



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, June 2, 2021
Virtual Meeting

Hearing Officer Present: Paul Novak
Acting Zoning Administrator: Jason Van Patten
Staff Present: Luis Rocha, Katherine Moran, Emma Carrico

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

MINOR CASES

A. MV #11920: 585 SOUTH OAK KNOLL AVENUE – COUNCIL DISTRICT #7
Minor Variance application to facilitate the construction of a 219 square-foot garage addition to the rear of the existing single-family residence. The addition would attach the existing single-family residence (primary structure) to the existing detached garage (accessory structure). The addition would be within the required rear yard setback and, once attached, the existing detached garage would be subject to setbacks of the primary structure and not comply. The following applications are requested:

- 1) Minor Variance: to allow a 2'-0" rear yard setback for the primary structure, where the minimum requirement is 25 feet.
- 2) Minor Variance: to allow a 5'-6" side yard setback for the primary structure, where the minimum requirement is approximately 8'-9".

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 Minor Variances with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: June 14, 2021

EFFECTIVE DATE: June 15, 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.
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REGULAR CASES

**B. TTM #83302: 745-765 NORTH ORANGE GROVE BOULEVARD –
COUNCIL DISTRICT #3**

Tentative Tract Map to allow the creation of 48 residential air parcels and 8 commercial air parcels on one 10,791 square-foot land lot for condominium purposes.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332, (In-Fill Development Projects); and,
- 2) Approve the Tentative Tract Map with conditions.

Case Manager: Emma Carrico

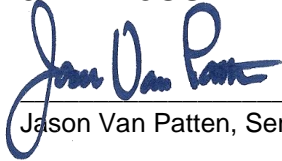
APPROVED

APPEAL DATE: June 14, 2021

EFFECTIVE DATE: June 15, 2021

<p>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.</p>

3. ADJOURNMENT: approximately 5:50 p.m.



Jason Van Patten, Senior Planner



Tess Varsh, Recording Secretary