



Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of October 27, 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.** 2505-01 (LCDP25-019)
Address: Peninsula Beach Boardwalk (East Seaside Walk [ten-foot-wide Public Right-of-Way] between South 69th Place and 55th Place)
Council District: 3

Project Description: Local Coastal Development Permit for the repair of an existing eight to nine-foot-wide pedestrian boardwalk along Peninsula Beach (approximately 3,600 linear feet) within the public right-of-way of East Seaside Walk between South 69th Place and 55th Place within the P (Park) Zoning District. The scope of work includes the replacement of the existing wooden planking with new composite planking and the repair of wooden pile-caps in the same location.

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

This project qualifies for a categorical exemption per Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines. (CE-25-117)

Maryanne Cronin, Zoning Administrator, called the item and introduced Glen Jia, Planner, Community Development, to give the staff presentation.

Glen Jia, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Glen Jia, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Staff Host, spoke.

Michael Lau, Public Works, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Michael Lau, Public Works, Applicant.

Michael Lau, Public Works, Applicant spoke.

Maryanne Cronin, Zoning Administrator, spoke.

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

Staff Host, spoke.

Public Comments:

Samuel Joseph, spoke.

Dialogue ensued between Maryanne Cronin, Zoning Administrator, and Samuel Joseph.

Paul, no last name stated for the record, spoke.

Dialogue ensued between Maryanne Cronin, Zoning Administrator, and Paul, no last name stated for the record.

Kathy Bohn, spoke.

Chris Bruno, spoke.

Kellie Canning, spoke.

Cristina McCormack, spoke.

Cynthia Marcopolas, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Staff Host, spoke.

Dialogue ensued between Maryanne Cronin, Zoning Administrator, and Samuel Joseph.

There were no further comments on this item.

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

Maryanne Cronin, Zoning Administrator, spoke.

Michael Lau, Public Works, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Michael Lau, Public Works, Applicant.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Michael Lau, Public Works, Applicant.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Maryanne Cronin, Zoning Administrator, moved to continue this item to a date uncertain. This item will be re-noticed once the Applicant has the requested information.

2) Application No. 2507-03 (AUP25-012)
Address: 1232-1234 Belmont Avenue
Council District: 3

Project Description: An Administrative Use Permit request to establish a tattoo parlor within an existing 891 square-foot commercial tenant space that is within 700 feet of a public or private primary or secondary school located at 1232-1234 Belmont Avenue in the Mixed-Use 3 (A Series) (MU-3-A) Zoning District.

This project **IS NOT** 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-25-097)

Maryanne Cronin, Zoning Administrator, called the item and introduced Miguel Samayoa, Planner, Community Development, to give the staff presentation.

Miguel Samayoa, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Miguel Samayoa, Planner.

Staff Host, spoke.

Staff Co-Host, spoke

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Miguel Samayoa, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Due to Zoom technical difficulties earlier, Miguel Samayoa, Planner, spoke and provided a review of the staff presentation.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Miguel Samayoa, Planner.

Martin Rodriguez, Applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Martin Rodriguez, Applicant.

Martin Rodriguez, Applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Martin Rodriguez, Applicant.

Maryanne Cronin, Zoning Administrator, spoke.

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

Staff Host, spoke.

Public Comments:

There was no public comment on this item.

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

Maryanne Cronin, Zoning Administrator, spoke.

There was one comment received in writing, regarding proximity to schools.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, clarified Condition of Approval No. 13 as drafted specifies anatomical areas at tattoo stations three and four, be amended in sub note A and that it should be at all stations to have all retractable screens.

Staff Host, spoke.

Martin Rodriguez, Applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Martin Rodriguez, Applicant.

ACTION: Accept Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE-25-097) and Approve Administrative Use Permit with amendment to Condition No. 13 to have appropriate screening of anatomical areas to retractable screens at all tattooing and piercing stations.

3) Application No. 2507-15 (AUP25-013)
Address: 1478 Cota Avenue
Council District: 7

Project Description: Request for and Administrative Use Permit to allow for the establishment and operation of a 3,576-square-foot Type 11 adult-use cannabis distribution facility within an existing building located at 1478 Cota Avenue in the IG (General Industrial) Zoning Designation.

