

**ACTION MINUTES OF THE REGULAR MEETING OF
THE ADMINISTRATIVE HEARING HELD ON March 11, 2021**

ROLL CALL

Hearing Officer present: Albert Salvador, Assistant Director of Community Development

Staff present: Erika Poveda, Associate Planner

Applicant(s) present: Andre Herring, Property Owner, CIM Group
Karen Chiu, Property Owner, CIM Group
Peter Lam, Property Owner, CIM Group
Rick Yeh, Architect, Studio G Architects
Bill Henn, Civil Engineer, Hohbach-Lewin, Inc.
J Lee Stickles, Landscape Architect, TS Studios

APPROVAL OF MINUTES:

1. February 11, 2021

The minutes of February 11, 2021 were approved as written

POSTPONEMENTS/REMOVAL FROM CALENDAR:

None

ORAL COMMUNICATIONS:

None

WRITTEN COMMUNICATIONS:

None

PUBLIC MEETING ITEMS:

2. Application No.(s): ASA-2020-006, TR-2020-044
Applicant: Tim Barnes (Studio G Architects, Inc)
Location: 19608 Pruneridge Ave APN #316-45-016

Architectural and Site Permit to consider exterior and landscape alterations to the Arioso Apartments existing pool deck area; and a Tree Removal Permit to allow the removal and replacement of four (4) protected trees at an existing apartment complex (Arioso)

Administrative Hearing Officer's decision final unless appealed.

March 11, 2021

Staff member Poveda addressed the Hearing Officer. The applicant is seeking approval to demo the existing upper and lower deck amenities to install new trellises, seating areas, and a BQ area. They will also be replacing fencing materials, lighting and hardscape. The landscape enhancements will include the removal and replacement of four development trees. These improvements will modernize the look of the space to provide a better resident experience. All of the proposed modifications are in conformance with the City's Municipal Codes. The City's Consulting Arborist and other City Departments have reviewed the project and have no concerns. Staff recommends that the Hearing Officer approve the project per the Draft Resolution. The Hearing asked for clarification regarding the fence heights, occupancy load, and the path of travel (accessibility) requirements. The project's Landscape Architect reviewed the site plan showing the paths of travel for the Hearing Officer. The Hearing Officer mentioned that panic hardware may be required on the gates depending on the occupancy load.

The Hearing Officer opened the public comment period.

None

The Hearing Officer closed the comment period.

The Hearing Officer concurred with Staff's findings.

DECISION: The application was approved by the Hearing Officer per the draft resolution(s)

ADJOURNMENT

Respectfully submitted:

 /s/Beth Ebben

Beth Ebben

Deputy Board Clerk