



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, August 19, 2020
Virtual Meeting**

Meeting Started: 5:30 P.M.
Meeting Adjourned: 6:02 P.M.

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: David Sinclair
Staff Present: Luis Rocha, David Sinclair, Carlos Chacon, Jason Van Patten, Jennifer Driver, Alison Walker

1. READING OF PROCEDURES

2. PUBLIC HEARINGS

MINOR CASES

A. MCUP #6834: 1915 NEWPORT AVENUE– COUNCIL DISTRICT #1

Minor Conditional Use Permit: To allow the expansion of a nonconforming use, where a nonconforming use may not be altered or expanded, unless a Minor Conditional Use Permit is first obtained. The project includes additions, totaling 628 square feet, to two existing dwelling units. The project also includes the construction of two, 306 square-foot, two-car carports. The subject site is located within the RS-6 (Single-Family Residential) zoning district, and is developed with two residential dwelling units, where the Zoning Code allows for one dwelling unit.

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 Minor Conditional Use Permit with conditions.

Case Manager: Carlos Chacon

APPROVED

APPEAL DATE: August 31, 2020

EFFECTIVE DATE: September 1, 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

B. HDP #6828: 316 GLENULLEN DRIVE – COUNCIL DISTRICT #6

Hillside Development Permit: To add 736 square feet to the second-story of an existing two-story, 2,013 square-foot split-level dwelling with attached two-car garage. The additions are proposed to the rear (east) of the existing second-story. A Hillside Development Permit is required for any new square footage above the first story. The property is zoned RS-6-HDSR and is located in the Hillside Overlay District, San Rafael Area.

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 Hillside Development Permit with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: August 31, 2020

EFFECTIVE DATE: September 1, 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 #6836: 3425 E. COLORADO BOULEVARD – COUNCIL DISTRICT #4

Conditional Use Permit: To allow the off-site sale of a full line of alcohol, and on-site instructional tastings (Type 21 and Type 86 ABC Licenses) in conjunction with the operation of a new, 41,459 square-foot grocery store (Food Sales land use). The subject site is located within the ECSP-CG-6 (East Colorado Specific Plan, Commercial General, sub-district 6, "Chihuahuita area") zoning district. A Conditional Use Permit is required for sale of alcohol in the ECSP-CG-6 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.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: August 31, 2020

EFFECTIVE DATE: September 1, 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. TPM# 74319: 1046 E. VILLA STREET – COUNCIL DISTRICT #5

Tentative Parcel Map: To allow the creation of four air parcels on one land lot for residential condominium purposes for an existing four-unit multi-family project that is located within the RM-48 HL-36 (Multi-Family Residential-Height Limit Overlay District) zoning district. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit.

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: August 31, 2020

EFFECTIVE DATE: September 1, 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. TPM #82996: 750 & 752 MANZANITA AVENUE – COUNCIL DISTRICT #3

Tentative Parcel Map: To allow the creation of two air parcels on one land lot for residential condominium purposes for an existing two-unit multi-family residential project that is located within the RM-12 (Residential Multi-Family, Two Units per Lot) zoning district. This application only concerns the creation of air parcels that would allow the sale of each dwelling unit.

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 Tentative Parcel Map with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: August 31, 2020


EFFECTIVE DATE: September 1, 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 6:02 p.m.



David Sinclair, Acting Zoning Administrator



Tess Varsh, Recording Secretary