



Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of June 9, 2025
Via Zoom Teleconference

At 2:00 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.** 2408-09 (AUP24-018)
Address: 195 East 4th Street
Council District: 1

Project Description: A request for an Administrative Use Permit to establish multiple tattoo parlors/permanent makeup businesses within an existing multi-tenant commercial space located at 195 East 4th Street located in the Downtown Plan (PD-30) Planned Development 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-25-047)

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

Kevin Nguyendo, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Kevin Nguyendo, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Kevin Nguyendo, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Ever Chapa, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Ever Chapa.

Maryanne Cronin, Zoning Administrator, spoke.

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

Public Comments:

There was no public comment on this item.

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

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, revised and clarified three conditions. Condition No. 1 has been updated for clarity. It now applies to the 31-suite multi-tenant commercial space and removes the reference to Salon Row. Condition No. 2 clarifies that when the City receives a business license application for a tattoo parlor or permanent makeup business under this Administrative Use Permit, the City of Long Beach Planning Bureau will require the applicant to acknowledge and demonstrate compliance with all conditions of the Administrative Use Permit. Condition No. 10 specifies that screening barriers should be used in tenant spaces that face street frontages as well as in interior suites. These barriers, which may include physical barriers or window shades, must obscure any anatomical areas being tattooed to maintain privacy.

Maryanne Cronin, Zoning Administrator, spoke.

Ever Chapa, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-25-047) and approved Administrative Use Permit (AUP24-018), subject to conditions approval as amended.

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

- 2) Application No. 2501-14 (SV25-001)**
Address: 855 East 5th Street
Council District: 1

Project Description: A Standards Variance request to install an 8-foot-tall wrought iron fence within the 15.5-foot special setback and 6-foot setback areas along Alamitos Avenue (instead of the 5-foot maximum allowable fence height) at a private school located at 855 East 5th Street in the Downtown Plan (PD-30) Planned Development 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 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-25-044)

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

Gina Casillas, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Gina Casillas, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Renae Furlow, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Renae Furlow, Applicant.

Maryanne Cronin, Zoning Administrator, 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 the item.

Maryanne Cronin, Zoning Administrator, added three new conditions. The first new condition will be added as an advisory condition to ensure that the locking mechanisms on the new fence comply with all applicable building and fire code regulations. This is to ensure emergency access for fire or police personnel, if needed. The Building and Safety Division should review and approve the locking mechanisms. The 2nd new condition added is to memorialize that the proposed fencing shall consist of visually open wrought iron. No backing or material that would obscure visibility into the site shall be added. The final new condition specifies that the new fence shall be painted to match the adjoining wrought iron fencing for visual consistency.

Maryanne Cronin, Zoning Administrator, spoke.

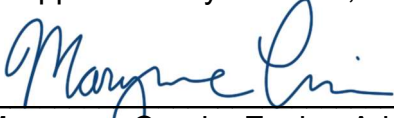
Renae Furlow, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-25-044) and approve Standards Variance (SV25-001), subject to conditions approval as amended.

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

At approximately 2:42 PM, Zoning Administrator Cronin declared the meeting adjourned.

A handwritten signature in blue ink that reads "Maryanne Cronin". The signature is written in a cursive style with a large initial "M".

Maryanne Cronin, Zoning Administrator