



**MINUTES**  
**SPECIAL MEETING – 5:30 P.M.**  
**HEARING OFFICER**  
**Wednesday, October 20, 2021**  
**Virtual Meeting**

<b>Hearing Officer Present:</b> Alex Garcia
<b>Acting Zoning Administrator:</b> Beilin Yu
<b>Staff Present:</b> Luis Rocha, Emma Carrico, Ivan Galeazzi

**1. READING OF PROCEDURES**

**2. PUBLIC HEARINGS**

**MINOR CASES**

**A. MCUP #6890: 409 PLUMOSA DRIVE – COUNCIL DISTRICT #4**

Minor Conditional Use Permit: To allow a standing seam metal roof powder coated in matte black atop a new 37 square-foot front porch.

**Staff Recommendation:**

1) Find that the project is Categorically Exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301, Class 1, (Existing Facilities); and,

2) Approve the Minor Conditional Use Permit with conditions.

Case Manager: Emma Carrico

***APPROVED***

***APPEAL DATE: November 1<sup>st</sup>, 2021***

***EFFECTIVE DATE: November 2<sup>nd</sup>, 2021***

<b>HEARING OFFICER ACTION:</b> The Hearing Officer decided to adopt the Environmental Determination, which is an exemption, and <b>approve</b> the project subject to findings in Attachment A and adopted conditions found in Attachment B.
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**REGULAR CASES**

**B. VTTM #74985: 737 E. WALNUT STREET – COUNCIL DISTRICT #3**

Vesting Tentative Tract Map: To allow the creation of 43 air parcels (one commercial and 42 residential) for condominium purposes. The associated mixed-use project was granted Affordable Housing Concession Permit #11866 on July 23, 2018, and obtained Concept Design Review approval on September 11, 2018. This application is limited to the creation of air parcels to

allow the individual sale of the commercial space and dwelling units. This application does not address the design or construction of the project and does not include any proposed changes to the previous Affordable Housing Concession Permit or Design Review approvals.

**Staff Recommendation:**

- 1) In conjunction with the Affordable Housing Concession Permit approval on July 23, 2018, it was determined that the project is Categorically Exempt from CEQA (Section 15332, Class 32, In - Fill Development Projects). It has further been determined that there are no changed circumstances or new information as part of the proposed Vesting Tentative Tract Map application that necessitate further environmental review and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances.
- 2) Approve the Vesting Tentative Tract Map with conditions.  
Case Manager: Ivan Galeazzi

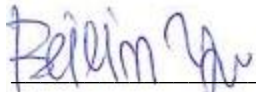
**APPROVED**

**APPEAL DATE: November 1<sup>st</sup>, 2021**

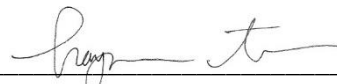
**EFFECTIVE DATE: November 2<sup>nd</sup>, 2021**

**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.

**ADJOURNMENT:** approximately 5:49 p.m.



Beilin Yu, Senior Planner



Hayman Tam, Recording Secretary