



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of August 25, 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.** 2506-09 (AUP25-010)  
**Address:** 414 Cherry Avenue  
**Council District:** 2

**Project Description:** Request for an Administrative Use Permit to establish a tattoo parlor within 700 feet of a school, in an existing 624-square-foot commercial tenant space, located at 414 Cherry Avenue in the Neighborhood Commercial Pedestrian (CNP) Zoning District stalls.

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-25-074).

Maryanne Cronin, Zoning Administrator, called the first 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.

Staff host, spoke.

Derek Burnham, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Cassandra Aguilera, applicant, spoke.

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 this item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, added two new conditions. The first new condition requires the operator to comply with all Title 5 requirements for tattoo parlors, in addition to Title 21 requirements. The 2nd new condition requires that newly hired tattoo artists be provided with a copy of the conditions, so they understand the operating hours and specific provisions, ensuring compliance.

Derek Burnham, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Cassandra Aguilera, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-25-074) and approve Administrative Use Permit (AUP25-010), 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.

At approximately 2:19 PM, Zoning Administrator Cronin declared the meeting adjourned.



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Maryanne Cronin, Zoning Administrator