



**MINUTES
HEARING OFFICER
June 17, 2020
Special Meeting – 5:30pm
Virtual Meeting**

Meeting Started: 5:30pm
Meeting Adjourned: 6:07pm

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| Hearing Officer Present: Alex Garcia |
| Acting Zoning Administrator: David Sinclair |
| Staff Present: Luis Rocha, David Sinclair, Carlos Chacon, Alison Walker, and Katherine Moran |

1. READING OF PROCEDURES
2. PUBLIC HEARINGS

MINOR CASES

A. MV #11919: 440 North Oak Avenue– Council District #2

- 1) Minor Variance: To allow a multi-family residential building to have a front yard setback of 30'-4" where the minimum required front yard setback is 49'-11"; and
- 2) Tree Removal Permit: To allow the private tree removal of two California Fan Palm trees and one Chinese Elm tree.

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 and Tree Removal Permit with conditions.
- Case Manager: Alison Walker

APPROVED

APPEAL DATE: June 29, 2020

EFFECTIVE DATE: June 30, 2020

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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 adopted conditions found in Attachment B |
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REGULAR CASES

B. TPM #77192: 941 - 943 East California Boulevard – Council District #7

Tentative Parcel Map: To allow the creation of four air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

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 Tentative Parcel Map with conditions.
- Case Manager: Carlos Chacon

APPROVED

APPEAL DATE: June 29, 2020

EFFECTIVE DATE: June 30, 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. TTM #82693: 351 Adena Street – Council District #3

Tentative Tract Map: To allow the creation of nine air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

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 Tract Map with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: June 29, 2020

EFFECTIVE DATE: June 30, 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 6:07pm



David Sinclair, Acting Zoning Administrator



Tess Molinar, Recording Secretary