CALL TO ORDER: Acting Zoning Administrator David Wage called the meeting to order at 3:00 p.m.

PRESENT: Acting Zoning Administrator David Wage
Marc Cleveland, Planner I

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **ENERVENU – 47621 Westinghouse Drive – (PLN2021-00099)** – To consider a Zoning Administrator Permit in accordance with the High Intensity Hazardous Materials Ordinance to allow a Small User Site associated with the installation of a chemistry lab and the plating line in an approximately 780 square-foot space within an existing 49,328 square-foot building located in the Bayside Industrial Community Plan Area; and to consider a categorical exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities.

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 2:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, BECAUSE ONLY MINOR MODIFICATIONS OF AN EXISTING FACILITY ARE NECESSARY IN ORDER TO ACCOMMODATE THE EXISTING USE;

AND

FOUND THAT ZONING ADMINISTRATOR PERMIT PLN2021-00099, IS CONSISTENT WITH THE CITY’S EXISTING GENERAL PLAN, THAT THE PROPOSED SITE IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY, AND INTENSITY OF THE PROPOSED USE, WOULD BE COMPATIBLE WITH DEVELOPMENT IN THE VICINITY, AND THAT THE PROPOSED USE WOULD NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE OF PERSONS OR PROPERTY IN THE VICINITY AS ENUMERATED WITHIN THE STAFF REPORT;
AND
APPROVED PLN2020-00099, AS SHOWN IN EXHIBIT “A”, SUBJECT TO THE
FINDINGS AND CONDITIONS IN EXHIBIT “B”.

Item 1 was approved based on finding and subject to conditions.

Item 2. LEADFOOT AUTO SALES – 41060 High Street Suite B – (PLN2021-00225) – To
consider a Zoning Administrator Permit to consider an appointment only, 1,600 square-
foot internet auto sales and brokerage business located at 41060 High Street in the
Irvington Community Plan Area and to find that the project is categorically exempt
from the requirements of the California Environmental Quality Act (CEQA) pursuant
to CEQA Guideline 15301, Existing Facilities.

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 3:

HELD PUBLIC HEARING;

AND
FOUND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CEQA
GUIDELINES SECTION 15301 (EXISTING FACILITIES) BECAUSE THE
PROPOSED USE WOULD BE LOCATED WITHIN AN EXISTING FULLY
IMPROVED BUILDING SUITABLE FOR THE PROPOSED USE, AND NO
MODIFICATIONS ARE PROPOSED;

AND
FOUND THAT PLN2021-00225, A ZONING ADMINISTRATOR PERMIT FOR AN
INDOOR USED CAR DEALERSHIP (BY APPOINTMENTS ONLY), IS IN
CONFORMANCE WITH THE RELEVANT PROVISIONS CONTAINED IN THE
CITY’S EXISTING GENERAL PLAN;

AND
APPROVED PLN2021-00225, AS SHOWN ON EXHIBIT “A,” SUBJECT TO
FINDINGS AND CONDITIONS OF APPROVAL IN EXHIBIT “B.”

Item 1 was approved based on finding and subject to conditions.

ADJOURNMENT

Meeting adjourned at 3:07 p.m.

APPROVED BY:

[Signature]

David Wage
Acting Zoning Administrator