



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

Hearing Officer Present: Alex Garcia
Acting Zoning Administrator: Beilin Yu
Staff Present: Luis Rocha, Jennifer Driver, Ivan Galeazzi

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

MINOR CASES

A. MCUP #6932: 1247 SIERRA MADRE VILLA AVENUE – COUNCIL DISTRICT #4

- 1) Minor Conditional Use Permit: To allow the installation of a new standing seam metal roof on an existing 2,497 square-foot residence and attached 409 square-foot two-car garage. A Minor Conditional Use Permit is required for any metallic finish on the exterior walls and/or roof of any primary structure pursuant to Section 17.40.110 of the Zoning Code. The site is located in the RS-2-HD (Residential Single-Family, Hillside Overlay) zoning.

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 Conditional Use Permit with conditions.
- Case Manager: Ivan Galeazzi

APPROVED

APPEAL DATE: December 27th, 2021

EFFECTIVE DATE: December 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 with the minor change to remove the word “in” on condition 3.

REGULAR CASES

B. HDP #6878: 210 SOUTH SAN RAFAEL AVENUE - COUNCIL DISTRICT #6

- 1) Hillside Development Permit: To permit the construction of two, new, detached accessory structures (a 591 square-foot recreation room and a 599 square-foot gym), totaling 1,190 square feet on a property with an existing two-story, 3,826 square-foot dwelling with an attached 528 square-foot, two-car garage in the RS-1-HD (Single-Family Residential, Hillside Overlay District) zoning district.

Staff Recommendation:

- 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303, (Class 3, New Construction or Conversion of Small Structures); and,
 - 2) Approve the Hillside Development Permit with conditions.
- Case Manager: Jennifer Driver

APPROVED

APPEAL DATE: December 27th, 2021

EFFECTIVE DATE: December 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

C. MODIFICATION TO CUP #4804: 1100 ARDEN ROAD – COUNCIL DISTRICT #7

- 1) Modification to CUP #4804: To allow the replacement of the existing Patton Reservoir with a new circular prestressed concrete reservoir. The proposed replacement circular reservoir would be located on the same footprint as the existing reservoir and have an internal diameter of 107 feet. A new berm, similar to an existing berm, is proposed around the replacement reservoir, and the replacement reservoir would measure 12 feet above the top of the berm. The proposed capacity of the new reservoir is 940,000 gallon. A Conditional Use Permit is required for the modification of a 'Major Utility' use in the RS-2 (Single-Family Residential, 0-2 lots/acre) zoning district.

Staff Recommendation:

- 1) Adopt the Mitigated Negative Declaration
- 2) Approve the Modification to Conditional Use Permit #4804 with conditions.

Case Manager: Beilin Yu

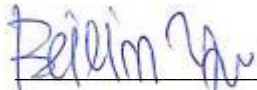
APPROVED

APPEAL DATE: December 27th, 2021


EFFECTIVE DATE: December 28th, 2021

HEARING OFFICER ACTION: The Hearing Officer decided to adopt the Mitigated Negative Declaration, and **approve** the project subject to findings in Attachment A and adopted conditions found in Attachment B with additional conditions to: 1) improve the maintenance of the fences, 2) add landscaping to the property, 3) submit a noise report to the planning department, and 4) remove the bench in front of the property.

ADJOURNMENT: approximately 6:58 p.m.



Beilin Yu, Senior Planner



Hayman Tam, Recording Secretary