

**MINUTES
HEARING OFFICER
February 19, 2020**

**Public Meeting 6:00P.M.
175 North Garfield Avenue
Permit Center Hearing Room, 1st Floor
Meeting Started: 6:02 PM
Meeting Adjourned: 6:15 PM**

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| Hearing Officer Present: Alex Garcia |
| Acting Zoning Administrator: David Sinclair |
| Staff Present: Kent Lin and Alison Walker |

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. CE#373: 506 & 510 N. El Molino Avenue – Council District #5

Certificate of Exception: To allow the consolidation of two existing parcels into one lot. Both parcels are located within the RM-12 (Residential Multi-Family, two units per lot) zoning district. Parcel #1 (APN 5731-017-019) is 4,282 square feet, and Parcel #2 (APN 5731-017-038) is 4,150 square feet, located to the rear of Parcel 1. The combined lot size would be 8,432 square feet after the lot consolidation.

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: Kent Lin

ACTION: APPROVED

APPEAL DATE: 3/2/20

EFFECTIVE DATE: 3/3/20

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| 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. |
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B. CUP #6780: 1687 E. Colorado Blvd – Council District #2

- 1) Conditional Use Permit: To allow the on-site sale and consumption of limited alcohol (beer and wine) in conjunction with the operation of a formula fast food restaurant (Chipotle Mexican Grill) within an existing restaurant tenant space.
- 2) Conditional Use Permit: To allow a walk-up window in conjunction with the operation of the formula fast food restaurant.

Staff Recommendation:

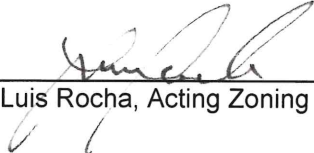
- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, (Class 1, Existing Facilities); and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Alison Walker

ACTION: APPROVED
APPEAL DATE: 3/2/20
EFFECTIVE DATE: 3/3/20

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