



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, October 21, 2020
Virtual Meeting

Meeting Started: 5:30 P.M.
Meeting Adjourned: 6:00 P.M.

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: David Sinclair
Staff Present: Luis Rocha, David Sinclair, Jennifer Driver, Kent Lin, Alison Walker

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

MINOR CASES

A. MV #11906: 81 GRACE TERRACE– COUNCIL DISTRICT #6

Minor Variance: To allow a 20'-2" front setback, where the Zoning Code requires a minimum front setback of 25 feet. The request is associated with the addition of a new two-story deck/patio to an existing two-story, single-family residence located within the RS-6-HD (Single-family residence, 0-6 dwelling units per acre, Hillside District Overlay) 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 Minor Variances with conditions.

Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: November 2, 2020

EFFECTIVE DATE: November 3, 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.
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REGULAR CASES

B. NDP #6821: 3810 GREENHILL ROAD – COUNCIL DISTRICT #4

Neighborhood Development Permit: To allow one-story additions totaling 1,664 square-feet to the front and rear of an existing one-story, single-family residence. The subject site is located within the RS-6-ND (Single-Family Residential, Neighborhood Overlay District) zoning district. A Neighborhood Development Permit is required for a proposed addition that would be visible from a public right-of-way.

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 Neighborhood Development Permit with conditions.

Case Manager: Kent Lin

APPROVED

APPEAL DATE: November 2, 2020

EFFECTIVE DATE: November 3, 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. TIME EXTENSION FOR TPM #72866: 500 S. PASADENA AVENUE – COUNCIL DISTRICT #6

Time Extension to Parcel Map: To allow a one-year time extension for Tentative Parcel Map #72866 to subdivide one existing parcel into two legal parcels. As approved by the Hearing Officer on October 1, 2014, the subdivision process would create two parcels and result in the following: Parcel #1 will be 19,643 square feet in size with an existing 3,588 square-foot single-story commercial building and Parcel #2 will be 11,513 square feet in size with an existing 1,989 square-foot single story commercial building.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Time Extension for TPM #72866.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: November 2, 2020

EFFECTIVE DATE: November 3, 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.

3. ADJOURNMENT: approximately 6:00 p.m.



David Sinclair, Senior Planner



Tess Varsh, Recording Secretary