

**MINUTES
HEARING OFFICER
February 5, 2020**

**Public Meeting 6:00P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:03 PM
Meeting Adjourned: 6:38 PM**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Luis Rocha
Staff Present: Katherine Moran and Kristen Johnston

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

MINOR CASES

A. MV #11914: 474 Vineyard Place – Council District #4

Minor Variance: To allow the construction of a 280 square-foot single-story addition, to an existing 1,175 square-foot single-family residence, within the required rear yard setback. The request includes a Minor Variance to allow a 16.5-foot rear yard setback, where the minimum required is 25 feet.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
- 2) Disapprove the Minor Variance.

Case Manager: Katherine Moran

ACTION on February 5, 2020: TAKEN UNDER ADVISEMENT

ACTION on February 7, 2020: APPROVED

APPEAL DATE: 2/18/20

EFFECTIVE DATE: 2/19/20

HEARING OFFICER ACTION: Taken under advisement on February 5, 2020. On February 7, 2020, 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.

REGULAR CASES

B. HDP #6483: 736 Burleigh Drive – Council District #6

Hillside Development Permit and Tentative Parcel Map: To allow the subdivision of a 27,266 square-foot parcel, located within the Hillside Overlay District. As a result of the subdivision, Parcel #1 would maintain a lot area of 12,499 square feet. Parcel #2 would maintain a lot area of 14,767 square feet. There is no development or tree removals proposed as part of this application.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Minor Land Divisions); and
- 2) Approve the Hillside Development Permit and Tentative Parcel Map with conditions.

Case Manager: Kristen Johnston

ACTION: APPROVED
APPEAL DATE: 2/18/20
EFFECTIVE DATE: 2/19/20

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



Luis Rocha, Acting Zoning Administrator



Tess Molinar, Recording Secretary