



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, September 16, 2020
Virtual Meeting

Meeting Started: 5:30 P.M.
Meeting Adjourned: 6:05 P.M.

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| Hearing Officer Present: Alex Garcia |
| Acting Zoning Administrator: Beilin Yu |
| Staff Present: Luis Rocha, Beilin Yu, David Sinclair, Carlos Chacon, Jason Van Patten, Katherine Moran |

1. **READING OF PROCEDURES**
2. **PUBLIC HEARINGS**

MINOR CASES

- A. MV #11908: 1388 W. COLORADO BOULEVARD – COUNCIL DISTRICT #6**
Minor Variance: To facilitate the development of a proposed 620 square-foot, single-story medical office building, the applicant requests the following minor variances due to easements that traverse the property:
- 1) Minor Variance: To adjust the required five-foot front setback (Colorado Boulevard) and allow a zero-foot setback; and
 - 2) Minor Variance: To adjust the required five-foot corner setback (Melrose Avenue) and allow a zero-foot setback.
- 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 Variances with conditions.
- Case Manager: Jason Van Patten

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| HEARING OFFICER ACTION: Continued to a date uncertain |
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REGULAR CASES

- B. HDP #6823: 1065 LA LOMA ROAD – COUNCIL DISTRICT #6**
Hillside Development Permit: To allow the construction of a 5,235 square-foot, two-story, single-family residence over a partially subterranean 756 square-foot garage and 819 square-foot basement. A Hillside Development Permit is required for construction of a new single-family residence within the HD Overlay District. The

subject site is located within the RS-4-HD (Single-Family Residential, Hillside Overlay District) zoning district.

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 Hillside Development Permit with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: September 28, 2020

EFFECTIVE DATE: September 29, 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. VTPM #81340: 54 AND 56 S. SAN MARINO AVENUE – COUNCIL DISTRICT #7

Vesting Tentative Parcel Map: To allow the creation of three air parcels on one lot for residential condominium purposes. The three-unit residential project received Consolidated Design Review approval on January 31, 2018. This application only concerns the creation of air parcels that will allow the sale of each dwelling unit. This application does not address the design or construction of the three-unit project and does not include any proposed changes to the previous Design Review approval.

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 Vesting Tentative Parcel Map with conditions.

Case Manager: Carlos Chacon

APPROVED

APPEAL DATE: September 28, 2020

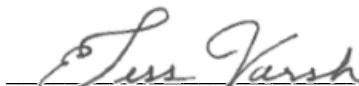
EFFECTIVE DATE: September 29, 2020

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 6:05 p.m.



Beilin Yu, Acting Zoning Administrator



Tess Varsh, Recording Secretary