



**MINUTES  
HEARING OFFICER  
May 16, 2018**

**Public Meeting 6:00 P.M.  
175 North Garfield Avenue  
Permit Center Hearing Room, 1<sup>st</sup> Floor  
Meeting Started: 6:00pm  
Meeting Adjourned: 6:21pm**

<b>Hearing Officer Present:</b> Undine Petruilis
<b>Acting Zoning Administrator:</b> David Sanchez
<b>Staff Present:</b> Jason Van Patten & Carlos Chacon

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

**REGULAR CASES**

**A. CE #353: 357 Waverly Drive– Council District # 6**

Certificate of Exception: To allow a lot line adjustment between two adjoining parcels. Parcel 1 (AIN 5713-031-003) consists of a 20,698 square-foot rectangular lot. Parcel 2 (AIN 5713-031-004) consists of 14,274 square-foot lot located east adjacent of Parcel 1. The proposed Certificate of Exception would eliminate an interior lot line resulting in the consolidation of the two parcels into one legal lot. The combined lot size would be 34,972 square feet after the lot line adjustment. The site is located in the RS-4 (Residential Single-Family) zoning district.

**Staff Recommendation:**

- 1) Find that the 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 Section 15301 (Class 1, Existing Facilities); and there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances; and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Carlos Chacon

***APPROVED***

***APPEAL DATE: May 29, 2018***

***EFFECTIVE DATE: May 30, 2018***

<b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in attachment A and adopted conditions found in attachment B
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**B. TTM #74337: 320 Glenarm Street – Council District #7**

Tentative Tract Map: To allow the creation of five air parcels on one land lot for the development of residential condominiums. The residential project, which received Concept Design Review approval on January 29, 2018, consists of the demolition of an existing single-family residential structure, and the construction of a three-story multi-family structure with five residential units, over one level of subterranean parking. The Tentative Tract Map application is for the creation of five air parcels only; no changes to the previously approved residential project are proposed.

**Staff Recommendation:**

- 1) Continue to date uncertain.

Case Manager: Kent Lin

**HEARING OFFICER ACTION:** The Hearing Officer decided to **continue** the case to a date uncertain

**C. CUP #6627: 656 E. Green Street – Council District #7**

Conditional Use Permit: To allow the on- and off-site sale of alcohol (beer and wine) in conjunction with the operation of a restaurant (Piazza Bulgarini).

**Staff Recommendation:**

- 1) Find that the project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

**APPROVED**

**APPEAL DATE: May 29, 2018**

**EFFECTIVE DATE: May 30, 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

**D. MCUP #6639: 100 W. Walnut Street – Council District #3**

Minor Conditional Use Permit: To allow tandem, triple-stack, and valet parking (attendant parking) for the nonresidential uses proposed as part of a previously approved mixed-use development, located on property commonly referred to as the "Parsons" site.

**Staff Recommendation:**

- 1) Find that there are no changed circumstances or new information as part of the proposed Minor Conditional Use Permit 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, inclusive of any additional actions or approvals that may be required to implement the proposed project (ie. MCUP for tandem, triple-stack, and valet parking); and
- 2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Jason Van Patten


**APPROVED**


**APPEAL DATE: May 29, 2018**

**EFFECTIVE DATE: May 30, 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: 6:21pm**

  
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David Sanchez  
Acting Zoning Administrator

  
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Tess Molinar  
Recording Secretary