

**MINUTES  
HEARING OFFICER  
January 15, 2020**

**Public Meeting 6:00 P.M.  
175 North Garfield Avenue  
Permit Center Hearing Room, 1<sup>st</sup> Floor  
Meeting Started: 6:02 P.M.  
Meeting Adjourned: 6:20 P.M.**

<b>Hearing Officer Present: Undine Petruilis</b>
<b>Acting Zoning Administrator: Beilin Yu</b>
<b>Staff Present: Jennifer Driver, Kristen Johnston, and Kent Lin</b>

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

**MINOR CASES**

**A. MCUP #6733: 180 – 186 N. Sierra Bonita Avenue – Council District #2**

Minor Conditional Use Permit: To allow the enlargement of a legally established nonconforming multi-family residential use in the CG (Commercial General) zoning district. The use is nonconforming because the Zoning Code does not allow for multi-family residential use in the CG zoning district. The project includes a 149 square-foot addition to one existing dwelling unit in the multi-family development. A legal nonconforming use may not be altered or enlarged unless a Minor Conditional Use Permit is first obtained

**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: Jennifer Driver

**ACTION: APPROVED WITH CONDITIONS**

**APPEAL DATE: JANUARY 27, 2020**

**EFFECTIVE DATE: JANUARY 28, 2020**

<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 conditions found in attachment B
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**REGULAR CASES**

**B. HDP #6751: 375 Redwood Drive – Council District #6**

Hillside Development Permit: To allow a 430 square-foot first floor addition and 238 square feet of second floor addition to an existing three-story, 1,183 square-foot, single-family residence with a 214 square-foot one-car attached garage. The project also includes a 243 square-foot garage addition. There are no trees proposed for removal as part of this project. A Hillside Development Permit is required for any new square footage above the first story. The subject site is located within the RS-6-HD-SR (Single-Family Residential, Hillside Overlay District, San Rafael Area) 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); and
- 2) Approve the Hillside Development Permit with conditions.

Case Manager: Kristen Johnston

**ACTION: APPROVED WITH CONDITIONS**

**APPEAL DATE: JANUARY 27, 2020**

**EFFECTIVE DATE: JANUARY 28, 2020**

**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 as renumbered in attachment B.

**C. CUP #6763: 673 E. Colorado Boulevard – Council District #3**

Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of an existing multi-screen movie theater (Laemmle Theater).

**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: Kent Lin

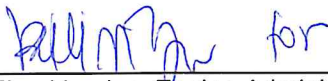
**ACTION: APPROVED WITH CONDITIONS**

**APPEAL DATE: JANUARY 27, 2020**

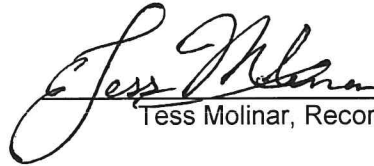
**EFFECTIVE DATE: JANUARY 28, 2020**

**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**

 for

Talyn Mirzakhania, Zoning Administrator



Tess Molinar, Recording Secretary