



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, April 21, 2021
Virtual Meeting**

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: David Sinclair
Staff Present: Jason Van Patten, Katherine Moran

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

REGULAR CASES

A. CUP #6846: 1870-1890 E. WALNUT STREET, 175 N. GREENWOOD AVENUE, 170 N. PARKWOOD AVENUE – COUNCIL DISTRICT #2

A request for a Conditional Use Permit and an Affordable Housing Concession Permit (AHCP) to facilitate the construction of an 84,844 square-foot 2-4 story multifamily residential development with 58 residential units (including 28 moderate income units) and 93 parking spaces within one subterranean level. The CUP is required to allow the development of a multifamily use within one-quarter mile of the Allen Street Station in a transit-oriented development (TOD) area. The following are proposed:

- 1) Conditional Use Permit: To allow the development of a multifamily use located within one-quarter mile of the Allen Street Station in a transit-oriented development (TOD) area; and
- 2) Affordable Housing Concession Permit for: 1) Floor Area Ratio (FAR) – to exceed the maximum FAR; 2) Open Space – to reduce the minimum open space/garden requirements; and 3) Height – to exceed the maximum height limits.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15332 (Class 32, In-fill Development Projects);
- 2) Approve the Conditional Use Permit with conditions; and
- 3) Approve the Affordable Housing Concession Permit with conditions.

Case Manager: Jason Van Patten

APPROVED

APPEAL DATE: May 3, 2021

EFFECTIVE DATE: May 4, 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.

B. TTM #83167: 673-685 E. CALIFORNIA BOULEVARD – COUNCIL DISTRICT #7

Tentative Tract Map: To allow the creation of eight air parcels on one land lot for residential condominium purposes. This application is for the creation of air parcels only. The subject site is located within the RM-16 (Residential Multi-family, 0-16 dwelling units per acre) 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 Tentative Tract Map with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: May 3, 2021

EFFECTIVE DATE: May 4, 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 5:53 p.m.



David Sinclair, Senior Planner



Tess Varsh, Recording Secretary