



**MINUTES
HEARING OFFICER
November 20, 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: 6:25 P.M.**

Hearing Officer Present: Undine Petruilis
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Acting Zoning Administrator: Luis Rocha
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Staff Present: Jason Van Patten, Alison Walker

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. CE#371: 95, 99, 111 N. Madison Avenue, 535 E. Union Street – Council District #3

Certificate of Exception: To allow a lot line adjustment that would consolidate four adjacent parcels (AINs 5723-015-026, 5723-015-025, 5723-015-024, 5723-015-045) into a single parcel.

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: Jason Van Patten

APPROVED

APPEAL DATE: December 2, 2019

EFFECTIVE DATE: December 3, 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

B. CE #370: 33 & 45 W. Green Street – Council District #6

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: Alison Walker

Continued to December 18, 2019

HEARING OFFICER ACTION: The Hearing Officer decided to continue the case to December 18, 2019

C. TTM #82751: 690-700 N. Orange Grove Boulevard – Council District #3

Tentative Tract Map: To allow the creation of 48 air parcels for residential condominium purposes and four air parcels for commercial condominium purposes on one land lot.

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 Projects); and
- 2) Approve the Tentative Tract Map, with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: December 2, 2019

EFFECTIVE DATE: December 3, 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 #6764: 630 E. Colorado Boulevard – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of full alcohol (beer, wine, and Distilled spirits) in conjunction with the operation of a restaurant with limited live entertainment (Restaurante Los Anaya).

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: Jason Van Patten

APPROVED

APPEAL DATE: December 2, 2019

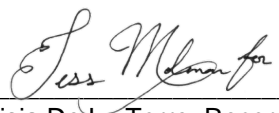
EFFECTIVE DATE: December 3, 2019

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, Zoning Administrator



Patrisia De La Torre, Recording Secretary