



**MINUTES  
HEARING OFFICER  
August 7, 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: 7:36 P.M.**

<b>Hearing Officer Present: Paul Novak</b>
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<b>Acting Zoning Administrator: Luis Rocha</b>
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<b>Staff Present: Nathan Gapper, Jason Van Patten, Jennifer Driver, Beilin Yu</b>
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**1. ROLL CALL AND READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**MINOR CASE**

**A. MCUP #6750: 1268 – 1270 Bresee Avenue – Council District #2**

Minor Conditional Use Permit: To allow a 149 square-foot addition to an existing single-story unit (1270 Bresee Avenue) at the rear of the subject property. The existing use is non-conforming because it consists of two dwelling units in the RS-6 (Single-Family Residential, six units per acre) zoning district, where only one dwelling unit is permitted. A Minor Conditional Use Permit is required for an expansion and/or alteration of a legally established non-conforming use.

**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 Minor Conditional Use Permit, with conditions.

Case Manager: Nathan Gapper

**APPROVED**

**APPEAL DATE: August 19, 2019**

**EFFECTIVE DATE: August 20, 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 adopted conditions found in attachment B
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**B. MCUP #6742: 604 – 606 Ashtabula Street – Council District #5**

Minor Conditional Use Permit: To allow a 100 square-foot addition to an existing single-story dwelling unit (606 E. Ashtabula Street) at the front of the subject property. The existing use is non-conforming because it consists of two dwelling units in the RS-6 (Single-Family Residential, six units per acre) zoning district, where only one dwelling unit is permitted. A Minor Conditional Use Permit is required for an expansion and/or alteration of a legally established non-conforming use.

**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 Minor Conditional Use Permit, with conditions.

Case Manager: Nathan Gapper

**APPROVED**

**APPEAL DATE: August 19, 2019**

**EFFECTIVE DATE: August 20, 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

**REGULAR CASES**

**C. HDP #6423: 343 Woodcliffe Road – Council District #6**

Hillside Development Permit: To allow the construction of a two-story, 2,550 square-foot single-family residence with an attached 441 square-foot two-car garage on a vacant property. The applicant has also requested the following: 1) Variance to allow three guest parking spaces on-site where the Zoning Code requires four; 2) Minor Variance to allow the main structure to come within five feet of the front property line, where the Zoning Code requires 25 feet; 3) Minor Variance to allow the attached garage to come within 18'2" of the front property line, where the Zoning Code requires 25 feet; and 4) Minor Variance to allow a fence (guardrail) to reach a height of 10 feet in the front yard, where the Zoning Code limits height to four feet.

**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, Variance and Minor Variances with conditions;  
Case Manager: Jason Van Patten

**APPROVED**

**APPEAL DATE: August 19, 2019**

**EFFECTIVE DATE: August 20, 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

**D. CUP #6649: 1813 E. Colorado Boulevard – Council District #2**

Conditional Use Permit: to facilitate the demolition of an existing Vehicle Service Station with 8 fuel stations, a 1,976 square foot convenience store and auto repair, and the construction of a new Vehicle Service Station with 8 fuel stations, a 2,170 square-foot convenience store and a new self-service auto wash. The applicant is requesting the following three Conditional Use Permits: (1) to allow for a Vehicle Service Station within the ECSP-CG-4 (East Colorado Specific Plan, Commercial General, Route 66 subdistrict) zoning district; (2) to allow the off-site sale of limited alcohol (beer and wine) within the proposed Service Station; and, (3) to operate 24-hours a day, seven days a week. The application also includes two Minor Variance applications to deviate from the front and corner side setback requirements by providing greater setbacks than required in the ECSP-CG-4 zoning district

**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), Section 15302 (Class 2: Replacement or Reconstruction), Section 15303 (Class 3: New Construction or Conversion of Small Structures) and Section 15332 (Class 32: In-Fill Development Projects) and that there are no features that distinguish this project from others in the exempt classes and, therefore, there are no unusual circumstances; and
- 2) Approve the Conditional Use Permits and Minor Variances with conditions;  
Case Manager: Jennifer Driver

**APPROVED**

**APPEAL DATE: August 19, 2019**

**EFFECTIVE DATE: August 20, 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

**E. HDP #6667: 1644 Kaweah Drive – Council District #6**

Hillside Development Permit: To allow a 471 square-foot one-story addition to an existing one-story, 2,363 square-foot dwelling with a detached 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
- 2) Approve the Hillside Development Permit with conditions.

Case Manager: Jennifer Driver

**APPROVED**

**APPEAL DATE: August 19, 2019**

**EFFECTIVE DATE: August 20, 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

**F. AHCP #11870: 254 East Union Street – Council District #3**

Affordable Housing Concession Permit: To allow the construction of a new 64,441 square foot, 6-story, mixed-use building with 1,939 square feet of office commercial space and 59 residential units (five very low income units). The building will contain four levels of parking, one at the ground level and three subterranean levels, with a total of 156 parking spaces. The project proposes to utilize Density Bonus. The maximum permitted density on the subject property is 44 units, and because the project is proposing to provide five very low income units, the project is eligible to utilize a 35% density bonus and thus the project is eligible to provide 59 units. Concessions may be requested when the density bonus provisions of Chapter 17.43 are utilized. The project requires the following entitlements:

- 1) Affordable Housing Concession Permit to increase the maximum allowable floor area ratio (FAR) from 2.25 to 2.96.
- 2) Affordable Housing Concession Permit to exceed the maximum permitted height from 60' to 75'.
- 3) Variance is being requested to deviate from the minimum required 50' depth for the ground floor commercial use.
- 4) Private Tree Removal to allow the removal of one 22" DBH European Olive (*Olea Europa*) and one 27" DBH European Olive (*Olea Europa*), both located along the front property line

**Staff Recommendation:**

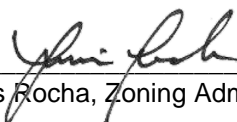
- 1) Find that the project will not result in any potentially significant impacts that were not already analyzed as part of the Initial Study and Mitigated Negative Declaration (IS/MND) prepared for Variance #11810, and adopt the Addendum to the IS/MND;
- 2) Approve the Affordable Housing Concession Permit with conditions;
- 3) Approve the Variance with conditions; and Approve Private Tree Removal.

Case Manager: Beilin Yu

**CONTINUED TO September 4, 2019**

**HEARING OFFICER ACTION:** The Hearing Officer decided to **continue** this case to 09/04/19.

**3. ADJOURNMENT**

  
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Luis Rocha, Zoning Administrator

  
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Patrisia De La Torre, Recording Secretary