

**MINUTES
HEARING OFFICER
November 6, 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: 6:08 P.M.**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: David Sinclair
Staff Present: Katherine Moran, Abdu Lachgar

1. ROLL CALL AND READING OF PROCEDURES
2. PUBLIC HEARINGS

MINOR CASES

A. SE #11909: 1095 E Colorado Boulevard – Council District #5

Sign Exception: Two Sign Exception applications to allow two wall signs on an existing building, on two separate elevations (west and south) to be located at an approximate height of 33 feet, where the maximum height allowed is 25 feet, or the bottom of lowest second story window, whichever is lower. A Sign Exception is required for a sign that deviates from the maximum allowable height.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures). The proposed Sign Exceptions will not result in any new environmental impacts; and
- 2) Approve the Sign Exceptions with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: November 18, 2019

EFFECTIVE DATE: November 19, 2019

<p>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</p>
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B. MV #11911: 925 E. Elizabeth Street – Council District #2

Minor Variance: To allow to allow the encroachment of a 384 square-foot, covered patio within the required 25-foot required rear yard setback of an existing 1,424 square-foot single-family residence. The request includes a Minor Variance to allow the addition to provide a 13' rear yard setback, where the minimum required is 25'.

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 Variance with conditions.

Case Manager: Abdu Lachgar

APPROVED

APPEAL DATE: November 18, 2019

EFFECTIVE DATE: November 19, 2019

<p>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</p>
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REGULAR CASES

A. TTM #82787: 65 N. Wilson Avenue – Council District #5

Tentative Tract Map: To allow the creation of six 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 Tract Map with conditions.

Case Manager: Abdu Lachgar

Case Not Heard

B. TPM #82354: 72 S. Oak Avenue – Council District #7

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

APPROVED

APPEAL DATE: November 18, 2019

EFFECTIVE DATE: November 19, 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. CE #367: 3225 & 3235 East Colorado Boulevard – Council District #4

Certificate of Exception: To allow for a lot line adjustment between two existing legal parcels and consolidating them into one legal parcel. The application is for the consolidation of two existing legal parcels into one parcel only.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Abdu Lachgar

APPROVED

APPEAL DATE: November 18, 2019

EFFECTIVE DATE: November 19, 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