

ADMINISTRATIVE PUBLIC HEARING MINUTES

Neda Zayer, Administrative Hearing Officer

Antionette Mann, Recording Secretary

SPECIAL MEETING: THURSDAY, MAY 14, 2020 – 4:00 P.M. WEBEX EVENT

Administrative Hearing Officer called the meeting to order at 4:02 P.M.

Staff: Maruja Clensay, Senior Planner
Elizabeth Richardson, Senior Planner
Monique Gil, Associate Planner
Jamie Peltier, Associate Planner
Bernadette Compean, Police Officer
Antionette Mann, Recording Secretary

PUBLIC COMMUNICATIONS: None

FORMAL ITEMS

1. PROJ-14105 – Model Citizen Alcohol Use Permit located at 70 South Oak Street.

Request for an Alcohol Use Permit allowing an ABC License Type 47 (On Sale General-Eating Place) for a new 1,362 square foot restaurant, “Model Citizen”, on a 13,000 square foot site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

Recommended action: Approve the Alcohol Use Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Monique Gil, Associate Planner

Applicant: Derek Ulrich

Member of the Public: None

Ex Parte Communication: None

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

2. PROJ-13573 – DW’s Cafe Alcohol Use Permit located at 2855 Johnson Drive, Unit J.

Request for an Alcohol Use Permit allowing an ABC License Type 41 (On-Sale Beer and Wine – Eating Place) for an existing 3,400 square foot restaurant, “DW’s Café”, on a 4.84 site in Commercial Planned Development (CPD) zone.

Recommended action: Approve the Alcohol Use Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Monique Gil, Associate Planner
Applicant: Alexia Mejia
Member of Public: None
Ex Parte Communication: None

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

3. PROJ-10658 – Two Trees Cafe Alcohol Use Permit located at 7822 Telegraph Road.

Request for an Alcohol Use Permit allowing an ABC License Type 47 (On Sale General – Eating Place) for an existing 1,600 square foot restaurant, “Two Trees Café”, on a 6.4-acre site in the Intermediate Commercial (C-1A) zone.

Recommended action: Approve the Alcohol Use Permit and Minor Change or Design Review.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Jamie Peltier, Associate Planner
Applicant: Isaac Rubalcava
Member of Public: None
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Alcohol Use Permit and the Minor Change as presented and conditioned by staff.

4. PROJ-14071 – Administrative Coastal Development Permit at 1337 Hanover Lane.

Request for an Administrative Coastal Development Permit for the demolition of an existing 1,204 square foot single family residence and 225 square foot garage

and the construction of a new 2 ½ story 2,252 square foot single family residence on a 4,038 square foot site in the Single-Family Beach (R-1-B) zone.

Recommended action: Approve the Administrative Coastal Development Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 3, New Construction).

SPEAKERS:

Case Planner: Monique Gil, Associate Planner
Applicant: Dylan Chappell
Member of Public: None
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Coastal Development Permit as presented and conditioned by staff.

5. PROJ-14468 – Administrative Variance Permit at 4063 Madison Street.

Request for an Administrative Variance for the construction of a single-story addition to an existing single-story family residence to exceed the maximum allowed lot coverage and to encroach into the required rear yard setback on a 5,712 square-foot site in the Single-Family Residence (R-1-6) zone.

Recommended action: Approve the Administrative Variance.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Jamie Peltier, Associate Planner
Applicant: Cesar Cruz
Member of Public: None
Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Variance Permit as presented and conditioned by staff.

6. PROJ-14004 – F-45 Training and Gym Conditional Use Permit located at 1150 Callens Road.

Request for an Administrative Conditional Use Permit for a new exercise and training gym in an existing 3,856 square foot building on a 24,912 square foot site in the Limited Industrial (M-1) zone.

Recommended action: Approve the Administrative Use Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Elizabeth Richardson, Senior Planner

Applicant: Jim Armstrong

Member of Public: None

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Use Permit as presented and conditioned by staff.

7. PROJ-14138 – Administrative Variance and Administrative Coastal Development Permit at 1564 Vista Del Mar Drive.

Request for an Administrative Variance and Administrative Coastal Development Permit for the construction of a 6-foot tall wall and vehicle gate in the front yard setback of an existing single-family residence on a 0.41 acre site in a Single Family Residence (R-1-7) zone, Coastal Bluff with a land use designation of Existing Urban.

Recommended action: Approve the Administrative Variance and the Administrative Coastal Development Permit.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

SPEAKERS:

Case Planner: Maruja Clensay, Senior Planner

Applicant: Bill Mellett

Member of Public: None

Ex Parte Communication: None

Action: The Administrative Hearing Officer approved the Administrative Variance and Administrative Coastal Development Permit with the addition of the following condition:

- During the building permit plan check process that the applicant work with the Planning Division to make the set back of the wall from the sidewalk between 3-5 feet with landscaping between the wall and sidewalk.

ADJOURNMENT

There being no further business to transact, the meeting adjourned at 4:39 p.m.

The next Administrative Public Hearing is scheduled to occur on May 28, 2020 at 4:00 p.m.