

**MINUTES
HEARING OFFICER
DECEMBER 19, 2018
UNDINE PETRULIS**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00P.M.
Meeting Adjourned: 6:45P.M.**

Hearing Officer Present: Undine Petrulis

Staff Present: Beilin Yu, (Acting Zoning Administrator), Jamie Peltier, Jason Van Patten, Jennifer Driver, Abdu Lachgar

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. HDP #6690: 736 Linda Vista Avenue– Council District #6

Hillside Development Permit: To allow for the construction of a 328 square-foot first floor addition, conversion of the existing 458 square-foot carport to living space, and the construction of a new 398 square-foot attached 2-car garage to an existing 2,359 square-foot one-story single-family residence on a 13,488 square-foot lot located within RS-4-HD (Single-Family Residential, Hillside Overlay District) zoning district.

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 Hillside Development Permit with conditions.

Case Manager: Jamie Peltier

PRESENTATION BY: Jamie Peltier

APPROVED WITH CONDITIONS

APPEAL DATE: 1/2/2019

EFFECTIVE DATE: 1/3/2019

SPEAKERS

APPLICANT: Willis Daniels

IN FAVOR: Nina Chomsky, Kelly Koelker (no speaker card),

IN OPPOSITION:

REBUTTAL:

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

B. HDP #6672: 1205 Hartwood Point Drive – Council District #4

Hillside Development Permit: To allow the construction of a 710 square-foot first-story addition and a 1,454 square-foot second-story addition to an existing one-story, 2,078 square-foot dwelling with attached, 480-square-foot two-car garage on a lot located within the RS-1-HD (Single-Family Residential, Hillside Overlay District) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities);
- 2) Approve the Hillside Development Permit with conditions.

Case Manager: Jason Van Patten

PRESENTATION BY: Jason Van Patten

APPROVED WITH CONDITIONS
APPEAL DATE: 1/2/2019
EFFECTIVE DATE: 1/3/2019
<u>SPEAKERS</u>
APPLICANT: Henry Hess
IN FAVOR:
IN OPPOSITION: Pamela Hayman
REBUTTAL: Henry Hess

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

C. V #11895: 635 E. Union Street – Council District #3

Variance: To allow commercial uses along Union Street with a depth of 34’6” where the Zoning Code requires a minimum of 50 feet.

Staff Recommendation:

- 1) In conjunction with the Concept Design Review approval on December 12, 2017, the Design Commission determined that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15332 (Class 32: In-fill Development Projects). On June 26, 2018, in conjunction with the Final Design Review approval, the Design Commission determined that there were no changed circumstances or new information that would require further environmental review. Find that the request to adjust the commercial depth is covered by the general rule (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15061, Review for Exemption) that CEQA applies only to projects which have a potential for causing a significant effect on the environment. This request does not alter the building outline, exterior façade, or development footprint that the Design Commission previously found to be categorically exempt under CEQA. Therefore, this request would have no potential for causing a significant effect on the environment.

- 2) Approve the Variance with conditions.

Case Manager: Jason Van Patten

PRESENTATION BY: Jason Van Patten

APPROVED WITH CONDITIONS
APPEAL DATE: 1/2/2019
EFFECTIVE DATE: 1/3/2019
<u>SPEAKERS – No speakers</u>
APPLICANT: Stephanos Polyzoides
IN FAVOR:
IN OPPOSITION:

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

D. V #11899: 2071 Lincoln Avenue – Council District #1

Variance: To permit the operation of a new, 1,380 square-foot Fast Food Restaurant with zero parking on-site when one parking space is required for the change of use of the existing commercial building.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines Section 15303(c) (Class 3 New Construction or Conversion of Small Structures); and,
- 2) Approve the Variance with conditions.

Case Manager: Jennifer Driver

APPROVED WITH CONDITIONS
APPEAL DATE: 1/2/2019
EFFECTIVE DATE: 1/3/2019
<u>SPEAKERS</u>
APPLICANT: Frank Kim (recording cut off other persons name with Frank)
IN FAVOR: Jason Kaniuk
IN OPPOSITION:
REBUTTAL: Frank Kim

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

E. CUP #6674: 399 E. Green Street – Council District #6

Conditional Use Permit: To allow the establishment of a Bar and Restaurant land use with the on-site sale and consumption of a full line of alcoholic beverages in conjunction with the operation of a new hotel (Hyatt Place). The site is located within the CD-2 (Central District Specific Plan, Civic Center/Midtown) zoning district. A Conditional Use Permit is required for the establishment of a Bar land use with on-site sale and consumption of full alcohol in the CD-2 zoning district.

Staff Recommendation:

- 1) Find the project to be 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: Abdu Lachgar

APPROVED WITH CONDITIONS
APPEAL DATE: 1/2/2018
EFFECTIVE DATE: 1/2/2018
<u>SPEAKERS – No speakers</u>
APPLICANT: Dan Krammer
IN FAVOR:
IN OPPOSITION:
REBUTTAL:

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination and Findings recommended by Staff and **approve** the application with the Conditions listed in Attachment B and the Site Plan in Attachment C.

3. ADJOURNMENT


 Talyn Mirzakhonian, Zoning Administrator


 Carrie Banks, Recording Secretary