



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of July 14, 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.** 2407-19 (SV24-005)  
**Address:** 522-524 Coronado Avenue  
**Council District:** 2

**Project Description:** A Standards Variance request to allow the installation of four (4) ground mounted air conditioner condenser units with screening (two condensers per structure) to project 4 feet into the 9.5-foot nonconforming front yard setback at a multi-family residential property, where ground mounted air conditioners are not allowed, located at 522-524 Coronado Avenue within the Low-Density Multi-Family Residential, Small Lot (R-3-S) 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 – Class 1 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-25-066)

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.

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

Maryanne Cronin, Zoning Administrator, spoke.

Thomas Hamilton, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Thomas Hamilton.

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.

Thomas Hamilton, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Thomas Hamilton.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, clarified condition number three and added a new condition. Condition No. 3 has been updated for clarity to note general compliance with Section 21.31.265 of the Zoning Regulations for mechanical equipment screening. The new condition added is to memorialize that all AC units on site shall be legalized through the building permit process.

Thomas Hamilton, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Thomas Hamilton.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-25-066) and approved Standards Variance (SV24-005), 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. 2502-19 (TPM25-001)**  
**Address:** 3050 Orange Avenue and 1301 East Spring Street  
**Council District:** 5

**Project Description:** A Tentative Parcel Map request to subdivide two (2) existing parcels totaling 410,087 square feet (APNs 7212-002-025 and 7212-002-026) resulting in three (3) parcels (Parcel A – 126,410 square feet, Parcel B – 240,979 square feet, and Parcel C – 42,698 square feet) located at 3050 Orange Avenue and 1301 East Spring Street in the General Industrial District of the Globemaster Corridor Specific Plan (SP-3-IG). The existing self-storage and industrial buildings would remain, and no physical development is proposed as part of this application.

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 15315 (Minor Land Division) of the California Environmental Quality Act Guidelines. (CE-25-065)

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

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

Maryanne Cronin, Zoning Administrator, spoke.

Jonathan Iniesta, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jonathan Iniesta, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Lindsay Tabaian, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Lindsay Tabaian.

Ben Huber, applicant, spoke.

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

**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, spoke.

Jonathan Iniesta, Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Lindsay Tabaian, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Lindsay Tabaian.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-25-065) and approve Tentative Parcel Map (TPM25-001), subject to conditions approval.**

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.

**3) Application No. 2503-17 (AUP25-004)**

**Address:** 1427 East 4th Street

**Council District:** 5

**Project Description:** An Administrative Use Permit request to establish a primary massage establishment use (four [4] massage rooms) within an existing tenant space (1,231-square-foot) located at 1427 East 4th Street in the Neighborhood Commercial and Residential (CNR) 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-25-053)

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

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

Maryanne Cronin, Zoning Administrator, spoke.

Cara Dent, Planner, spoke.

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

Maryanne Cronin, Zoning Administrator, spoke.

Amir Deihimi, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Amir Deihimi.

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 further public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, added four new conditions. The first new condition will be added that all individuals hired as employees or independent contractors must review these conditions to ensure compliance by all personnel working within the establishment. The second condition reinforces the hours of operation established in Title 5 of the Municipal Code: massage therapy services may only be provided between 7:00 AM and 10:00 PM. The third condition states that the operator acknowledges no alcoholic beverages may be sold, served, or furnished at the establishment. The final condition specifies that the massage establishment is subject to both Chapter 5.58 and Title 21 of the Long Beach Municipal Code.

Maryanne Cronin, Zoning Administrator, spoke.

Amir Deihimi, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-25-053) and approve Administrative Use Permit (AUP25-004), 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.

Maryanne Cronin, Zoning Administrator, spoke.

At approximately 2:50 PM, Zoning Administrator Cronin declared the meeting adjourned.

  
\_\_\_\_\_  
Maryanne Cronin, Zoning Administrator