



**MINUTES
HEARING OFFICER
June 3, 2020**

**Special Meeting – 3:00pm
Virtual Public Meeting
Meeting Started: 3:00pm
Meeting Adjourned: 3:17pm**

Hearing Officer Present: Paul Novak

Acting Zoning Administrator: Beilin Yu

Staff Present: David Reyes, Luis Rocha, David Sinclair, Jennifer Driver, Alison Walker, and Katherine Moran

1. ROLL CALL AND READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MV #11910: 1265 Chateau Road – Council District #6

Minor Variance: To permit a six-foot high fence within the front yard setback of a single-family residential property, where the maximum height for fences is four feet. The property is located within the RS-2-HD (Single-family residence, 0-2 dwelling units per acre, Hillside District Overlay). A Minor Variance is required for a fence that exceeds the maximum allowable height.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Variance with conditions.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: June 15, 2020

EFFECTIVE DATE: June 16, 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. MV #11925: 1595 Rose Villa Street – Council District #7

- 1) Minor Variance: To allow an accessory structure (pool) to encroach four feet, six inches into the required 10-foot corner side setback; and
- 2) Minor Variance: To allow for a five-foot high, solid wall in the corner side yard, between the street side property line and the side building line, where the maximum height permitted is four feet.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, (Class 3, New Construction or Conversion of Small Structures); and
- 2) Approve the Minor Variances with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: June 15, 2020

EFFECTIVE DATE: June 16, 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. SE #11923: 60 W. Bellevue Drive – Council District #6

Sign Exception: To allow a wall sign on an existing building to be located above the second story window where the maximum height allowed is 25 feet, or the bottom of lowest second story window, whichever is lower. A Sign Exception is required for a sign that deviates from the maximum allowable height.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures); and
- 2) Approve the Sign Exception with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: June 15, 2020

EFFECTIVE DATE: June 16, 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

REGULAR CASES

D. TPM #82999: 193 South Allen Avenue – Council District #7

Tentative Parcel Map: To allow for the creation of three air parcels for residential condominium purposes located on one 8,617 square-foot parcel. The site is located within the RM-16 (Multi-Family 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 15332, (Class 32, In-fill Development Projects); and
- 2) Approve the Tentative Parcel Map with conditions.

Case Manager: Carlos Chacon

APPROVED

APPEAL DATE: June 15, 2020

EFFECTIVE DATE: June 16, 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 3:17pm



Beilin Yu, Acting Zoning Administrator



Tess Molinar, Recording Secretary