

**ACTION MINUTES OF THE REGULAR MEETING OF
THE ADMINISTRATIVE HEARING HELD ON August 22, 2019**

ROLL CALL

Hearing Officer present: Ben Fu, Community Development Director

Staff present: Erika Poveda, Associate Planner

Applicant(s) present: Mr. and Mrs. Ponce, property owners

APPROVAL OF MINUTES:

1. June 13, 2019

The minutes of June 13, 2019 were approved as written

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

None

PUBLIC MEETING ITEMS:

2. Application No.(s): ASA-2019-01

Applicant: Anthony Estrella (Ponce residence)

Location: 22821 Medina Ln. APN# 342-30-1011

Architectural and Site approval to allow the addition of a bedroom to Unit B of an existing duplex

Administrative Hearing Officer's decision final unless appealed.

Staff member Poveda addressed the Hearing Officer. The duplex was originally built in 1969. The owner is proposing to add 80 square feet (a bedroom) to Unit B, increasing the living space to a total of 1203 square feet. The allowed development area for the lot is 40%. The square feet of the addition will increase the lot coverage to 38%. The addition is proposed to be in the interior courtyard area and will involve converting a portion of the garage into habitable space. The current garage size is larger than the minimum requirement, so this conversion will not impact the required parking for the site. As the addition is on the interior of the lot, there are no visual impacts to the neighbors, there are no encroachments into the site setbacks. Staff supports the project.

The Hearing Officer asked for clarification that the height of the duplex was not changing. He asked if the addition was going to be accessed from the outside or from garage. Staff stated

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that the height would not increase and there would be no garage access to the bedroom. The property Owner, Mrs. Ponce, addressed the Hearing Officer. She lives in Unit A. Her daughter and her family live in Unit B. The bedroom addition would be for her grandson so he could have his own room.

The Hearing Officer opened the public comment period.

There were no speakers.

The Hearing Officer closed the comment period.

The Hearing Officer reviewed the scope of the project and agreed that the project would not be an imposition to the neighborhood in any way. He supported Staff's findings for approval.

DECISION: The application was approved by the Hearing Officer per the Draft Resolution

ADJOURNMENT

Respectfully submitted:

_____/s/Beth Ebben

Beth Ebben

Deputy Board Clerk