



Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of November 10, 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) **Case No.** 2508-07 (LCDP25-030)
Address: 5809 East Corso Di Napoli (APN: 7243-022-044)
Council District: 3

Project Description: Local Coastal Development Permit for the construction of a new attached one-car garage (486 square feet) at the rear of an existing single-family residence at 5809 East Corso Di Napoli within the R-1-S (Single-Family Residential, Small Lot) Zoning District.

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

This project qualifies for a categorical exemption per Sections 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-25-119)

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.

Maryanne Cronin, Zoning Administrator, spoke.

Staff Host, spoke.

Jay Golison, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jay Golison, Applicant.

Maryanne Cronin, Zoning Administrator, spoke.

Jay Golison, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jay Golison, Applicant.

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

Staff Host, spoke.

Public Comments:

There were no public 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.

Maryanne Cronin, Zoning Administrator, added one condition relating to the landscaping as discussed, which reminds the property owner not to allow bougainvillea or any landscaping to grow outward into the alley. The other condition is to make sure that no invasive species are planted.

Jay Golison, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jay Golison, Applicant.

ACTION: Approve Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines (CE-25-119) and Approve Local Coastal Development Permit with an added condition related to maintenance of landscaping on private property and prohibition of invasive species.

Maryanne Cronin, Zoning Administrator, advised this is in the appealable coastal zone and is subject to the 10-Day local appeal process period and additional appeal process to the California Coastal Commission.

- 2) Case No.** 2508-13 (LCDP25-032)
Address: 1400 East Ocean Boulevard (APN: 7265-008-502)
Council District: 2

Project Description: Local Coastal Development Permit request to add the 70 multi-family condominium residences within The Meridian Condominium Owners Association to the City of Long Beach Short-Term Rental Prohibited Buildings List (as defined in Section 5.77.020.M of the Municipal Code). The addition of the Meridian Condominium Owners Association to the Prohibited Buildings List would prohibit hosted and un-hosted short-term rentals in any of the 70 residential units located within the building at 1400 East Ocean Boulevard in Subarea 1 of the Ocean Boulevard Planned Development (PD-5) District.

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-25-123).

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

Cara Dent, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cara Dent, Planner.

Rob Lukowski, Applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Rob Lukowski, Applicant.

Rob Lukowski, Applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Rob Lukowski, Applicant.

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

Staff Host, spoke.

Public Comments:

Roger Crumrine, Meridian Condominium Owners Association owner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Daniel Reynolds, Meridian Condominium Owners Association owner, spoke.

Greg Barnett, Vice President Meridian Association, spoke.

Staff Host, spoke.

No further public 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.

Maryanne Cronin, Zoning Administrator, provided a history on this formal process of a Local Coastal Development Permit requirement, with the understanding of this process and why we are here today for the record.

ACTION: Approve Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE-25-123) and Approve Local Coastal Development Permit. This is approved without conditions.

Maryanne Cronin, Zoning Administrator, advised this is subject to the 10-Day local appeal process period and an additional appeal process to the California Coastal Commission.

Maryanne Cronin, Zoning Administrator announced the next ZA hearing is scheduled for November 24, 2025.

At approximately 2:46 PM, Zoning Administrator Maryanne Cronin declared the meeting adjourned.



Maryanne Cronin, Zoning Administrator