

**MINUTES
HEARING OFFICER
June 5, 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: 7:41 P.M.**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: David Sinclair
Staff Present: Beilin Yu, Jason Van Patten

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

CONTINUED CASE

A. Modification to CUP#1540: 169 Arlington Drive – Council District #6

Modification to Conditional Use Permit #1540: To allow modifications to the hours of operation for an existing Child Day-Care Center. Conditional Use Permit #1540 was approved in 1985 to allow the establishment of a day-care center with a maximum enrollment of 40 students. Eight conditions of approval were incorporated as part of the approval. Condition #6 limits the hours of operation from 9:00 a.m. to 12:00 p.m., Monday through Friday, with occasional classes and parent meetings in the afternoon and evenings, but not later than 8:00 p.m. A Minor Modification to the original Conditional Use Permit was approved in 2017, which extended the hours of operation to 1:30 p.m. The submitted application requests to modify the hours of operation to 8:00 a.m. to 4:00 p.m., with no more than 40 students at any one time. Additionally, the submitted application identifies the number of occasional after hour events, and requests that these events cease no later than 9:00 p.m.

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 Modification to Conditional Use Permit #1540 with conditions.

Case Manager: Beilin Yu

DISAPPROVED

APPEAL DATE: June 17, 2019

EFFECTIVE DATE: June 18, 2019

<p>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 and conditions found in attachment B</p>

REGULAR CASE

B. TPM #77148: 596 Mar Vista Avenue – Council District #5

Tentative Parcel Map: To allow the creation of two air parcels on one lot for residential condominium purposes. Construction of two new detached residential units is planned for the site. The applicant applied for a building permit in December 2016 that is currently being reviewed by the City, but not yet issued. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit. This application does not address the design or construction of the two-unit project.

Staff Recommendation:


- 1) Find the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Jason Van Patten

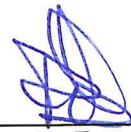
APPROVED WITH CONDITIONS
APPEAL DATE: June 17, 2019
EFFECTIVE DATE: June 18, 2019

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

3. **ADJOURNMENT**



David Sinclair, Zoning Administrator



Patricia De La Torre, Recording Secretary