



**MINUTES  
HEARING OFFICER  
April 3, 2019**

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

<b>Hearing Officer Present: Paul Novak</b>
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<b>Acting Zoning Administrator: Luis Rocha</b>
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<b>Staff Present: Nathan Gapper, Kent Lin, Kristen Johnston, Natsue Sheppard</b>
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**1. ROLL CALL AND READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**MINOR CASE**

**A. VHR #11901: 600 E. Colorado Boulevard – Council District #7**

Variance for Historic Resources: To allow for relief from the minimum required off-street parking spaces to facilitate the adaptive reuse of an existing 14,815 square-foot former theater (United Artist Theater), a locally designated landmark, into restaurants, medical offices and a physical fitness club. The proposed project requests a relief from the 25 required off-street parking spaces.

**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); and
- 2) Approve the Variances for Historic Resource, with conditions.  
Case Manager: Nathan Gapper

***APPROVED WITH CONDITIONS***

***APPEAL DATE: April 15, 2019***

***EFFECTIVE DATE: April 16, 2019***

<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. MCUP #6703: 1914 Corson Street – Council District #2**

Minor Conditional Use Permit: To allow for the alteration and enlargement of an existing, non-conforming single-family residence in the Commercial General 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); and
- 2) Approve the Minor Conditional Use Permit, with conditions.  
Case Manager: Nathan Gapper

***APPROVED WITH CONDITIONS***

***APPEAL DATE: April 15, 2019***

***EFFECTIVE DATE: April 16, 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 adopted conditions found in attachment B

**REGULAR CASES**

**C. TTM #74337: 320 E. Glenarm Street – Council District #7**

Tentative Tract Map: To allow the creation of five air parcels on one land lot for residential condominium purposes. The new five unit residential project received Consolidate Design Review approval on January 29, 2018. This Tentative Tract Map application is for the creation of air parcels only. This application does not address the design or construction of the five-unit project and does not include any proposed changes to the previous Design Review approval.

**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 of Small Structures); and
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Kent Lin

**APPROVED WITH CONDITIONS**

**APPEAL DATE: April 15, 2019**

**EFFECTIVE DATE: April 16, 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 adopted conditions found in attachment B

**D. HDP #6561: 1211 Wellington Avenue – Council District #6**

Hillside Development Permit: To allow a 913 square-foot addition to the first floor, and a 951 square-foot addition to the second floor to an existing two-story single-family residence.

A Minor Conditional Use Permit: To allow the enlargement of a nonconforming use.

**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); and
- 2) Approve the Hillside Development Permit and Minor Conditional Use Permit, with conditions.

Case Manager: Kristen Johnston

**APPROVED WITH CONDITIONS**

**APPEAL DATE: April 15, 2019**

**EFFECTIVE DATE: April 16, 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 adopted conditions found in attachment B

**E. CUP#6632: 1005 Armada Drive – Council District #1**

Conditional Use Permit: To allow the addition of a new classroom building to an existing middle school (Chandler School). The addition would be 3,010 square feet in size and would have two stories (two-above ground levels with a below-ground level) with a 688 square-foot rooftop deck, which would also be used for classroom activities. In 2011, an addition of a new classroom building was approved as part of the second phase of the Chandler School Master Plan Amendment; however, the proposed project includes a new rooftop deck, which would result in exceeding the approved building envelope. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan.

**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) and Section 15314, Class 14 (Minor Additions to Schools); and
- 2) Approve the Conditional Use Permit with conditions.

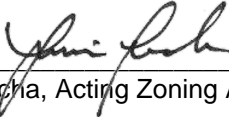
Case Manager: Natsue Sheppard

**APPROVED WITH CONDITIONS**

**APPEAL DATE: April 15, 2019**  
**EFFECTIVE DATE: April 16, 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 adopted conditions found in attachment B

**3. ADJOURNMENT**

  
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Luis Rocha, Acting Zoning Administrator

  
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Patrisia De La Torre, Recording Secretary