



**MINUTES
SPECIAL MEETING – 5:30 P.M.
HEARING OFFICER
Wednesday, November 3, 2021
Virtual Meeting**

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

1. READING OF PROCEDURES

2. PUBLIC HEARINGS

REGULAR CASES

A. HDP #6876: 400 MOORESQUE DRIVE – COUNCIL DISTRICT #6

- 1) Hillside Development Permit: to allow the construction of a 287 square-foot, second-story addition to the existing 3,821 square-foot, two-story single-family residence, with detached 395 square-foot garage. The project would result in a 4,108 square-foot residence with a detached 395 square-foot garage. The property is located within the RS-2-HD (Single-Family Residential, Hillside Overlay District) zoning district. There are no protected trees proposed for removal as part of this project.

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: Katherine Moran

APPROVED

APPEAL DATE: November 15th, 2021

EFFECTIVE DATE: November 16th, 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 with the minor change to condition 18 to use the word aluminum instead of steel.
--

B. CUP #6917: 23 N. MERIDITH AVENUE #M200 – COUNCIL DISTRICT #2

- 1) Conditional Use Permit: To establish a Personal Services, Restricted land use (Grey Theory Studio tattoo). A Conditional Use Permit is required to allow a Personal Services, Restricted land use (tattoo studio) within the ECSP-CG-2 (East Colorado Specific Plan, Commercial General, Subarea 2, The College District area) 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) Approve the Conditional Use Permit with conditions.

Case Manager: Katherine Moran

APPROVED

APPEAL DATE: November 15th, 2021

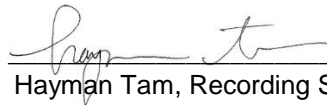
EFFECTIVE DATE: November 16th, 2021

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 with the request that staff modify the wording in condition 3 to specify five stations.

ADJOURNMENT: approximately 5:54 p.m.



Jason Van Patten, Senior Planner



Hayman Tam, Recording Secretary