



**MINUTES
HEARING OFFICER
APRIL 18, 2018**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00pm
Meeting Adjourned: 6:28pm**

Hearing Officer Present: Undine Petruilis

Acting Zoning Administrator: Talyn Mirzakhian

Staff Present: Jennifer Driver, Jason Van Patten, and Kristen Johnston

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. SE #11880: 837 South Fair Oaks Avenue – Council District #6

Sign Exception: To allow a 48 square-foot wall sign, facing Bellefontaine Street, to be located above a second story window, where wall signs shall have a maximum height of 25 feet or be located below the second story window, whichever is lower.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures); and,
- 2) Approve the Sign Exception with conditions.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: April 30, 2018

EFFECTIVE DATE: May 1, 2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and conditions found in attachment B as modified to include Public Works conditions

B. MV #11865: 417 N. Madison – Council District #3

Minor Variance: To allow the demolition of on-site structures and construction of an approximately 42,000 square-foot, 35-unit multi-family residential structure on a property located at 417 N. Madison Avenue (AINs: 5731-021-056 and 5731-021-058) between Maple Street and Villa Street. The project requires a Minor Variance to allow the proposed project to encroach into the front yard setback. The project provides 65 parking spaces in a one-level subterranean parking structure.

Staff Recommendation:

- 1) Adopt the Mitigated Negative Declaration prepared pursuant to California Environmental Quality Act (“CEQA”) Guidelines Article 6 (Negative Declaration); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Talyn Mirzakhian

APPROVED

APPEAL DATE: April 30, 2018

EFFECTIVE DATE: May 1, 2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Mitigated Negative Declaration and **approve** the project subject to findings in attachment A and modified conditions found in attachment B

REGULAR CASES

C. TPM #82020: 100 W. Walnut Street – Council District #3

Tentative Parcel Map: To subdivide an approximate 15.4 acre parcel (Parcel 1 of Parcel Map No. 4591) into two separate lots. No demolition of existing structures or new construction is proposed as part of this application. Further, this application does not address the design or construction of any structures or improvements proposed, planned, or previously approved for the project site.

Staff Recommendation:

- 1) Find that there are no changed circumstances or new information as part of the proposed Tentative Parcel Map application that necessitate further environmental review. The City Council certified a Final Environmental Impact Report (State Clearinghouse No. 2013071018) on April 27, 2015, in conjunction with an application for a Planned Development, Zone Change and Development Agreement for the subject site. The environmental analysis evaluated the environmental impacts of all of the various approvals, permits and actions required to approve and implement the proposed project. This included a tentative map; and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: April 30, 2018

EFFECTIVE DATE: May 1, 2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and conditions found in attachment B

D. CUP #6585: 405 South Euclid Avenue – Council District #6

Conditional Use Permit: To allow the demolition of an existing 897 square-foot campus chapel and reconstruction of a new 1,664 square-foot chapel in the same location in order to accommodate existing student enrollment. The project also includes the removal of six parking spaces, restriping the parking lot and reconfiguration of the existing drop-off and pick-up area and drive aisle.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314, (Class 14, Minor Additions to Schools); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Kristen Johnston

APPROVED

APPEAL DATE: April 30, 2018

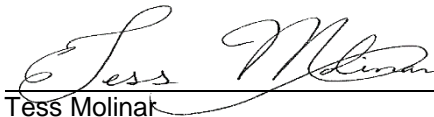
EFFECTIVE DATE: May 1, 2018

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **approve** the project subject to findings in attachment A and conditions found in attachment B

3. ADJOURNMENT: 6:28pm



Talyn Mirzakhanian
Acting Zoning Administrator



Tess Molinar
Recording Secretary