



Acting Zoning Administrator—Scott Kinsey
Zoning Administrator Meeting Minutes of February 24, 2025
Via Zoom Teleconference

At 2:04 PM, Scott Kinsey, the Acting Zoning Administrator, 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.** 2207-12 (MOD22-017, LCDP22-057)
Address: 6501 and 6675 East Pacific Coast Highway
Council District: 3

Project Description: A Local Coastal Development Permit for the modification to previously approved Site Plan Review Approval (App. No. 9410-01) for the renovation and expansion (521 square feet) to the former Claim Jumper and Tilted Kilt buildings, parking field restriping, and landscape improvements in the Marketplace Shopping Center at 6501 and 6675 East Pacific Coast Highway in the Mixed Use-Community Core (MU-CC) designation of the Southeast Area Specific Plan (SEASP) (SP-2) Area. The Site Plan Review Committee approved the requested modification (MOD22-017) on January 22, 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 15301 (Existing Facilities) and Section 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines. (CE-23-073)

Scott Kinsey, the Acting Zoning Administrator, called the first item and introduced Jonathan Iniesta, Planner, Community Development, to give the staff report.

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

Scott Kinsey, the Acting Zoning Administrator, spoke.

Jonathan Iniesta, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Jonathan Iniesta, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Jonathan Iniesta, Planner, called applicant Jeff Rabbitt.

Applicant Jeff Rabbitt spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, opened the item for public comment.

Public Comments:

Elizabeth Lambe spoke.

With no further public comment, Scott Kinsey, the Acting Zoning Administrator, closed public comment on the item.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, confirmed with Planner Jonathan Iniesta that the conditions of approval provided comply with the requirements of SEASP.

Jonathan Iniesta, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-22-150) and approved Local Coastal Development Permit MOD22-017, LCDP22-057, subject to conditions of approval as amended.

Scott Kinsey, the Zoning Administrator, reiterated the local 10-day appeal period and Coastal Commission appeal period. This item is not in the coastal zone therefore the California Coastal Commission appeal process does not apply.

- 2) **Application No.** 2412-16 (MOD24-017)
Address: 1145 Loma Avenue
Council District: 3

Project Description: A Modification (MOD24-017) to a previously approved Administrative Use Permit (Case No. 2104-27) to extend the operational hours of service for an existing restaurant with alcohol sales of beer and wine (ABC License Type 41) to 8:00 a.m. – 11:00 p.m., daily; with outdoor operations limited to 8:00 a.m. – 9:00 p.m., daily. The project is located at 1145 Loma Avenue in the MFR-L (Multiple Family Residential -Low -Density) 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-25-004)

Scott Kinsey, the Acting Zoning Administrator, called the item; and introduced Miguel Samayoa, Planner, Community Development, to give the staff report.

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

Scott Kinsey, the Acting Zoning Administrator, spoke.

Miguel Samayoa, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Miguel Samayoa, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Miguel Samayoa, Planner, called applicant Alicia Kemper.

Alicia Kemper, applicant, spoke.

Alicia Kemper, applicant, requested that the interior dining room operational hours be extended to 12:00 AM instead of 11:00 PM.

Scott Kinsey, the Acting Zoning Administrator, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Miguel Samayoa, Planner.

Alicia Kemper, applicant, spoke.

Alicia Kemper, applicant, requested that the interior dining room operational hours be extended to 12:00 AM instead of 11:00 PM.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Miguel Samayoa, Planner, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Miguel Samayoa, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Alicia Kemper, applicant, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Alicia Kemper, applicant, spoke.

Scott Kinsey, the Acting Zoning Administrator, opened the item for public comment.

Public Comments:

There was no public comment on this item.

With no public comments, Scott Kinsey, the Acting Zoning Administrator, closed public comment on the item.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Miguel Samayoa, Planner, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Miguel Samayoa, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Alicia Kemper, applicant, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Alicia Kemper, applicant.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, amended the conditions of approval to add requirements that a) There shall be no amplified or live music unless an entertainment permit is obtained and approved by the City Council and b) There shall be no exterior speakers or music played from speakers on the exterior of the restaurant or projected from the interior to the exterior.

Miguel Samayoa, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Alicia Kemper, applicant, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, accepted the applicant's request to amend the hours of operation. The restaurant's interior will now be allowed to close at midnight instead of 11:00 PM. The outdoor patio closing time will remain 9:00 PM, with an added condition that the last call shall be made at 8:30 PM for the patio and 11:30 PM for the restaurant interior.

Alicia Kemper, applicant, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Miguel Samayoa, Planner, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Miguel Samayoa, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-25-004) and approved Administrative Use Permit MOD24-017, subject to conditions of approval as amended.

Scott Kinsey, the Zoning Administrator, reiterated the local 10-day appeal period.

At approximately 2:40 PM, the Acting Zoning Administrator Kinsey declared the meeting adjourned.



SCOTT KINSEY, AICP
PLANNER V FOR ZONING ADMINISTRATOR