

# ADMINISTRATIVE PUBLIC HEARING MINUTES

Peter Gilli, Administrative Hearing Officer

Antoinette Mann, City Clerk

## REGULAR MEETING THURSDAY, AUGUST 12, 2021 – 6:00 P.M. WEBEX EVENT

Staff: Peter Gilli, Community Development Director  
Megan Lorenzen, Assistant City Attorney II  
Dara Sanders, Planning Manager  
Bernadette Compean, Police Officer  
Jamie Peltier, Associate Planner  
Kevin Kohan, Contract Planner  
Courtney Deppen, Recording Clerk

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

**PUBLIC COMMUNICATIONS:** None

### CONSENT ITEM

1. **Approval of the Administrative Public Hearing July 15, 2021 and July 29, 2021, Meeting Minutes.**

**Recommendation:** Approve, as presented.

**Action:** The Administrative Hearing Officer approved the July 15, 2021 and July 29, 2021 meeting minutes as presented.

### FORMAL ITEMS

2. **PROJ-14932 – Lalo’s Restaurant Alcohol Use Permit located at 10235 Telephone Road.**

Request for an Alcohol Use Permit for a Type 41 (On-Sale Beer and Wine) alcohol license for a 1,600 square foot restaurant with patio area on a 0.89-acre site in the Intermediate Commercial (C-1A) zone with a land use designation of Commerce.

**Recommendation:** Approve the Alcohol Use Permit, subject to the conditions.

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

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

**Case Planner:** Kevin Kohan, Contract Planner

**Applicant:** Lalo's Fast Food Jr Inc, Rebeca Garcia and Heliodoro Soto

**SPEAKERS**

**Case Planner:** Kevin Kohan, Contract Planner

**Applicant:** Not present

**Member of the Public:** None

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved PROJ-14932 with the following modifications:

- Change in operation hours from 10 PM to 11 PM be reflected in the Administrative Order.

The Administrative Hearing Officer would like the record to reflect – exterior changes and modifications do require necessary permits be obtained by the City.

**3. PROJ-15103 – Loma Vista/Paloma Drive Lot Line Adjustment located at 4020 Loma Vista Road and 3975 Paloma Drive.**

Request for a Lot Line Adjustment to move an interior lot line between a 0.7-acre parcel (4020 Loma Vista Road/078-0-193-310) in the Hospital (H) and a 0.5-acre parcel (3975 Paloma Drive/078-0-193-335) Single Family (R-1) zoning districts with land use designations of Neighborhood Medium and Neighborhood Low.

**Recommendation:** Approve the Lot Line Adjustment, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15305, Class 5 - Minor Alterations.

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Bill Coffee and Gene Rubin

**SPEAKERS**

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Bill Coffee and Gene Rubin

**Member of the Public:** None

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** None

**Action:** The Administrative Hearing Officer approved PROJ-15103 as presented and conditioned.

**4. PROJ-15165 & 15167 – Garden Street Loft and Historic Lodge Amendment to Coastal Development Permit located at 219-255 N. Garden Street and 11 S. Ash Street.**

Request for Amendments to the previous approvals for the transfer of two affordable residential units from the property at 11 S Ash Street (Lodge) to the property at 219-255 N Garden Street (Garden Street Lofts) within the Downtown Specific Plan.

**Recommendation:** Approve the Amendments, subject to the conditions.

**California Environmental Quality Act**

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

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Garden Street Loft, LLC and Historic Lodge, LP

**SPEAKERS**

**Case Planner:** Jamie Peltier, Associate Planner

**Applicant:** Not Present

**Member of the Public:** None

**Documents:** PowerPoint by Staff

Supplemental Packet with communication via email

**Ex Parte Communication:** Administrative Hearing Officer Gilli disclosed that prior to the application he spoke with the developer regarding the process for moving affordable units from one project to another and has not spoken with the developer since that time.

**Action:** The Administrative Hearing Officer approved PROJ-15165 and PROJ-15167 as presented and conditioned.

**5. PROJ-15107 – Whirlledge Residence Thomas Fire Overlay Modification Permit located at 714 Monte Vista Avenue.**

Request for Thomas Fire Overlay Modification Permit to allow for the reconstruction of a previous one-story 2,535 square foot single family residence with a 24% expansion to increase the floor area for a total of 3,143 square feet on a 0.2-acre site in the Single Family (R-1) zone with a land use designation of Neighborhood Low.

**Recommendation:** Approve the Thomas Fire Overlay Modification Permit, subject to the conditions.

**California Environmental Quality Act**

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 21080 (b)(3) Class 1-D, Restoration of Damage Structures.

**Case Planner:** Kevin Kohan, Contract Planner

**Applicant:** Richard Vasso

**SPEAKERS**

**Case Planner:** Kevin Kohan, Contract Planner

**Applicant:** Richard Vasso

**Member of the Public:** Joshua Hopstone (Attorney with Ferguson Case Orr Paterson representing Tony Ruzicka/728 Monte Vista Avenue); W. Bryan Silvey (resident at 742 Monte Vista Avenue)

**Documents:** PowerPoint by Staff

**Ex Parte Communication:** Administrative Hearing Officer Gilli disclosed that prior to the application being submitted he met with the contractor at the project and provided two options by which the contractor could apply for the permit for the project on tonight’s Agenda and has not talked to the contractor since.

**Action:** The Administrative Hearing Officer approved PROJ-15107 as presented and conditioned.

**STAFF COMMUNICATION** – None

**ADJOURNMENT** – meeting adjourned at 7:00 pm.