

**MINUTES
BOARD OF ZONING APPEALS
SPECIAL MEETING
SEPTEMBER 4, 2019**

**Public Meeting 6:30 P.M.
100 North Garfield Avenue
Council Chambers, Room S249
Meeting Started at 6:30 pm
Meeting Adjourned at 8:33 pm**

Commissioners Present: Vice Chair Nanney, Commissioner Barar, Commissioner Wendler and Commissioner Coher
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Commissioner Absent: Chair Williams and Commissioner Olivas
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Staff Present: Talyn Mirzakhonian, Kristen Johnston, John Nam, and Patrisia De La Torre
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1. ROLL CALL AND READING OF PROCEDURES

2. APPROVAL OF MINUTES

- August 7, 2019 - Commissioner Wendler moved approval of the August 7, 2019 minutes. Commissioner Barar seconded. Minutes approved 3-0. Commissioner Coher abstained.

3. ACTION ITEM

A. 356 S. Grand Avenue - Council District #6

Appeal of a determination of the Director regarding historical significance of the property.

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, §15306, Class 6, Information Collection, and §15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment and that there are no features that distinguish this project from others in the exempt classes; therefore, there are no unusual circumstances; and
- 2) Uphold the Director's determination that the house at 356 S. Grand Avenue is eligible for designation as a City landmark.

Case Manager: Kevin Johnson

(CONTINUED TO A DATE UNCERTIAN)

4. PUBLIC HEARINGS

MINOR CASE

A. MCUP #6523: 670 Bellefontaine Street – Council District #6

An appeal of Minor Conditional Use Permit #6523 has been filed with the Board of Zoning Appeals. The Minor Conditional Use Permit was disapproved by the Hearing Officer at the May 1, 2019, public hearing. The request was for:

- 1) Minor Conditional Use Permit to allow the expansion of a nonconforming multi-family residential use within a single-family residential zone;
- 2) Variance to allow an accessory structure to exceed the maximum allowable accessory structure floor area; and
- 3) Minor Variance to exceed the allowable overall height for an accessory structure.

Staff Recommendation:

- 1) Find that the project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(5); Administrative Code, Title 14, Chapter 3, §15270(a), Projects Which are Disapproved); and
 - 2) Disapprove the Minor Conditional Use Permit, Variance, and Minor Variance.
- Case Manager: Kristen Johnston

PUBLIC COMMENT

Dale Pearson (Applicant)
Jim Hart (Homeowner)
Christine Madsen

THE BOARD OF ZONING APPEALS MADE A DETERMINATION THAT THE PROPOSED ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15303(E) (3) OF THE STATE CEQA GUIDELINES (THIS EXEMPTION APPLIES TO NEW CONSTRUCTION OR THE CONVERSION OF SMALL STRUCTURES); AND OVERTURNED THE HEARING OFFICER'S DECISION AND APPROVED THE MINOR CONDITIONAL USE PERMIT AND ASSOCIATED VARIANCE AND MINOR VARIANCE SUBJECT TO THE CONDITIONS AND FINDINGS THAT WERE READ INTO THE RECORD BY THE ZONING ADMINISTRATOR.

COMMISSIONER COHER MADE THE MOTION AND WAS SECONDED BY COMMISSIONER BARAR. MOTION CARRIED WITH A 4-0

Commissioner Nanney: **Y**
Commissioner Barar: **Y**
Commissioner Coher: **Y**
Commissioner Wendler: **Y**

5. **ADJOURNMENT** : Commissioner Nanney adjourned the meeting at approximately 8:33 p.m.

Talyn Mirzakhanian, Zoning Administrator

Patrisia De La Torre, Recording Secretary