



MINUTES
BOARD OF ZONING APPEALS
SPECIAL MEETING – 5:30 P.M.
Thursday, January 21, 2021
Virtual Meeting

1. **ROLL CALL** – Chair Coppess called the meeting to order at 5:30 p.m.
Present: Commissioners Wendler, Nanney, Lyon, Coher, and Chair Coppess
Excused Absent: N/A
Staff: Luis Rocha, Kristen Johnston, Alison Walker, John Nam

2. **APPROVAL OF MINUTES**
 - A. **September 4, 2019** – Commissioner Coher moved approval of the September 4, 2019 Meeting Minutes. Seconded by Commissioner Nanney. Minutes approved 5-0.
 - B. **October 30, 2019** – Commissioner Nanney moved approval of the October 30, 2019 Meeting Minutes with corrections. Seconded by Commissioner Wendler. Minutes approved 5-0.
 - C. **November 6, 2019** – Commissioner Nanney moved approval of the November 6, 2019 Meeting Minutes. Seconded by Commissioner Coher. Minutes approved 4-0. Commissioner Wendler abstained.
 - D. **December 3, 2020** – Commissioner Lyon moved approval of the December 3, 2020 Meeting Minutes with corrections made by Commissioner Coher. Seconded by Commissioner Coher. Minutes approved 4-0. Commissioner Wendler abstained.

3. **ACTION ITEM**
 - A. **1811 North Raymond Avenue - Council District #1**
Zoning Administrator Determination: Appeal of a determination by the Zoning Administrator that a Residential Care, General land use lost its nonconforming status pursuant to PMC Section 17.71.060.B1 (Termination of nonconforming use by discontinuance).
Staff Recommendation: CONTINUE TO FEBRUARY 18, 2021

Motion:
Commissioner Coher moved to continue the case to February 18, 2021 meeting. Seconded by Commissioner Nanney. Motion approved 5-0.

Chair Coppess: Y
Coher: Y
Lyon: Y
Nanney: Y
Wendler: Y

4. PUBLIC HEARINGS

A. V #11923 - 162 E Claremont Ave. – Council District #3

An appeal of Variance #11923 has been filed with the Board of Zoning Appeals. The Variance was disapproved by the Hearing Officer at the November 4, 2020 public hearing. The project applicant revised the project in response to the disapproval and submitted the following applications to facilitate the interior alteration of a single-family residence to accommodate a two-car garage, and submitted the following applications:

- 1) Variance: To allow 31% paving area in the front yard setback where a maximum of 30% is allowed pursuant to 17.40.160.F.3;
- 2) Variance: To reduce the required width of a garage to 17 feet, where 19 feet is required pursuant to 17.46.110; and,
- 3) Variance: To allow a garage to be located in front of the primary structure, where 17.22.050.B requires the garage to be located behind the primary structure.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(e), Class 1, (Existing Facilities), and
- 2) Approve the Variances.

Case Manager: Alison Walker

Motion:

Commissioner Coher moved to approve the staff recommendation. Seconded by Commissioner Lyon. Motion approved 5-0.

Chair Coppess: Y

Coher: Y

Lyon: Y

Nanney: Y

Wendler: Y

B. V #11930: 1155 Linda Vista Avenue – Council District #6

An appeal of Variance #11930 has been filed with the Board of Zoning Appeals. The Variance was disapproved by the Hearing Officer at the November 4, 2020 public hearing. The project includes a Variance application to allow 1,403 square feet or 40 percent front yard paving to facilitate the construction of a circular driveway, where the Zoning Code allows a maximum of 30 percent paving within the front yard. There are no trees proposed for removal as part of this application.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15270(a), (Projects Which are Disapproved); and
- 2) Uphold the Hearing Officer's November 4, 2020 decision and disapprove the Variance.

Case Manager: Kristen Johnston

The appellant pulled the appeal.

5. ADJOURNMENT – Commissioner Coher adjourned the meeting at approximately 7:01 p.m.

Luis Rocha, Zoning Administrator

Tess Varsh, Recording Secretary