



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, April 7, 2021
Virtual Meeting

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, Jason Van Patten, Jennifer Driver

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

REGULAR CASES

A. V #11908: 1388 W. COLORADO BOULEVARD – COUNCIL DISTRICT #6

Variance: To facilitate the construction of a 675 square-foot, single-story medical office building, the applicant requests the following due to easements that traverse the property:

- 1) Variance: To adjust the parking requirement to allow no parking spaces on-site;
- 2) Minor Variance: To adjust the required five-foot fixed front setback (Colorado Boulevard) and allow a 64'-9" setback; and
- 3) Minor Variance: To adjust the required five-foot fixed corner setback (Melrose Avenue) and allow a 17'-4" setback.

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);
- 2) Approve the Variance with conditions; and
- 3) Approve the Minor Variances with conditions.

Case Manager: Jason Van Patten

DISAPPROVED

APPEAL DATE: April 19, 2021

EFFECTIVE DATE: April 20, 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.
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B. MODIFICATION TO CUP #6740: 1253 EAST COLORADO BOULEVARD – COUNCIL DISTRICT #5

Modification to Conditional Use Permit #6740: To allow the establishment of a banquet hall (Club, Lodge and Private Meeting Hall land use), in conjunction with an existing Adult Day Care land use (CUP#6740), within an existing commercial building in the ECSP-CG-1 (East Colorado Specific Plan, Commercial General, Mid City subdistrict) zoning district. The following entitlements are requested:

- 1) Conditional Use Permit: To permit the extended hours of operation for the Club, Lodge and Private Meeting Hall land use from 3:00 p.m. to 2:00 a.m., daily, in lieu of the permitted hours of 7:00 a.m. to 10:00 p.m., daily, when adjacent to a residential zoning district;
- 2) Minor Conditional Use Permit: To permit shared parking both on-site and off-site at 1217 E. Colorado Boulevard between the previously approved land use (Adult Day Care) and the proposed land use (Club, Lodge and Private Meeting Hall); and,
- 3) Minor Conditional Use Permit: To permit valet parking on-site in conjunction with the Club, Lodge and Private Meeting Hall land use.

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 Modification to Conditional Use Permit #6740.

Case Manager: Jennifer Driver

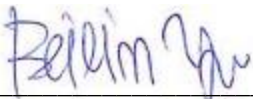
DISAPPROVED

APPEAL DATE: April 19, 2021

EFFECTIVE DATE: April 20, 2021

<p>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.</p>

3. ADJOURNMENT: approximately 6:45 p.m.



Beilin Yu, Senior Planner



Tess Varsh, Recording Secretary