



MINUTES
BOARD OF ZONING APPEALS
SPECIAL MEETING – 5:30 P.M.
Thursday, April 22, 2021
Virtual Meeting

1. **ROLL CALL** – Chair Coppess called the meeting to order at 5:30 p.m.
Present: Commissioners Coher, Hansen, Lyon, Nanney, and Chair Coppess
Excused Absent: N/A
Staff: Luis Rocha, Jennifer Driver, Katherine Moran, John Nam

2. **APPROVAL OF MINUTES**
 - A. **February 18, 2021** – Commissioner Lyon moved approval of the February 18, 2021 Meeting Minutes. Seconded by Commissioner Hansen. Minutes approved 4-0.
 - B. **March 18, 2021** – Commissioner Nanney moved approval of the March 18, 2021 Meeting Minutes. Seconded by Commissioner Lyon. Minutes approved 3-0. Chair Coppess abstained.

3. **ACTION ITEM**
 - A. **1811 North Raymond Avenue - Council District #1**
Zoning Administrator Determination: Call for Review of a determination by the Zoning Administrator that a Residential Care, General land use at 1811 N. Raymond Avenue did not lose its nonconforming status pursuant to PMC Section 17.71.060.B1 (Termination of nonconforming use by discontinuance).
Staff Recommendation:
 - 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and
 - 2) Uphold the Zoning Administrator's determination.Case Manager: Jennifer Driver

Public Comment:
 - Jim Arnone (applicant)

Motion:

Commissioner Hansen moved to continue the case to a date certain on May 20, 2021 Board of Zoning Appeals meeting to resolve issues of clarification and definitions. Commissioners requested clarification on the continued use of the sober living facility, current use of the facility by the applicant, and clarification on definitions of residential care general, group facility, whether the sober living use is a group care facility and whether it needs licensure. Seconded by Commissioner Coher. Motion approved 3-2.

Chair Coppess: Y
Lyon: N

Coher: Y
Nanney: N

Hansen: Y

4. PUBLIC HEARINGS

A. HDP #6838: 1820 Linda Vista Avenue – Council District #6

An appeal of a Hillside Development Permit has been filed with the Board of Zoning Appeals. The Hillside Development Permit was approved by the Hearing Officer at the January 6, 2021 public hearing. The project includes a Hillside Development Permit application to allow the construction of a 2,208 square-foot, two-story addition to the existing 2,452 square-foot, single-story single-family residence, with an attached 366 square-foot garage, and attached 439 square-foot carport. The application includes a 1,401 square-foot addition to the same level as the existing residence and a new 807 square-foot lower-story addition. The combined additions result in a 4,660 square-foot residence with an attached 754 square-foot garage. A Hillside Development Permit is required for any new square footage above the first story. No protected trees are proposed to be removed as part of the project. The subject site is located within the RS-4-HD (Single-Family Residential, Hillside Overlay District) 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) Uphold the Hearing Officer's January 6, 2021 decision and approve the Hillside Development Permit.

Case Manager: Katherine Moran

Public Comment:

- Steve Weaver (appellant)
- Matthew Feldhaus (applicant)
- Nina Chomsky

Motion:

Commissioner Hansen moved to disapprove the project. Blocking of views and granting excess neighborhood compatibility cannot be made because the project nearly doubles the square footage of the house and exceeds the allowed excess by over 800 feet. As stated in 17.2A.29.080.G.1, no additional view impacts will occur to neighboring properties as a result of granting additional square footage. Chair Coppess offered a friendly amendment that for those reasons the findings necessary for the project cannot be made including but not limited to Finding 1. Seconded by Commissioner Nanney. Motion approved 5-0.

Chair Coppess: Y
Lyon: Y

Coher: Y
Nanney: Y

Hansen: Y

5. VOTE ON BOARD OF ZONING APPEALS VICE-CHAIR

Commissioner Lyon nominated Commissioner Coher as Vice-Chair. Seconded by Commissioner Hansen. Motion approved 5-0.

Chair Coppess: Y
Lyon: Y

Coher: Y
Nanney: Y

Hansen: Y

6. ADJOURNMENT – Chair Coppess adjourned the meeting at approximately 9:30 p.m.

Luis Rocha, Zoning Administrator

Tess Varsh, Recording Secretary