



**MINUTES
HEARING OFFICER
May 20, 2020**

**Special Meeting – 5:30pm
Virtual Public Meeting**
Meeting Started: 5:30pm
Meeting Adjourned: 6:44pm

Hearing Officer Present: Alex Garcia

Acting Zoning Administrator: Luis Rocha

Staff Present: David Reyes, Carlos Chacon, Alison Walker, Jennifer Driver, Natsue Sheppard, and Jason Van Patten

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. Mod to CUP #4577: 995 S. Fair Oaks Avenue – Council District #6

Modification of Conditional Use Permit #4577: To allow an addition to an existing Residential Care Facility with 149 units located in the IG-SP-AD-2 (South Fair Oaks Specific Plan, Industrial General, Alcohol Density Overlay District 2) and RM-32 HL-1 (Multi-Family Residential, 32 dwelling units per acre, Height District Overlay – 1) zoning districts:

- 1) Modification to Conditional Use Permit to allow a 89,622 square-foot, four-story addition with 88 units to the existing Residential Care Facility. A total of 111 parking spaces will be provided, at-grade and within a new two-level subterranean parking garage for the Residential Care Facility;
- 2) Certificate of Exception to allow a lot line adjustment between two existing legal parcels (AIN's 5719-022-108 and 5719-022-101) to consolidate into one legal parcel.

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 Section §15305, Class 5, (Minor Alterations in Land Use Limitations); and,
- 2) Approve the Modification to the Conditional Use Permit and the Certificate of Exception, with conditions.
Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: June 1, 2020

EFFECTIVE DATE: June 2, 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 adopted conditions found in attachment B

B. CUP #6747: Westridge School of Girls 324 Madeline Drive – Council District #6

- 1) Conditional Use Permit: To allow an increase in the maximum student enrollment, from 502 to 550 and increase full-time equivalent faculty/staff from 105 to 150. The project also includes modification of the existing parking lot to increase the number of parking spaces for the existing private school. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan; and
- 2) Minor Conditional Use Permit: To allow vertical tandem parking with the installation of vertical vehicle lifts, within an existing private school parking lot (North Lot).

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15314, Class 14 (Minor Additions to Schools);

- 2) Approve the Conditional Use Permit with conditions.
Case Manager: Natsue Sheppard

APPROVED

APPEAL DATE: June 1, 2020

EFFECTIVE DATE: June 2, 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 adopted conditions found in attachment B

C. CUP #6783: 1218 East Colorado Boulevard – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an existing restaurant (Daisy Mint). The subject site is located within the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, the Mid-City Area) zoning district. A Conditional Use Permit is required for the on-site sale and consumption of alcohol in the ECSP-CG-1 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 Conditional Use Permit with conditions.

Case Manager: Carlos Chacon

APPROVED

APPEAL DATE: June 1, 2020

EFFECTIVE DATE: June 2, 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 adopted conditions found in attachment B

D. CUP #6790: 854 East Green Street – Council District #7

Conditional Use Permit: To allow the on-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an existing restaurant (Republik Coffee Lounge). The subject site is located within the CD-5 (Central District Specific Plan, Lake Avenue sub-district) zoning district. A Conditional Use Permit is required for the on-site sale and consumption of alcohol in the CD-5 zoning.

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: Carlos Chacon

APPROVED

APPEAL DATE: June 1, 2020

EFFECTIVE DATE: June 2, 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 adopted conditions found in attachment B

E. CUP #6820: 1615 E. Washington Blvd – Council District #2

- 1) 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 (The George); and
- 2) Conditional Use Permit: To allow extended hours of operation of a restaurant within 150 feet of a residential 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 Conditional Use Permit with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: June 1, 2020

EFFECTIVE DATE: June 2, 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 adopted conditions found in attachment B

F. CUP #6824: 2302-2304 E. Colorado Boulevard – Council District #4

- 1) Conditional Use Permit: To establish an Industry Restricted, Small Scale land use (Wild Parrot Brewing Company);
- 2) Conditional Use Permit: To allow the on- and off-site sale and consumption of alcohol (beer and wine) in conjunction with the operation of an Industry Restricted, Small Scale land use; and
- 3) Conditional Use Permit: To allow extended hours of operation. The applicant proposes to operate between 7:00 a.m. and 10:00 p.m., Sunday to Thursday, and between 7:00 a.m. and 11:30 p.m., Friday and Saturday. A Conditional Use Permit is required to operate between the hours of 10:00 p.m. and 7:00 a.m. when located within 150 feet of a residential zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15301, Class 1, Existing Facilities) and that there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances; and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

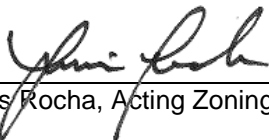
APPROVED

APPEAL DATE: June 1, 2020

EFFECTIVE DATE: June 2, 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 adopted conditions found in attachment B

3. ADJOURNMENT: approximately 6:44pm



Luis Rocha, Acting Zoning Administrator



Tess Molinar, Recording Secretary