



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, May 19, 2021
Virtual Meeting

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: David Sinclair
Staff Present: Luis Rocha, Katherine Moran, Hayden Melbourn

1. READING OF PROCEDURES

2. PUBLIC HEARINGS

A. CUP #6863: 3026 EAST ORANGE GROVE BOULEVARD – COUNCIL DISTRICT #4

Conditional Use Permit: To allow the expansion of a 'Park and Recreation Facility' use (Viña Vieja Park) in order to facilitate the construction of 12 pickleball courts and related facilities on an undeveloped area south of the existing park. A Conditional Use Permit is required for the expansion of a 'Park and Recreation Facility' in the OS (Open Space) zoning district.

Staff Recommendation:

- 1) Adopt the Mitigated Negative Declaration; and
- 2) Approve the Conditional Use Permit with conditions.

Case Manager: David Sinclair

APPROVED

APPEAL DATE: June 1, 2021

EFFECTIVE DATE: June 2, 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 #6884: 3475 EAST COLORADO BOULEVARD – COUNCIL DISTRICT #4

Conditional Use Permit: To allow a 3,061 square-foot addition to the front of an existing auto dealer showroom. A Conditional Use Permit is required for a Vehicle Services – Sales and Leasing use within the ECSP-CG-6 (East Colorado Specific Plan, General Commercial, Sub-area 6) zoning district.

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: June 1, 2021

EFFECTIVE DATE: June 2, 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 6:04 p.m.



David Sinclair, Senior Planner



Tess Varsh, Recording Secretary