



**MINUTES
HEARING OFFICER
August 15, 2018**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00pm
Meeting Adjourned: 6:40pm**

Hearing Officer Present: Undine Petruilis
Acting Zoning Administrator: Luis Rocha
Staff Present: Kristen Johnston and Jennifer Driver

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

CONTINUED CASES

A. MV#11881: 1415 El Mirador Drive– Council District #6

Minor Variance: To allow a driveway gate and fence along the side (west) property line, ranging in height 6'0" to 7'4" within the front yard, where the maximum allowed height is four feet. The Hearing Officer continued this application from the July 18, 2018 hearing.

Staff Recommendation:

- 1) Find that this project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved; and
 - 2) Disapprove the Minor Variance.
- Case Manager: Kristen Johnston

HEARING OFFICER ACTION: The Hearing Officer decided to continue the project to September 19, 2018.
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REGULAR CASES

B. HDP#6569: 1175 Romney Drive – Council District #6

Hillside Development Permit: To allow the construction of a new, 2,903 square-foot, three-story, single-family residence, with an attached, partially subterranean, 674 square-foot garage, for a total gross floor area of 3,577 square feet, on a vacant lot. The property is zoned RS-4-HD. A Hillside Development Permit is required for the construction of a new residence in the RS-4-HD zoning district. Private Tree Removal Request: To allow the removal of three protected Coast Live Oak trees.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures); and
 - 2) Approve the Hillside Development Permit with conditions.
- Case Manager: Jennifer Driver

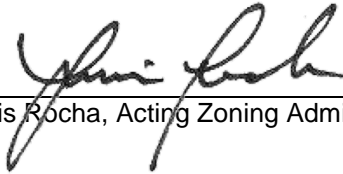
APPROVED

APPEAL DATE: August 27, 2018

EFFECTIVE DATE: August 28, 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: 6:40pm**



Luis Rocha, Acting Zoning Administrator



Tess Molinar, Recording Secretary