditions.

Case Manager: Luis Rocha

PRESENTATION BY: Luis Rocha

APPROVED WITH CONDITIONS
APPEAL DATE: 3/19/2018
EFFECTIVE DATE: 3/20/2018
<u>SPEAKERS</u>
APPLICANT: Scott Carlson
IN FAVOR: Nina Chomsky
IN OPPOSITION: June (question)
REBUTTAL: Scott Carlson, (could not understand the name, heavy accent)

**ATTACHMENT B
RECOMMENDED CONDITIONS OF APPROVAL FOR VARIANCE #11824**

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Received at Hearing, March 7, 2018," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 17.64.040.C of the Zoning Code.
3. This approval allows a four-foot tall, opaque (solid wood), fence to be constructed between the front property line and the occupancy frontage on the subject site as depicted in the approved plans stamped "Received at Hearing, March 7, 2018," except as modified herein.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
5. After the effective date of this entitlement, the applicant shall obtain a Zoning Permit for the installation of the new fence along the front property line.
6. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the Zoning Permit process.
7. The proposed project, Activity Number PLN2015-00502 is subject to the Inspection Program by the City. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Luis Rocha, Current Planning Section, at (626) 744-6747 to schedule an inspection appointment time.

Planning Division

8. The applicant shall comply with all requirements of Chapters 17.22 and 17.50 that relate to residential development and standards for specific land uses.
- ~~9. The applicant shall plant a Silver Sheen (*Pittosporum tenuifolium*) hedge, or similar hedge type plant species, between the fence and the front property line, along the entire length of the fence. The plants shall be spaced a minimum of two feet on-center and a maximum of five feet on-center and be a minimum size of 5-gallon containers at planting.~~ **MODIFIED BY THE HEARING OFFICER**

MODIFIED CONDITION – ATTACHMENT B:

9. Within 60 days from the effective date, the applicant shall plant a Silver Sheen (*Pittosporum tenuifolium*) hedge, or similar hedge type plant species, between the fence and the front property line, along the entire length of the fence. The plants shall be spaced a minimum of two feet on-center and a maximum of five feet on-center and be a minimum size of 5-gallon containers at planting. The applicant, property owner or successor in interest, shall maintain this landscaping so as to screen the visibility of the fence, to the extent feasible, from the public right of way, including the sidewalk.

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with modified condition #9 listed in Attachment B and the Site Plan in Attachment C.

CE #348: 1221 Romney Dr. & 954 Burleigh Dr.

C. CE#348: 1221 Romney Dr. & 954 Burleigh Dr. – Council District #6

Certificate of Exception: To allow a lot line adjustment between two adjoining parcels. Parcel 1 (AIN 5716-002-014) consists of a 13,781.90 square-foot flag lot. Parcel 2 (AIN 5716-002-011) consists of a 13,185.28 square foot double-frontage lot, located northeast of Parcel 1. The proposed project would adjust an interior lot line to accommodate existing property improvement encroachments. There is no new construction proposed or removal of trees as part of this application.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305, (Class 5, Minor Alterations in Land Use Limitations) and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Kristen Johnston

PRESENTATION BY: Kristen Johnston

APPROVED WITH CONDITIONS
APPEAL DATE: 3/19/2018
EFFECTIVE DATE: 3/20/2018
<u>SPEAKERS</u>
APPLICANT: Bruce Miller
IN FAVOR:
IN OPPOSITION:
REBUTTAL: None

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

NDP #6599: 3740 Greenhill Road

D. NDP #6599: 3740 Greenhill Road – Council District #4

Neighborhood Development Permit: To allow a one-story addition of 1,387 square-feet to an existing one-story, single-family residence. The project also includes the conversion of an existing carport to a 407 square-foot attached garage, and the construction of a 428 square-foot detached pool cabana. The property is located within the RS-6 zoning district and Neighborhood Overlay District.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
- 2) Approve the Neighborhood Development Permit with conditions.

Case Manager: Kristen Johnston.

PRESENTATION BY: Kristen Johnston

APPROVED WITH CONDITIONS
APPEAL DATE: 3/19/2018
EFFECTIVE DATE: 3/20/2018
<u>SPEAKERS</u>
APPLICANT: Keith and Carol Lickitwongse
IN FAVOR:
IN OPPOSITION: David Tot, Laura, Jim Brannon
REBUTTAL: Keith Lickitwongse

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

3. ADJOURNMENT


 Talyn Mirzakhonian, Zoning Administrator


 Carrie Banks, Recording Secretary