



MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, August 4, 2021
Virtual Meeting

Hearing Officer Present: Paul Novak

Acting Zoning Administrator: Beilin Yu

Staff Present: Luis Rocha, Alison Walker, Ivan Galeazzi, David Sinclair, Jennifer Driver

1. READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. HDP #6819: 1660 POPPY PEAK DRIVE – COUNCIL DISTRICT #6

Hillside Development Permit: To allow additions totaling 338 square feet to the upper level of an existing 1,552 square-foot split-level dwelling with an attached 537 square-foot two-car garage. With the proposed additions, the upper level would consist of 1,890 square feet, while the lower level garage would remain unchanged. There are no trees proposed for removal as part of this project. The property is zoned RS-6 HD-SR (Hillside Development, San Rafael Area).

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 Hillside Development Permit with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: August 16th, 2021

EFFECTIVE DATE: August 17th, 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. HDP #6879: 385 MANFORD WAY – COUNCIL DISTRICT #6

Hillside Development Permit: To allow additions totaling 419 square feet to an existing 2,028 square-foot, split-level dwelling with an attached 572 square-foot garage and 1,398 square-foot crawl space. The addition would expand the existing upper level by 215 square feet, and the lower level by 204 square feet. There are no trees proposed for removal as part of this project. The property is zoned RS-2-HD and is located in the Hillside Overlay 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 Hillside Development Permit with conditions.

Case Manager: Ivan Galeazzi

APPROVED

APPEAL DATE: August 16th, 2021

EFFECTIVE DATE: August 17th, 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.

C. CE #385: 2940 E. FOOTHILL BOULEVARD AND 2880 SIERRA GRANDE STREET – COUNCIL DISTRICT #4

Certificate of Exception: To allow a lot line adjustment between two adjacent parcels at 2940 E. Foothill Boulevard (AIN 5748-037-004) and 2880 Sierra Grande Street (AIN 5748-037-005). As a result, the parcel at 2940 E. Foothill Boulevard would decrease in size from 420,082 square feet to 143,117 square feet and the parcel at 2880 Sierra Grande Street would increase in size from 85,597 square feet to 362,562 square feet. No construction is proposed as part of the application.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations); and
- 2) Approve the Certificate of Exception with conditions.

Case Manager: David Sinclair

APPROVED

APPEAL DATE: August 16th, 2021

EFFECTIVE DATE: August 17th, 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.

D. CE #389: 274 & 282 NORTH OAKLAND AVENUE – COUNCIL DISTRICT #3

Certificate of Exception: To allow a lot line adjustment between two adjacent parcels at 274 North Oakland Avenue (Parcel 1: AIN 5723-006-037) and 282 North Oakland Avenue (Parcel 2: AIN 5723-006-038). As a result of the lot line adjustment, the two lots, Parcel 1 (10,600 square feet) and Parcel 2 (10,600 square feet), would be consolidated into one 21,200 square-foot parcel. No construction is proposed as part of the application.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 21155.4; and,
- 2) Approve the Certificate of Exception with conditions.

Case Manager: Jennifer Driver

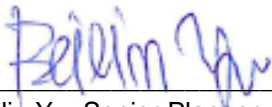
APPROVED

APPEAL DATE: August 16th, 2021

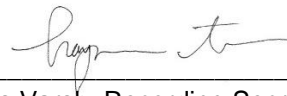
EFFECTIVE DATE: August 17th, 2021

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 6:20 p.m.



Beilin Yu, Senior Planner



Tess Varsh, Recording Secretary