



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of January 13, 2025**  
Via Zoom Teleconference

At 2:01 PM, Maryanne Cronin, Zoning Administrator (ZA) called the meeting to order, provided a brief overview of ZA hearing body, rules of order, how items are heard, and the appeal process.

**Regular Item**

- 1) **Application No.** 2403-21 (LCDP24-04)  
**Address:** 4713-4715 East Ocean Boulevard  
**Council District:** 3

**Project Description:** A Local Coastal Development Permit for the exterior remodel of the existing duplex situated on the first lot from the water, including modifications to the existing hip roof to add two rooftop decks equaling a total of 833 square feet and demolition of an existing two-car garage and the construction of two (2) new Accessory Dwelling Units (ADUs) (823-square-foot each) at the rear of the property located at 4713-4715 East Ocean Boulevard in the R-4-R (Moderate-Density Multiple Residential) Zoning District. Pursuant to California Government Code Section 65852.2, the ADUs shall not be subject to a public hearing, and this aspect of the project is included solely for informational purposes; this does not otherwise lessen the effect or application of the California Coastal Act of 1976 to the ministerial review of the ADUs (LCDP24-041).

This project **IS** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-24-038)

Maryanne Cronin, Zoning Administrator, called the first item; and introduced Liana Arechiga, Planner, Community Development, to give the staff report.

Liana Arechiga, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Liana Arechiga, Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Dave Shorter, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Dave Shorter.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, opened the item for public comment.

**Public Comments:**

Melinda Cotton, spoke.

With no further public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Dave Shorter.

Maryanne Cronin, Zoning Administrator, spoke.

Liana Arechiga, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Liana Arechiga, Planner.

Maryanne Cronin, Zoning Administrator, made two amendments to the conditions. The first amendment is a standard condition regarding demolition acknowledgment. It ensures that both the property owner and the applicant are fully aware of the demolition threshold requirements. The second amendment clarifies the first condition, stating that the ADUs are fully independent, and that this approval does not permit the demolition of the garage unless for the purpose of construction of the ADUs.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-24-038) and approved a Local Coastal Development Permit (LCDP24-04), subject to conditions.**

Maryanne Cronin, Zoning Administrator, reiterated that this item is in the coastal zone, but is not appealable to the California Coastal Commission. This item is subject to the local 10-day appeal period.

- 2) Application No.** 2409-14 (LCDP24-037)  
**Address:** Census Block Group 5776053  
**Council District:** 3

**Project Description:** A request to restrict un-hosted short-term rentals within the Census Block Group 5776053 (484 existing residences). The Census Block Group would be added to the City of Long Beach Short-Term Rental Prohibited Buildings List (as defined in Section 5.77.020.M of the Long Beach Municipal Code). There would be no physical construction as part of this project.

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-24-169)

Maryanne Cronin, Zoning Administrator, called the item; and introduced Gopi Shah, Planner, Community Development, to give the staff report.

Gopi Shah, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Gopi Shah, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Gopi Shah, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Melissa Rakiey, applicant/initiator of petition, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

**Public Comments:**

Terry Ulaszewski, spoke.

Andy Oliver, spoke.

Better Neighbors LA, Organizer, Noah Sykes, spoke.

Skye Mayring, spoke.

Marva [last name unclear], spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Melanie Luthern Allen, spoke.

Ryan Peterson, spoke.

Donna Palmer, spoke.

With no further public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-24-169) and approve Local Coastal Development permit (LCDP24-037).**

Maryanne Cronin, Zoning Administrator, reiterated the local 10-day appeal period and the project is subject to the California Coastal Commission appeal period.

At approximately 3:12 PM, Zoning Administrator Cronin declared the meeting adjourned.



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Maryanne Cronin, Zoning Administrator