This project **IS NOT** 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-25-118).

Maryanne Cronin, Zoning Administrator, called the item and introduced Dora Fietze-Armenta, Planner, Community Development, to give the staff presentation.

Dora Fietze-Armenta, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Dora Fietze-Armenta, Planner.

A dialogue ensued between Staff Host and Dora Fietze-Armenta, Planner.

Staff Host, spoke.

Jessica Clofine, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jessica Clofine, Applicant.

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

Staff Host, spoke.

Public Comments:

There was no public comment on this item.

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

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, added a condition that all fencing on site shall comply with the Zoning Regulations regarding fencing. This would mean any unpermitted fencing, or fencing

including barbed wire that is not at appropriate height would be corrected. Maryanne Cronin, Zoning Administrator, added a condition to make sure that any metal batting on the rod iron allows for corner cut offs to be visible through the site as a safety precaution. Maryanne Cronin, Zoning Administrator, added a condition there should be no container storage on the required parking spaces. These three conditions will reassert compliance with the Zoning Regulations.

Jessica Clofine, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jessica Clofine, Applicant.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Approve Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE-25-118) and Approve Administrative Use Permit with three new amended conditions.

- 4) **Application No.** 2509-02 (MOD25-012)
Address: 5661 Sorrento Drive
Council District: 3

Project Description: Local Coastal Development Permit for a modification to a previously approved Local Coastal Development Permit (Case No. 2408-18) to increase the ceiling height of the single-family residence, from 8 feet to 10 feet for each floor, located at 5661 Sorrento Drive in the R-1-S (Single-Family Residential with Small Lot) Zoning District. The previous approval allowed a remodel and addition to an existing two-story single-family residence, and the proposed modification would only change the height of the building, which would increase 4 feet 7 inches (overall height of 26 feet 6 inches).

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-25-121)

Maryanne Cronin, Zoning Administrator, called the item and introduced Glen Jia, Planner, Community Development, to give the staff presentation.

Glen Jia, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Glen Jia, Planner.

Staff Host, spoke.

Felipe Contreras, Applicant spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Felipe Contreras, Applicant.

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

Staff Host, spoke.

Public Comments:

There was no public comment on this item.

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

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Glen Jia, Planner.

ACTION: Approve Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE-25-121) and Approve Local Coastal Development Permit with a minor refinement to Condition No. 6, to ensure the air conditioning unit is screened from public view on all sides, due to the proximity of the water side, as well as the street side.

Maryanne Cronin, Zoning Administrator, advised this and all other sites are subject to the 10-Day local appeal process and an appealable process to the California Coastal Commission.

- 5) Application No.** 2509-26 (MOD25-013, LCDP25-040)
Address: 6451 East Pacific Coast Highway
Council District: 3

Project Description: Local Coastal Development Permit for a modification to previously approved Case No.2501-18 (SPR25-004, LCDP2501) to allow for the removal of a grass area and one (1) non-native species tree (palm tree) for the construction of an outdoor dining patio (305 square feet) abutting the Marketplace Shopping Center building located at 6451 East Pacific Coast Highway in the Mixed Use-Community Core (MU-CC) designation of the Southeast Area Specific Plan (SEASP) (SP-2) Area. The plans include tree replacement in an area adjacent to the construction area and the tree species will be a tree listed in Appendix D (Plant Palette) of SEASP. The Site Plan Review Committee approved the proposed modification on October 8, 2025.

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

This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to land) of the California

Environmental Quality Act Guidelines. (CE25-120)

Maryanne Cronin, Zoning Administrator, called the last item; and introduced Jonathan Iniesta, Planner, presenting on behalf of Pablo Castilla, Community Development, to give the staff report.

Jonathan Iniesta, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Megan Moore, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Megan Moore, Applicant.

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

Staff Host, spoke.

Public Comments:

There was no public comment on this item.


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

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Approve Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines (CE25-120) and Approve Local Coastal Development Permit.

Maryanne Cronin, Zoning Administrator, advised this is only subject to the 10-Day local appeal process period, as it is not appealable to the Coastal Commission.

At approximately 4:07 PM, Zoning Administrator Cronin declared the meeting adjourned.



Maryanne Cronin, Zoning Administrator