

# ADMINISTRATIVE PUBLIC HEARING MINUTES

Neda Zayer, Administrative Hearing Officer

Antoinette Mann, City Clerk

## REGULAR MEETING THURSDAY, FEBRUARY 25, 2021 – 6:00 P.M. WEBEX EVENT

Staff: Neda Zayer, Assistant Community Development Director  
Andy Heglund, Senior Assistant City Attorney  
Dara Sanders, Planning Manager  
Jared Rosengren, Principal Planner  
Monique Gil, Associate Planner  
Courtney Deepen, Recording Clerk

The Administrative Hearing Officer called the meeting to order at 6:00 P.M.

**PUBLIC COMMUNICATIONS:** None

### CONSENT ITEM

1. **Approval of the Administrative Public Hearing February 11, 2021 Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Administrative Hearing Officer approved the February 11, 2021 Meeting Minutes as presented.

### FORMAL ITEMS

2. **PROJ-13830 – Fresh Grill Alcohol Use Permit located at 1946 East Thompson Boulevard.**

Request for an Alcohol Use Permit for a Type 47 (On Sale General -Eating Place) for a 1,883 square foot restaurant with a 1,565 square foot patio on a 0.2-acre site in the General Urban (T4.5) zone within the Midtown Corridor Development Code.

**Recommendation:** Approve the Alcohol Use Permit, as conditioned.

#### **California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities.

**Case Planner:** Monique Gil, Associate Planner

**Applicant:** David Bejarano

**SPEAKERS**

**Case Planner:** Monique Gil, Associate Planner  
**Applicant:** Not available  
**Member of the Public:** None  
**Documents:** PowerPoint by Staff  
**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Alcohol Use Permit as presented and conditioned.

**3. PROJ-10908 – Transmission Brewing Alcohol Use Permit located at 1098 East Front Street.**

Request for an Alcohol Use Permit for an ABC License Type 23 (Small Beer Manufacturer) for Transmission Brewing to expand alcohol service onto a 2,190 square-foot roof deck and 4,790 square-foot outdoor area added to an existing 4,063 deck and tasting room on a 1.6-acre site in the T5.1 (Neighborhood Center) zone within the Downtown Specific Plan.

**Recommendation:** Approve the Alcohol Use Permit, as conditioned.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301, Existing Facilities.

**Case Planner:** Tim Rosenstein, Associate Planner  
**Applicant:** Carey Jonker

**SPEAKERS**

**Case Planner:** Jared Rosengren, Principal Planner  
**Applicant:** Carey Jonker (available to answer questions)  
**Member of the Public:** None  
**Documents:** PowerPoint by Staff  
**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved the Alcohol Use Permit, as presented and conditioned.

**STAFF COMMUNICATION – None.**

**ADJOURNMENT – meeting adjourned at 6:11 pm.**