



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, March 3, 2021
Virtual Meeting**

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, David Sinclair, Jason Van Patten, Alison Walker, Katherine Moran

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

REGULAR CASES

A. MV #11933 & TPM #82995: 130 W. HOWARD STREET AND 1556 NAVARRO AVENUE – COUNCIL DISTRICT #1

- 1) Minor Variance: To allow a 25' front yard setback, where a minimum 44'-1" is required pursuant to 17.22.050.A.1; and
- 2) Tentative Parcel Map: To allow the creation of two air parcels for residential condominium purposes.

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 Minor Variance and Tentative Parcel Map with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: March 15, 2021

EFFECTIVE DATE: March 16, 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. CUP #6859: 199 SOUTH LOS ROBLES AVENUE #150 – COUNCIL DISTRICT #6

- 1) Conditional Use Permit: To allow the on-site and off-site sale of limited alcohol (beer and wine) in conjunction with the operation of a restaurant (Cordova Café & Bottleshop), and
- 2) Conditional Use Permit: To allow a walk-up window in conjunction with a restaurant.

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 Conditional Use Permit with conditions.
- Case Manager: Katherine Moran

APPROVED

APPEAL DATE: March 15, 2021

EFFECTIVE DATE: March 16, 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 modified conditions found in Attachment B.

C. VTTM #82169: 127-141 N. MADISON AVENUE – COUNCIL DISTRICT #3

Vesting Tentative Tract Map: To consolidate two land lots and create 49 air parcels for residential condominium purposes and one air parcel for commercial condominium purposes on one land lot. The subject site is located within the CD-3 (Central District Specific Plan, Walnut Housing) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32, In-Fill Development Projects); and
 - 2) Approve the Vesting Tentative Tract Map with conditions.
- Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: March 15, 2021

EFFECTIVE DATE: March 16, 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. HDP #6772: 534 LAKEVIEW ROAD – COUNCIL DISTRICT #6

- 1) Hillside Development Permit: To allow a 720 square-foot first-floor addition and 1,165 square-foot second-floor addition to an existing two-story, 2,466 square-foot single-family residence with an attached 420 square-foot two-car garage; and
- 2) Private Tree Removal Permit: To allow the removal of one protected *Olea europea* tree on private property.

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 that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
- 2) Approve the Hillside Development Permit and Private Tree Removal Permit with conditions.

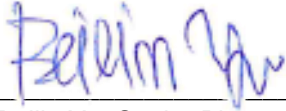
Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: March 15, 2021
EFFECTIVE DATE: March 16, 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 6:16 p.m.



Beilin Yu, Senior Planner



Tess Varsh, Recording Secretary