



**MINUTES
HEARING OFFICER
May 15, 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: 7:10 P.M.**

Hearing Officer Present: Undine Petrulis

Acting Zoning Administrator: Luis Rocha
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Staff Present: Jason Van Patten, Nathan Gapper, Jennifer Driver
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1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. HDP #6652: 710 Heatherside Road – Council District #6

Hillside Development Permit: To allow construction of hardscape and decking, a retaining wall, metal guardrail, block wall, wood screen, and fire pit within 20 feet of the top edge of the Arroyo Seco slope bank.

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: Jason Van Patten

APPROVED WITH CONDITIONS

APPEAL DATE: May 28, 2019

EFFECTIVE DATE: May 29, 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

B. CUP #6662: 1306 N. Lake Avenue – Council District #2

Conditional Use Permit: To allow the sale of beer and wine in conjunction with the operation of an existing restaurant.

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 Conditional Use Permit, with conditions.
Case Manager: Nathan Gapper

APPROVED WITH CONDITIONS

APPEAL DATE: May 28, 2019

EFFECTIVE DATE: May 29, 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 as modified in attachment B

C. CUP #6676: 1038 E. Colorado Boulevard – Council District #7

Conditional Use Permit: To allow for full alcohol sales (beer, wine and spirits) for off-site consumption in conjunction with an existing 16,659 square-foot retail sales land use (Rite Aid drugstore). No new floor area is proposed and the hours of operation are proposed at 7a.m. to 10 p.m. daily.

Variance: To deviate from the 1,000-foot separation requirement between certain uses with alcohol sales in the AD-2 overlay district.

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 Conditional Use Permit and Variance.

Case Manager: Jennifer Driver

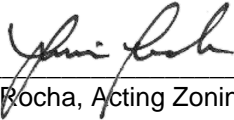
DISAPPROVED

APPEAL DATE: May 28, 2019

EFFECTIVE DATE: May 29, 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.

3. ADJOURNMENT



Luis Rocha, Acting Zoning Administrator



Patrisia De La Torre, Recording Secretary