



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of September 8, 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.** 2502-03 (AUP25-002)  
**Address:** 1400-1406 Obispo Avenue  
**Council District:** 2

**Project Description:** Administrative Use Permit request to change an existing nonconforming use (medical office) to another nonconforming use (social service facility with therapy services and day care for senior citizens 65 years and older), pursuant to Section 21.27.070 of the Zoning Regulations, within a nonconforming commercial building located at 1400-1406 Obispo Avenue in the R-2-N (Two-family Residential, Standard Lot) Zoning District. The proposed facility would provide daily mental health services within the building, such as group therapy and adult day care services. There would be no overnight stay for patients of this facility.

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-25-080)

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

Gopi Shah, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Gopi Shah, Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Giorgi Bitchikaevi, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Vladimir Levell, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Vladimir Levell.

Giorgi Bitchikaevi, 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 the item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, removed Condition No. 3, which restricted occupancy to 20 individuals as the building permit will be required to establish the building's occupancy as well as to ensure compliance with the allowed occupancy and fire codes.

Maryanne Cronin, Zoning Administrator clarified Condition No. 5 to include changes to the service population in addition to expansion of the building or similar modifications would require a modification to an approved permit. Condition No. 6 was be updated to add a sentence stating that the applicant shall obtain any required permits from the City of Long Beach Building Bureau.

Maryanne Cronin, Zoning Administrator, added two new conditions. The first new condition will be that all signage on the building shall be legalized in conformance with Chapter 21.44 of the Zoning Regulations. The second new condition ensures that the applicant maintain an active business license.

Maryanne Cronin, Zoning Administrator, spoke.

Vladimir Levell, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Vladimir Levell.

Maryanne Cronin, Zoning Administrator, spoke.

Giorgi Bitchikaevi, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Giorgi Bitchikaevi.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-25-080) and approved Administrative Use Permit (AUP25-002), 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 2:26 PM, Zoning Administrator Cronin declared the meeting adjourned.



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Maryanne Cronin, Zoning Administrator