

**MINUTES
HEARING OFFICER
February 06, 2019**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00P.M.
Meeting Adjourned: 5:31P.M.**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Kent Lin, Jaime Peltier

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

MINOR CASES

A. MV #11896: 288 Markham Place – Council District #6

Minor Variance: To allow a front yard fence with a reduced setback of 7½" from the front property line, where the required setback is 18" from the front property line. The property is located within the RS-4-LD9 (Single-Family Residential, Governor Markham Landmark District) zoning district. A Minor Variance is required for a front yard fence located within the 18" required setback.

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

**ACTION: APPROVED WITH CONDITIONS
APPEAL DATE: FEBRUARY 19, 2019
EFFECTIVE DATE: FEBRUARY 20, 2019**

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 conditions found in attachment B

REGULAR CASES

B. V #11897: 1605 Whitefield Road – Council District #2

Variance: To allow the construction of a 238 square-foot addition to the existing 966 square-foot single-family residence that currently has a one-car garage. This application includes the following requests:

1. Variance to allow construction of a 238 square-foot addition and deviate from the required two covered parking spaces. An addition over 150 square feet requires compliance with the parking standard of two-covered spaces;
2. Minor Variance to allow a reduction of the side yard setback to 24", where the required setback is 5'6"; and
3. Minor Variance to allow a reduction of the rear yard setback to 10'11", where the required setback is 25'.

Staff Recommendation:

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

Case Manager: Jamie Peltier

**ACTION: APPROVED WITH CONDITIONS
APPEAL DATE: FEBRUARY 19, 2019
EFFECTIVE DATE: FEBRUARY 20, 2019**

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 conditions found in attachment B

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 parcel is currently developed with four residential dwelling units. 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) 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 Tentative Parcel Map with conditions.

Case Manager: Kent Lin

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: FEBRUARY 19, 2019

EFFECTIVE DATE: FEBRUARY 20, 2019

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 Conditions in Attachment B.

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 parcel is currently developed with five residential dwelling units. 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) 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 Tentative Tract Map with conditions.

Case Manager: Kent Lin

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: FEBRUARY 19, 2019

EFFECTIVE DATE: FEBRUARY 20, 2019

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 Conditions in Attachment B.

E. VTTM #82280: 170-180 S. Euclid Avenue – Council District #6

Vesting Tentative Tract Map: To allow the consolidation of two land parcels and, subsequently, the subdivision of the property into 43 air parcels for condominium purposes. A new mixed-use project with 42 residential units and 940 square feet of commercial space received Final Design Review approval on October 9, 2018. This application is limited to the creation of air parcels to allow the individual sale of the commercial space and dwelling units. This application does not address the design or construction of the mixed-use project and does not include any proposed changes to the previous Design Review approval.

Staff Recommendation:

- 1) Find the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32: Infill Development); and
- 2) Approve the Vesting Tentative Tract Map with conditions.

Case Manager: Beilin Yu

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: FEBRUARY 19, 2019


EFFECTIVE DATE: FEBRUARY 20, 2019

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination which is a Class 32 exemption and **approve** the project subject to Findings in Attachment A and Conditions in Attachment B.

3. ADJOURNMENT



Beilin Yu, Zoning Administrator



Patricia De La Torre, Recording Secretary

