

**MINUTES
HEARING OFFICER
September 4, 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: 7:55 P.M.**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Katherine Moran, Jennifer Driver, Jason Van Patten

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

CONTINUED CASE

A. 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
- 4) Approve Private Tree Removal.

Case Manager: Beilin Yu

ACTION: DISAPPROVED

APPEAL DATE: SEPTEMBER 16, 2019

EFFECTIVE DATE: SEPTEMBER 17, 2019

HEARING OFFICER ACTION: The Hearing Officer decided to not adopt an Addendum to the adopted Initial Study and Mitigated Negative Declaration prepared for the project, and disapprove the project subject to findings in attachment A

REGULAR CASES

B. CUP #6727: 1035 E. Green Street – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol (beer, wine and distilled spirits) in conjunction with the operation of a new restaurant. (Tajji 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: Katherine Moran

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: SEPTEMBER 16, 2019

EFFECTIVE DATE: SEPTEMBER 17, 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 as modified including Public Works conditions.

C. CUP #6666: 3887 E. Sierra Madre Boulevard – Council District #4

1) Conditional Use Permit: To establish a banquet hall (Club, Lodge and Private Meeting Hall land use) in conjunction with an existing restaurant within the CL (Commercial Limited) zoning district;

2) Conditional Use Permit: To allow the on-site sale and consumption of a full line of alcohol (beer, wine and spirits) in conjunction with the operation of the banquet hall and restaurant; and

3) Conditional Use Permit: To allow the extended hours of operation from 7:00 a.m. to 1:00 a.m., daily for the banquet hall and 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 three Conditional Use Permit with conditions.

Case Manager: Jennifer Driver

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: SEPTEMBER 16, 2019

EFFECTIVE DATE: SEPTEMBER 17, 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

D. CUP #6709: 1336 E. Colorado Boulevard – Council District #7

Conditional Use Permit: To establish a Lodging – Hotels, Motels land use with associated retail sales and services uses. The proposed hotel would provide 150 guest rooms and occupy a five-story, approximately 90,000 square-foot building.

Staff Recommendation:

1) Find that there are no changed circumstances or new information as part of the proposed application that necessitate further environmental review beyond the Final Environmental Impact Report (FEIR) adopted by the City Council on September 12, 2016; and

2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

ACTION: APPROVED WITH CONDITIONS

APPEAL DATE: SEPTEMBER 16, 2019

EFFECTIVE DATE: SEPTEMBER 17, 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

Beilin Yu for

Beilin Yu, Zoning Administrator

[Signature]

Patricia De La Torre, Recording Secretary

