



**MINUTES
SPECIAL MEETING – 3:00 P.M.
HEARING OFFICER
Wednesday, December 2, 2020 2020
Virtual Meeting**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, David Sinclair, Katherine Moran, Jason Van Patten

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

MINOR CASES

A. MCUP #6852: 1483 ARROYO VIEW DRIVE – COUNCIL DISTRICT #6

Minor Conditional Use Permit: To allow the installation of a metal roof on an existing 1,736 square-foot residence and attached 400 square-foot two-car garage. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant to Section 17.40.110 of the Zoning Code. The site is located in the RS-4-HD (Residential Single-Family, Hillside 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 Conditional Use Permit with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: December 14, 2020

EFFECTIVE DATE: December 15, 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. V #11931: 1972-1994 LINCOLN AVENUE – COUNCIL DISTRICT #1

Variance: To exceed the maximum distance for off-site customer parking for a new restaurant. The maximum allowed distance is 500 feet and the proposed distance is approximately 1,200 feet. A Variance is required to deviate from any applicable development standard of the Zoning Code.

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 Variance with conditions.

Case Manager: David Sinclair

APPROVED

APPEAL DATE: December 14, 2020

EFFECTIVE DATE: December 15, 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 #83197: 253 S. LOS ROBLES AVENUE – COUNCIL DISTRICT #6

Tentative Tract Map: To allow the creation of ninety air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only. The subject site is located within the CD-2 (Central District Specific Plan - Civic Center/Midtown) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (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: December 14, 2020

EFFECTIVE DATE: December 15, 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. CUP #6807: 790 N. LAKE AVENUE – COUNCIL DISTRICT #5

Conditional Use Permit: To allow an existing drive-through business (Carl's Jr.) to be demolished and rebuilt for a new drive-through (Chick-fil-A) at the subject site. The project requires the following applications:

- 1) Conditional Use Permit: To allow the demolition and reconstruction of a drive-through business within the North Lake Specific Plan; and
- 2) Conditional Use Permit: To allow extended hours of operation. The applicant proposes to operate between 5:30 a.m. and midnight daily.

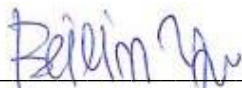
Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
- 2) Disapprove the Conditional Use Permits


Case Manager: Jason Van Patten

HEARING OFFICER ACTION: The Hearing Officer decided to **continue** the case to a date uncertain.

3. ADJOURNMENT: approximately 3:27 p.m.



Beilin Yu, Senior Planner (Acting Zoning Administrator)



Tess Varsh, Recording Secretary