

**MINUTES
BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 6, 2019**

**Public Meeting 6:30 P.M.
100 North Garfield Avenue
Council Chambers, Room S249
Meeting Started: 6:36 pm
Meeting Adjourned: 9:26 pm**

Commissioners Present: Chair Williams, Vice-Chair Nanney, Commissioner Olivas, Commissioner Lyon, and Commissioner Miller
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Commissioner Absent: Commissioners Wendler and Barar.
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Staff Present: Talyn Mirzakhonian, John Nam, Kevin Johnson, Jason Van Patten and Julia Garzon
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1. ROLL CALL AND READING OF PROCEDURES

2. APPROVAL OF MINUTES

- September 4, 2019 – Continued to next meeting. Only two of the five commissioners were present to approve the meeting minutes.

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

PRESENTATION BY: Kevin Johnson

PRESENTATION BY APPELLANT: Sarah McDowell/James Levin/ – owners of 356 S. Grand Ave. / Laura VoisinGeoe

PUBLIC COMMENT:

- Allise Petro – Against (with Oliver and Associates)
- Andrew Oliver – Against (with Oliver and Associates)

(PUBLIC COMMENT RE-OPENED) 7:35pm

- CJ Levin – Clarified
- Andrew Oliver – Asked that..

WRITTEN COMMENTS SUBMITTED IN HARD COPY:

THE BOARD OF ZONING APPEALS UPHELD THE ADOPTION OF 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 UPHELD THE DIRECTOR'S DETERMINATION THAT THE HOUSE AT 356 S. GRAND AVENUE IS ELIGIBLE FOR DESIGNATION AS A CITY LANDMARK.

COMMISSIONER LYON MADE THE MOTION AND WAS SECONDED BY COMMISSIONER MILLER. MOTION CARRIED WITH A 4-1

Chair Williams: **Y**

Commissioner Nanney: **N**

Commissioner Olivas: **Y**

Commissioner Lyon: **Y**

Commissioner Miller: **Y**

4. PUBLIC HEARINGS

REGULAR CASES

A. CUP #6709: 1336 East Colorado Boulevard – Council District #7

Conditional Use Permit: To establish a Lodging – Hotels, Motels land use with associated retail sales and services uses. The proposed hotel would provide 150 guest rooms and occupy a five-story, approximately 90,000 square-foot building.

Staff Recommendation:

1) Find that there are no changed circumstances or new information as part of the proposed application that necessitate further environmental review beyond the Final Environmental Impact Report (FEIR) adopted by the City Council on September 12, 2016; and

2) Approve the Conditional Use Permit with conditions.

Case Manager: Jason Van Patten

PRESENTATION BY: Jason Van Patten

PRESENTATION BY APPLICANT: Richard McDonald

PUBLIC COMMENT:

- Valmore Shandra – against
- Michael Diaz – against
- Rev. Ray Chan Wong – against
- Bert Newton – against
- Allison Henry – against
- Jill Shook – against
- Kimberly Douglas – against
- Jordan Sissen – against

REBUTTAL BY APPLICANT: Richard McDonald

THE BOARD OF ZONING APPEALS ADOPTED FINDINGS THAT THERE ARE NO CHANGED CIRCUMSTANCES OR NEW INFORMATION AS PART OF THE PROPOSED APPLICATION THAT NECESSITATE FURTHER ENVIRONMENTAL REVIEW BEYOND THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 12, 2016; AND APPROVE THE CONDITIONAL USE PERMIT WITH CONDITIONS.

CUP 6709

COMMISSIONER Olivas MADE THE MOTION AND WAS SECONDED BY COMMISSIONER Lyon. MOTION CARRIED WITH A 4-1

Chair Williams: Y

Commissioner Nanney: N

Commissioner Olivas: Y

Commissioner Lyon: Y

Commissioner Miller: Y

CEQA 15270.A

COMMISSIONER Miller MADE THE MOTION AND WAS SECONDED BY COMMISSIONER Lyon. MOTION CARRIED WITH A 5-0

Chair Williams: Y

Commissioner Nanney: Y

Commissioner Olivas: Y

Commissioner Lyon: Y

Commissioner Miller: Y

5. **ADJOURNMENT** : Chair Williams adjourned the meeting at approximately 9:26 p.m.

Talyn Mirzakhanian, Zoning Administrator

Julia Garzon, Recording Secretary