



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, February 17, 2021
Virtual Meeting**

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: David Sinclair
Staff Present: Luis Rocha, Jason Van Patten, Alison Walker, Jennifer Driver, Katherine Moran

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

REGULAR CASES

A. V #11936: 1904 WAGNER STREET – COUNCIL DISTRICT #2

Variance: To allow a 515 square-foot addition to an existing one-story single-family residence without providing the required two-car covered parking. The Zoning Code requires two covered parking spaces for additions in excess of 150 square feet. The proposal would maintain an attached one-car garage.

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 Variance with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: March 1, 2021

EFFECTIVE DATE: March 2, 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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B. V #11932: 1465 PEGFAIR ESTATES DRIVE – COUNCIL DISTRICT #6

- 1) Variance: To allow construction of an accessory structure within the front yard area, where an accessory structure is required to be located behind the rear wall plane of the residence pursuant to 17.29.070.C.3; and,
- 2) Minor Variance: To allow a 14'-8" front yard setback, where a minimum setback of 25 feet is required.

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 and Minor Variance with conditions.
- Case Manager: Alison Walker

APPROVED

APPEAL DATE: March 1, 2021

EFFECTIVE DATE: March 2, 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. CUP #6816: 1827 E. VILLA STREET– COUNCIL DISTRICT #2

Conditional Use Permit: To allow the off-site sale of a full line of alcoholic beverages (beer, wine, and distilled spirits) in conjunction with the operation of an existing, 3,782 square-foot grocery store (Linda Rosa). The subject site is divided between the CL (Commercial Limited) and RM-12 (Multi-Family Residential, Two-Units per Lot) zoning districts. A Conditional Use Permit is required for the off-site sale of alcohol in the CL zoning district.

Staff Recommendation:

- 1) Find that this 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 Conditional Use Permit.

Case Manager: Jennifer Driver

DISAPPROVED

APPEAL DATE: March 1, 2021

EFFECTIVE DATE: March 2, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and **disapprove** the project subject to findings in Attachment A.

D. HDP #6864: 515 COVINGTON PLACE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow the construction of a 1,334 square-foot, addition and a new 1,203 square-foot basement to the existing 3,181 square-foot, two-story single-family residence. The house also has an attached 462 square-foot garage that will remain. The application includes a 775 square-foot first-story addition, a 559 square-foot second-story addition, demolition of 117 square feet on the first floor, and a 1,203 square-foot basement addition. The project would result in a 4,398 square-foot residence with the attached 462 square-foot garage and 1,203 square-foot basement. 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

property is zoned RS4-HD-LD21 (Hillside Overlay District and South Grand-Covington Place Landmark 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: March 1, 2021

EFFECTIVE DATE: March 2, 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.

3. **ADJOURNMENT:** approximately 6:17 p.m.



David Sinclair, Senior Planner



Tess Varsh, Recording Secretary