



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

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, David Sinclair, Jennifer Driver, Alison Walker, Hayden Melbourn

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

REGULAR CASES

A. CUP #6577: 1410 WIERFIELD DRIVE – COUNCIL DISTRICT #6

Conditional Use Permit: To allow the establishment of a 'Park and Recreation Facility' land use in order to facilitate pedestrian access to Annandale Canyon ('Annandale Canyon Open Space Trail Access Improvement Project'). A Conditional Use Permit is required for a 'Park and Recreation Facility' in the OS (Open Space) and RS-2 (Residential, Single-Family) zoning districts.

Staff Recommendation:

- 1) Adopt the Mitigated Negative Declaration; and,
 - 2) Approve the Conditional Use Permit with conditions.
- Case Manager: David Sinclair

APPROVED

APPEAL DATE: May 17, 2021

EFFECTIVE DATE: May 18, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Mitigated Negative Declaration and approve the project subject to findings in Attachment A and adopted conditions found in Attachment B.

B. CUP #6832: 2122 N. ARROYO BLVD – COUNCIL DISTRICT # 1

- 1) Conditional Use Permit: To request approval of an existing Major Wireless Telecommunications Facility (monopine) in the Public and Semi-Public (PS) District.
- 2) Variance: To allow the wireless telecommunications facility structure to be 70 feet, where the maximum height allowed is 50 feet; and,
- 3) Variance: To allow the facility to be located on a site less than 500 feet from another site with a telecommunications facility.

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) Disapprove the Conditional Use Permit and Variances.
- Case Manager: Alison Walker

DISAPPROVED

APPEAL DATE: May 17, 2021

EFFECTIVE DATE: May 18, 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.

C. CUP #6848: 35 NORTH LAKE AVENUE – COUNCIL DISTRICT #3

- 1) Conditional Use Permit: To request approval for the operation of an existing “Private School” land use within the CD-5 (Central District Specific Plan, Lake Avenue Subdistrict) zoning district; and
- 2) Variance: To provide no outdoor play area, where 4,500 square feet of outdoor play area is required.

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) Disapprove the Conditional Use Permit and Variance.
- Case Manager: Jennifer Driver

DISAPPROVED

APPEAL DATE: May 17, 2021

EFFECTIVE DATE: May 18, 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.

3. ADJOURNMENT: approximately 7:21 p.m.



Beilin Yu, Senior Planner



Tess Varsh, Recording Secretary