

**MINUTES
HEARING OFFICER
May 1, 2019**

**Public Meeting 6:00 P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:00 P.M.
Meeting Adjourned: 7:08 P.M.**

Hearing Officer Present: Paul Novak
--

Acting Zoning Administrator: Beilin Yu

Staff Present: Nathan Gapper, Jennifer Driver, Jason Van Patten
--

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MCUP #6523: 670 Bellefontaine Street – Council District #6

Minor Conditional Use Permit: To allow the expansion of a nonconforming multi-family residential use within a single-family residential zone;

Variance: To allow an accessory structure to exceed the maximum allowable accessory structure floor area; and

Minor Variance: To exceed the allowable overall height for an accessory structure.

Staff Recommendation:

- 1) Find that the 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 Conditional Use Permit, Variance, and Minor Variance.

Case Manager: Nathan Gapper

ACTION: DISAPPROVED

APPEAL DATE: MAY 13, 2019

EFFECTIVE DATE: MAY 14, 2019

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination which is an exemption and disapprove the project subject to findings in attachment A

B. MCUP #6726: 1501 South Marengo Avenue – Council District #7

Minor Conditional Use Permit: To allow a 600 square-foot detached garage to exceed the allowable overall height and top plate height in order to achieve a design that is architecturally compatible with the main structure.

Staff Recommendation:

- 1) Find the project to be categorically 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 Minor Conditional Use Permit with conditions.

Case Manager: Nathan Gapper

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: MAY 13, 2019

EFFECTIVE DATE: MAY 14, 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

CONTINUED CASE

C. V #11902 – 2412 Brigden Road – Council District #4

Variance: To allow the retroactive enclosure of an existing 119 square-foot covered porch, as part of an existing 330 square-foot accessory structure, which results in a total of 2,839 square feet of gross floor area on-site, exceeding the maximum 2,435 square feet permitted.

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 Variance.

Case Manager: Jennifer Driver

ACTION: DISAPPROVED

APPEAL DATE: MAY 13, 2019

EFFECTIVE DATE: MAY 14, 2019

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination which is an exemption and **disapprove** the project subject to findings in attachment A

REGULAR CASE

D. TTM #82598: 2411 Oswego Street – Council District #4

Tentative Tract Map: To consolidate two parcels into one and allow the creation of eight air parcels on a single lot for residential condominium purposes. The eight-unit project received Design Review approval on September 17, 2018. This application only concerns the consolidation of parcels and the creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the eight-unit project and does not include any proposed changes to the previous Design Review approval.

Staff Recommendation:

- 1) Find the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32, In-Fill Development Project).
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Jason Van Patten

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: MAY 13, 2019

EFFECTIVE DATE: MAY 14, 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 found in attachment B

3. ADJOURNMENT



Beilin Yu, Zoning Administrator



Patricia De La Torre, Recording Secretary