



**MINUTES
HEARING OFFICER
October 2, 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: 6:26 P.M.**

Hearing Officer Present: Undine Petrulis

Acting Zoning Administrator: Luis Rocha
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Staff Present: Kristen Johnston, Kent Lin, Abdu Lachgar
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1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MCUP #6729: 715 South Oak Knoll Avenue – Council District #7

Minor Conditional Use Permit: To allow the enlargement of a nonconforming use, where a nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained. The project includes additions, totaling 1,054 square feet, to two existing dwelling units, and a 208 square-foot addition to an existing two-car detached garage. The subject site is located within the RS-6 (Single-Family Residential) zoning district, and is developed with two residential dwelling units, where the Zoning Code allows for one dwelling unit.

Staff Recommendation:

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

Case Manager: Kristen Johnston

APPROVED

APPEAL DATE: October 14, 2019

EFFECTIVE DATE: October 15, 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

B. V #11903: 1419 Wellington Avenue – Council District #6

- 1) Variance: To allow construction of an accessory structure (swimming pool and spa) within the front yard, where an accessory structure is required to be located behind the rear wall plane of the primary structure; and
- 2) Minor Variance: To allow construction of a five-foot high fence, with a combination of steel, wood, and concrete block materials, along the east and north property lines and within the front yard of a single-family residence, where the maximum allowed height is 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 (New Construction or Conversion of Small Structures); and

2) Approve the Variance and Minor Variance, with conditions.
Case Manager: Kristen Johnston

APPROVED

APPEAL DATE: October 14, 2019

EFFECTIVE DATE: October 15, 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

C. VTTM #76048: 913 Boston Court – Council District #5

Vesting Tentative Tract Map: To allow the creation of 12 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 Vesting Tentative Tract Map, with conditions.

Case Manager: Kent Lin

APPROVED

APPEAL DATE: October 14, 2019

EFFECTIVE DATE: October 15, 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. TTM #82690: 1665 N. Fair Oaks Avenue – Council District #1

Tentative Parcel Map: To allow the creation of seven 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

APPROVED

APPEAL DATE: October 14, 2019

EFFECTIVE DATE: October 15, 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. TTM #82691: 1655 N. Fair Oaks Avenue – Council District #1

Tentative Parcel 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

APPROVED

APPEAL DATE: October 14, 2019


EFFECTIVE DATE: October 15, 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

3. ADJOURNMENT



Luis Rocha, Acting Zoning Administrator



Patrisia De La Torre, Recording Secretary