



**MINUTES
HEARING OFFICER
June 6, 2018**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00pm
Meeting Adjourned: 6:14pm**

Hearing Officer Present: Undine Petruilis

Acting Zoning Administrator: Talyn Mirzakhian

Staff Present: Jennifer Driver, Jason Van Patten, & Jamie Peltier

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MV #11885: 580 Westover Place – Council District #6

Minor Variance: To allow the construction of a new 17 square-foot single-story addition to an existing single-family residence with a reduced rear yard setback of 8 feet from the property line; where the minimum requirement is 25 feet. No protected trees are proposed to be removed as part of the project.

Staff Recommendation:

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

Case Manager: Jamie Peltier

APPROVED

APPEAL DATE: June 18, 2018

EFFECTIVE DATE: June 19, 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

B. MCUP #6630: 721-725 S. Pasadena Avenue – Council District #6

Minor Conditional Use Permit: To allow for the establishment of a Community Garden land use on a 36,512 square-foot lot in the Residential Single-Family (Single-Family Residential, 0-4 dwelling units per acre; Hospitality Home Overlay District) zoning district. The Community Garden would have 69 individual raised garden planters totaling 2,930 square feet of area. The project as proposed does not involve the removal of any trees or the construction of any new structures.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15304 (Class 4, Minor Alterations to Land); and
- 2) Approve the Minor Conditional Use Permit application with conditions

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: June 18, 2018

EFFECTIVE DATE: June 19, 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

REGULAR CASES

C. TPM #69916: 253 N. Michigan Avenue – Council District #5

Tentative Parcel Map: To allow a condominium conversion project by creating four air parcels on one land lot for residential condominium purposes. The existing 7,735 square-foot parcel (AIN 5738-015-130) is currently developed with four residential dwelling units with a total floor area of 6,370 square feet with a 4,735 square-foot subterranean parking garage. Through the tentative parcel map process, the four existing residential dwelling units would be converted for individual ownership on one common parcel. No demolition of existing structures or new construction is proposed as part of this application.

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

D. TTM #69919: 272 N. Chester Avenue – Council District #2

Tentative Tract Map: To allow a condominium conversion project by creating five air parcels on one land lot for residential condominium purposes. The existing 7,500 square-foot parcel (AIN 5738-017-043) is currently developed with five residential dwelling units with a total floor area of 7,097 square feet with a 5,400 square-foot subterranean parking garage. Through the tentative tract map process, the five existing residential dwelling units would be converted for individual ownership on one common parcel. No demolition of existing structures or new construction is proposed as part of this application.

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

E. TTM #74875: 256 N. Wilson Avenue – Council District #5

Tentative Tract Map: To allow the creation of five air parcels on a single lot for residential condominium purposes. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit.

Staff Recommendation:

1) Find the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction); and

2) Approve the Tentative Tract Map with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: June 18, 2018

EFFECTIVE DATE: June 19, 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: 6:14pm



Talyn Mirzakhani, Acting Zoning Administrator



Tess Molinar, Recording Secretary