



**MINUTES  
SPECIAL MEETING – 3:00 P.M.  
HEARING OFFICER  
Wednesday, July 1, 2020  
Virtual Meeting**

Meeting Started: 3:00 P.M.  
Meeting Adjourned: 3:25 P.M.

<b>Hearing Officer Present:</b> Paul Novak
<b>Acting Zoning Administrator:</b> Beilin Yu
<b>Staff Present:</b> Luis Rocha, David Sinclair, Beilin Yu, Alison Walker

**1. READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**MINOR CASES**

**A. MCUP #6829: 135 South Catalina Avenue – Council District #7**

Minor Conditional Use Permit: To allow nonresidential parking of a mixed-use project to incorporate tandem configuration. Of the 208 nonresidential parking spaces included in the proposed project, 28 spaces, or 13.5 percent of the nonresidential parking spaces, are proposed in tandem configuration. A Minor Conditional Use Permit is required for tandem parking in a nonresidential project.

**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 Minor Conditional Use Permit with conditions.

Case Manager: Alison Walker

***APPROVED***

***APPEAL DATE: July 13, 2020***

***EFFECTIVE DATE: July 14, 2020***

<b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in Attachment A and adopted conditions found in Attachment B
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**REGULAR CASES**

**B. TTM #74256: 2488 Mohawk Street – Council District #4**

Tentative Tract Map: To allow the creation of 21 air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only.

**Staff Recommendation:**

- 1) Continue to a date uncertain
- Case Manager: Jennifer Driver

**HEARING OFFICER ACTION:** Continued to a date uncertain

**C. CE #366: 350-356 S. Grand Avenue – Council District #6**

Certificate of Exception: To allow a lot line adjustment between two adjacent parcels, 350 S. Grand Avenue (Parcel #1) and 356 S. Grand Avenue (Parcel #2). The proposed lot line adjustment would eliminate the shared interior lot line, resulting in one parcel measuring 29,720 square feet in area. Although not a part of the Certificate of Exception application, the project would also include the demolition of the existing single-family residence at 356 S. Grand Avenue. The subject site is located within the RS-4 (Single-Family Residential) zoning district. There are no 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 15301, (Class 1, Existing Facilities) and Section 15305, Class 5, (Minor Alterations in Land Use Limitations); and
  - 2) Approve the Certificate of Exception with conditions.
- Case Manager: Beilin Yu

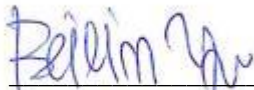
**APPROVED**

**APPEAL DATE: July 13, 2020**

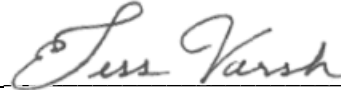
**EFFECTIVE DATE: July 14, 2020**

**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 3:25 p.m.



Beilin Yu, Acting Zoning Administrator



Tess Molinar, Recording Secretary