



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, January 6, 2021
Virtual Meeting**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, Jennifer Driver, Katherine Moran, Theresa Fuentes

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

CONTINUED CASES

A. HDP #6837: 801 S. SAN RAFAEL AVENUE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of two, new 600 square-foot detached accessory structures and the conversion of a playroom that is currently attached to the main house by a breezeway into a 262 square-foot detached accessory structure. The breezeway attachment will be removed and the existing playroom will be converted into a partially open cabana. The site is currently developed with a two-story, 4,760 square-foot dwelling with a detached 600 square-foot, three-car garage in 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: Jennifer Driver

APPROVED

APPEAL DATE: January 19, 2021

EFFECTIVE DATE: January 20, 2021

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. CUP #6850: 650 S. WILSON AVENUE (CALIFORNIA INSTITUTE OF TECHNOLOGY) – COUNCIL DISTRICT #7

Conditional Use Permit: To allow the demolition and reconstruction of existing cooling towers and enclosure for the Central Plant on the Caltech campus. The proposed cooling towers and enclosure would be located at the same location as the existing. A Conditional Use Permit is required for minor changes that are inconsistent with an approved Master Plan.

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 Section 15302, Class 2 (Replacement and Reconstruction);
 - 2) Approve the Conditional Use Permit with conditions.
- Case Manager: Natsue Sheppard

APPROVED

APPEAL DATE: January 19, 2021

EFFECTIVE DATE: January 20, 2021

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. HDP #6838: 1820 LINDA VISTA AVENUE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage. A Hillside Development Permit is required for any new square footage above the first story. No protected trees are proposed to be removed as part of the project. 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 15301 (Class 1, Existing Facilities); and
 - 2) Approve the Hillside Development Permit with conditions.
- Case Manager: Katherine Moran

APPROVED

APPEAL DATE: January 19, 2021

EFFECTIVE DATE: January 20, 2021

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. MOD TO CUP #6222: 3420 AND 3500 N. ARROYO BLVD. – COUNCIL DISTRICT #1

Modification to Conditional Use Permit #6222: To allow the repair and replacement of City’s water infrastructure facilities within the Upper Arroyo Seco that were damaged by debris flows caused by storms following the 2009 Station Fire. Damage to these structures has greatly reduced the City’s capacity to divert water from the Arroyo Seco for spreading and pumping credits. The proposed improvements would allow for increased utilization of the City’s pre-1914 surface water rights from the Arroyo Seco. A Conditional Use Permit is required for any improvements within the Open Space (OS) Zoning District.

Recommendation:

- 1) Adopt a resolution certifying the Final Environmental Impact Report (SCH No. 2014101022) adopting findings, and adopting the Mitigation Monitoring Reporting Program;
 - 2) Adopt a resolution adopting a Statement of Overriding Consideration for the project; and
 - 3) Approve the Modification to Conditional Use Permit #6222 with conditions.
- Case Manager: Beilin Yu

APPROVED

APPEAL DATE: January 19, 2021

EFFECTIVE DATE: January 20, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to certify the Final Environmental Impact Report (SCH No. 2014101022), adopt CEQA findings and Mitigation Monitoring Reporting Program, and adopt a Statement of Overriding Considerations, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B.

3. ADJOURNMENT: approximately 7:00 p.m.



Beilin Yu, Senior Planner



Tess Varsh, Recording Secretary