

**MINUTES  
HEARING OFFICER  
June 19, 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: 6:45 P.M.**

<b>Hearing Officer Present: Undine Petruilis</b>
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<b>Acting Zoning Administrator: Beilin Yu</b>
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<b>Staff Present: Jason Van Patten, Jennifer Driver, Abdu Lachgar, Beilin Yu</b>
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**1. ROLL CALL AND READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**REGULAR CASES**

**A. CUP #6677: 1237 Lincoln Avenue – Council District #1**

- 1) Conditional Use Permit: To establish a Religious Facilities land use within an existing two-story building.
- 2) Sign Exception: To allow a freestanding sign with 12.5 square feet of sign area, where the zoning code limits the maximum sign area to one square-foot per sign.
- 3) Sign Exception: To allow a wall sign with 12.5 square feet of sign area, where the zoning code limits the maximum sign area to one square-foot per sign.

**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 Conditional Use Permit and Sign Exceptions with conditions.
- Case Manager: Jason Van Patten

**ACTION: APPROVED WITH CONDITIONS  
APPEAL DATE: JULY 1, 2019  
EFFECTIVE DATE: JULY 2, 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 conditions found in attachment B
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**B. CUP #6740: 1253 E. Colorado Boulevard – Council District 5**

Conditional Use Permit: To establish a General Adult Day-Care Facility in the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, Mid-City subdistrict) zoning district within an existing 8,030 square-foot commercial building.

**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: Jennifer Driver

**ACTION: APPROVED WITH CONDITIONS  
APPEAL DATE: JULY 1, 2019  
EFFECTIVE DATE: JULY 2, 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 conditions found in attachment B
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**C. TTM #82331: 170 N. Catalina Avenue – Council District #5**

Tentative Tract Map: To allow the creation of nine air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

**Staff Recommendation:**

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

Case Manager: Abdu Lachgar

**ACTION: APPROVED WITH CONDITIONS**

**APPEAL DATE: JULY 1, 2019**

**EFFECTIVE DATE: JULY 2, 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

**D. TPM #82276: 120 N. Oak Avenue – Council District #2**

Tentative Parcel Map: To allow the creation of three air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

**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 Tentative Parcel Map with conditions.

Case Manager: Abdu Lachgar

**ACTION: APPROVED WITH CONDITIONS**

**APPEAL DATE: JULY 1, 2019**

**EFFECTIVE DATE: JULY 2, 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

**E. Modification to V#11738: 167 E. Walnut Street – Council District #3**

Modification to Variance #11738: To revise a condition of approval in order to comply with Fire Department regulations. Variance #11738 was originally approved by the Zoning Hearing Officer on June 6, 2012, to deviate from the required height and setback requirements to allow the construction of a new multi-family structure containing 100 residential units. Variance #11738 approved the structure to have a height of 90-feet (as measured from the existing grade at the Metropolitan Transportation Authority light-rail tracks), where the maximum permitted height is 60-feet. Two Minor Variances were also approved to allow the structure to provide a 136-foot setback from the Walnut Street frontage, where the maximum permitted setback is five-feet; and to allow a 55-foot setback from the Marengo Avenue frontage, where the maximum permitted setback is ten-feet. The requested modification would not alter the approved development.

**Staff Recommendation:**

- 1) An Initial Study with a Mitigated Negative Declaration was approved for the project by the Hearing Officer at a public hearing on June 6, 2012. The Initial Study determined that the project will have less than significant environmental impacts with the incorporation of the proposed Mitigation Measures. The proposed modification will not result in any new environmental impacts.
- 2) Approve the Modification to Variance #11738 with conditions.

Case Manager: Beilin Yu

**ACTION: APPROVED WITH CONDITIONS**

**APPEAL DATE: JULY 1, 2019**

**EFFECTIVE DATE: JULY 2, 2019**

**HEARING OFFICER ACTION:** The Hearing Officer decided to adopt the staff recommended Environmental Determination and **approve** the project subject to findings in attachment A and conditions found in attachment B

3. **ADJOURNMENT**

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Beilin Yu, Zoning Administrator



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Patricia De La Torre, Recording Secretary

