



**MINUTES
HEARING OFFICER
May 2, 2018**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00pm
Meeting Adjourned: 6:39pm**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Luis Rocha
Staff Present: Kristen Johnston and Jamie Peltier

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

MINOR CASES

A. MV #11884: 969 S. Madison Avenue – Council District #7

Minor Variance: To allow an 8'-6" high fence in the corner side yard, where the maximum allowed height is four feet.

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) Disapprove the Minor Variance.
- Case Manager: Jamie Peltier

DISAPPROVED

APPEAL DATE: May 14, 2018

EFFECTIVE DATE: May 15, 2018

HEARING OFFICER ACTION: The Hearing Officer disapproved the project subject to findings in attachment A

REGULAR CASES

B. Time Extension for V #11738 – 167 E. Walnut Street – Council District #3

Second Time Extension request for Variance #11738: Variance #11738 was approved by the Zoning Hearing Officer on June 6, 2012 to deviate from the height and setbacks requirement to allow the construction of a new multi-family structure containing 100 residential units. Per Section 17.64.040 of the City's Zoning Code, a permit or approval is valid for 36 months from the effective date of approval. A time extension was approved by the City Council on April 3, 2017 for a one-year time extension from the effective date of the City Council approval. The request is for a second one-year extension from the expiration date of April 3, 2018.

Staff Recommendation:

- 1) An Initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on June 6, 2012. The Initial Study determined that the project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The proposed time extension application will not result in any new environmental impacts.
 - 2) Approve the Time Extension Request
- Case Manager: Beilin Yu

APPROVED
APPEAL DATE: May 14, 2018
EFFECTIVE DATE: May 15, 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 adopted conditions found in attachment B

C. CUP#6629: 2965 East Colorado Boulevard – Council District #4

Conditional Use Permit: To allow the expansion of an existing, non-conforming Vehicle Services, Sales and Leasing land use. The project proposes to enclose an existing 2,400 square-foot outdoor display pad with storefront glass and incorporate it into the existing indoor showroom.

Staff Recommendation:

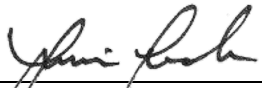
- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Kristen Johnston


APPROVED
APPEAL DATE: May 14, 2018
EFFECTIVE DATE: May 15, 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 adopted conditions found in attachment B

3. ADJOURNMENT: 6:39pm



Luis Rocha
Acting Zoning Administrator



Tess Molinar
Recording Secretary