



**MINUTES**  
**BOARD OF ZONING APPEALS**  
**Wednesday, May 2, 2018**

**Special Public Meeting 6:30 P.M.**  
**100 North Garfield Avenue**  
**Council Chambers, Room S249**

1. **ROLL CALL** - Chair Williamson called the meeting to order at 6:30 P.M.  
**Present:** Commissioners Nanney, Williams, and Chair Williamson.  
**Excused Absent:** Commissioner Coher  
**Staff:** Talyn Mirzakhania (Acting Zoning Administrator), Beilin Yu, Theresa Fuentes, Jessica Sweeny

2. **PUBLIC HEARINGS**

- A. **AHCP #11866: 233 North Hudson Avenue – Council District #3**

An appeal of Affordable Housing Concession Permit #11866: The Affordable housing Concession Permit was approved by the Hearing Officer at the February 21, 2018 public hearing. The applicant, DC Hudson Holdings, LLC, has submitted an application for an Affordable Housing Concession Permit requesting one affordable housing concession to facilitate construction of a new 49,000 square-foot, 5-story, mixed-use building containing 42 residential units (including three “very low income” units), 5,835 square feet of commercial space, and 78 parking spaces within three levels of subterranean parking. The affordable housing concession requested would allow the proposed building to exceed the maximum allowable floor area ratio (FAR).

**Staff Recommendation:**

- 1) Adopt the Environmental Determination that the proposed project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects; and
- 2) Uphold the Hearing Officer’s decision and approve AHCP #11866.

**Case Manager: Beilin Yu**

**Public Comment:**

- June Li Ty
- Georgia Bergman
- Jesse Baton
- Bing Su

**Motion:**

Commissioner Williams moved approval of staff’s recommendation to adopt the Environmental Determination, which is an exemption, and uphold the Hearing Officer’s decision to approve the project subject to findings in Attachment A and adopted

conditions with a request for the Design Commission to consider their comments made on height, setback, and configuration on the site. Commissioner Nanney seconded. Motion approved 3-0.

**B. AHCP #11860: 747 E. Green Street – Council District #7**

A call for review of Affordable Housing Concession Permit #11860: The Affordable Housing Concession Permit was approved by the Hearing Officer at the February 7, 2018 public hearing. The applicant, Arthur Liu on behalf of 747 E. Green Street Development, LLC, has submitted an Affordable Housing Concession Permit requesting two affordable housing concessions to facilitate construction of a new 83,801 square-foot, four- to seven-story, mixed-used building containing 72 residential units (including six “very low income” units), 5,345 square-feet of commercial space, and 173 parking spaces in a subterranean garage. The applicant is requesting the following two affordable housing concessions: (1) to allow the proposed building to exceed the maximum allowed floor area ratio; and (2) to allow the proposed building to exceed the maximum allowed height.

**Staff Recommendation:**

- 1) Adopt the Environmental Determination that the proposed project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA) Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, §15332, Class 32, In-Fill Development Projects; and
- 2) Uphold the Hearing Officer’s decision and approve AHCP #11860.

**Case Manager: Talyn Mirzakhonian**

**Public Comment:**

- None

**Motion:**

Commissioner Williams moved approval of staff’s recommendation to adopt the Environmental Determination, which is an exemption, and uphold the Hearing Officer’s decision to approve the project subject to findings in Attachment A and adopted conditions. Commissioner Nanney seconded. Motion approved 3-0.

3. **ADJOURNMENT** – Chair Williamson adjourned the meeting at approximately 8:03 P.M.

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Talyn Mirzakhonian, Acting Zoning Administrator

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Tess Varsh, Recording Secretary