



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, September 15, 2021
Virtual Meeting**

Hearing Officer Present: Alex Garcia

Acting Zoning Administrator: Beilin Yu

Staff Present: Luis Rocha, Alison Walker

1. READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. HDP #6881: 1505 WASHBURN ROAD – COUNCIL DISTRICT #6

- 1) Hillside Development Permit: To allow a 1,196 square-foot addition to the rear of the dwelling, and two additions to the front of the dwelling totaling 62 square feet. The project would also alter more than 50 percent of existing wall facade and the roofline which would result in an increase in height above the highest point of the existing roof, which is defined as a Major Renovation. A Hillside Development Permit is required to allow an addition of 500 square feet or greater to the first floor, and a Major Renovation; and,
- 2) Minor Variance: To allow a 51 square-foot addition at the front of the dwelling to provide a 22'-11" front setback, where 25'-0" is required. A Minor Variance is required to adjust the required front yard setback.

Staff Recommendation:

- 1) Found 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) Approved the Hillside Development Permit with conditions.

Case Manager: Alison Walker

APPROVED

APPEAL DATE: September 27th, 2021

EFFECTIVE DATE: September 28th, 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. V #11944: 1411 EDGEHILL PLACE – COUNCIL DISTRICT #6

- 1) Variance: To allow a solid driveway gate and fence, where the Zoning Code requires 50 percent or more of the fence to be open. A Variance is required to deviate from the design standards for fences; and
- 2) Minor Variance: To allow a 6'-0" driveway gate and fence, where the maximum height requirement is 4'-0". A Minor Variance is required to deviate from the height standards for fences.

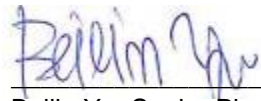
Staff Recommendation:

- 1) Remove the case from the agenda and not have a public hearing.

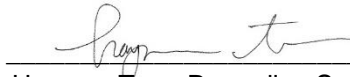
Case Manager: Katherine Moran

<p>HEARING OFFICER ACTION: The Hearing Officer decided to remove the case from the agenda.</p>

ADJOURNMENT: approximately 5:52 p.m.



Beilin Yu, Senior Planner



Hayman Tam, Recording Secretary