

**MINUTES
HEARING OFFICER
July 17, 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: 8:33 P.M.

Hearing Officer Present: Undine Petruilis
Acting Zoning Administrator: David Sinclair
Staff Present: Jason Van Patten, Nathan Gapper, Beilin Yu, Luis Rocha

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. HDP #6656: 1734 Kaweah Drive – Council District #6

Hillside Development Permit: To allow an 810 square-foot addition to the second-story of an existing two-story, 2,310 square-foot split-level dwelling with attached two-car garage.

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 that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Hillside Development Permit with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: July 29, 2019

EFFECTIVE DATE: July 30, 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

B. CUP #6749: 750 S. Arroyo Parkway – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of beer and wine in conjunction with the operation of a restaurant (Shake Shack). The site is located within the CD-6 (Central District, Arroyo Corridor/Fair Oaks sub-district) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Nathan Gapper

APPROVED

APPEAL DATE: July 29, 2019

EFFECTIVE DATE: July 30, 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

C. Modification to CUP #3278: 301 N. Orange Grove Boulevard – Council District #1

Modification to CUP #3278: The applicant, Neighborhood Church, has submitted a Modification to CUP #3278 to allow operational changes to an existing religious facility, including allowing religious services on weekdays and Saturdays, modifying the start time of weekday religious events from 6:30 p.m. to 5:00 p.m., increasing the maximum number of people attending religious weekday activities from 74 to 100, and modifying the hours of these activities from 6:30 pm to 9:00 pm to 5:00 pm to 9:45 pm on Monday through Thursday and from 5:00 p.m. to 11:00 p.m. on Fridays. Additional modification requests include increasing private school enrollment from 130 students to 216 students while eliminating the existing child day-care center. The child day-care center is proposed to vacate the property in July 2020, after which the private school enrolment is proposed to reach 216 students.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15314, (Class 14, Minor Additions to Schools);
- 2) Approve the Modification to CUP #3278 with conditions.

Case Manager: Beilin Yu

APPROVED

APPEAL DATE: July 29, 2019

EFFECTIVE DATE: July 30, 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 as modified in attachment B

D. Revocation of CUP #5535: 300 W. Green Street (Ambassador Gardens) - Council District #6

A City-initiated public hearing to consider the revocation of Conditional Use Permit (CUP) #5535, originally approved by the Hearing Officer on March 6, 2013. CUP #5535 allows private group events, such as weddings and receptions, at various designated locations within the Ambassador College Campus. The approval includes a Minor CUP to allow shared parking with Maranatha High School (169 S. St. John St.) and the Elk's Lodge (400 W. Colorado Blvd.), as well as an additional Minor CUP to allow off-street valet parking during the events. As authorized by Section 17.78.090 (Permit Revocation or Modification) of the Zoning Code, the Hearing Officer has the authority to revoke any discretionary land use permit, such as a Conditional Use Permit.

Staff Recommendation:

- 1) Find that this project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15321, (Class 21, Enforcement Actions by Regulatory Agencies); and
- 2) Revoke Conditional Use Permit #5535

Case Manager: Luis Rocha

APPROVED

APPEAL DATE: July 29, 2019

EFFECTIVE DATE: July 30, 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