



Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of January 26, 2026
Via Zoom Teleconference

At 2:02 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) Case No. 2506-14 (MOD25-009)**
Address: 180 East Ocean Boulevard
Council District: 1

Project Description: Local Coastal Development Permit for a modification to a previously approved Master Sign Program and associated Local Coastal Development Permit (Case No. 1908-11) for the revised signage design and the addition of on-premises signs at the office building located at 180 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6). The requested modification includes the net increase of 13 on-premises signs, resulting in a total of 6 building identification signs, 5 tenant signs, 1 tenant blade sign, 9 entry fin signs, 1 address sign, 2 parking signs, and 5 informational vinyl graphic signs within the modified Master Sign Program. This modification to the previously approved Sign Program (SNP19-005) was conditionally approved by the Site Plan Review Committee on December 17, 2025.

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE25-159)

Maryanne Cronin, Zoning Administrator, called the item and introduced Glen Jia, Planner, Community Development, to give the staff presentation.

Glen Jia, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Glen Jia, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Glen Jia, Planner.

Ashley Yu, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Ashley Yu, Applicant.

Ashley Yu, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Ashley Yu, Applicant.

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

Staff Host, spoke.

Public Comments:

No public comments on this item.

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

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, added one new condition to a cross reference the previous conditions of approval (Case No. 1908-11) to ensure that anything that was not modified as part of this approval remains in full force and in effect.

Maryanne Cronin, Zoning Administrator, requested correction to typographical error for condition #4.

Maryanne Cronin, Zoning Administrator, stated there is a condition related to sea level rise that does not apply here based on the Long Beach Climate Action Plan. She would like to omit condition #3, as it does not apply here.

Maryanne Cronin, Zoning Administrator, added reference to Victory Park in condition #7 to ensure Victory Park remains a public park and avoid access impacts.

Maryanne Cronin, Zoning Administrator, spoke.

Ashley Yu, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Ashley Yu, Applicant.

ACTION: Approve Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE25-159) and Approve the Local Coastal Development Permit with the adjustments to the conditions to 1) cross reference previous conditions of approval, 2) correct numbering of conditions, 3) remove sea level rise condition, and 4) add reference to Victory Park in condition #7.

Maryanne Cronin, Zoning Administrator, advised this is subject to local 10-day appeal process period. This is in the appealable area of the coastal zone and will be subject to a State Coastal Commission appeal period.

2) Case No. 2511-15 (LCDP25-045)

Address: Public right-of-way abutting 4708 East 2nd Street (APN: 7256-022-001)

Council District: 3

Project Description: Local Coastal Development Permit (LCDP) for the change in operator of an existing permanent parklet (98 square feet) (established under Case No. 2307-24) within a portion of the public right-of-way abutting a cafe at 4708 East 2nd Street in the Commercial Neighborhood Pedestrian (CNP) Zoning District. There are no proposed changes to the approved design of the existing parklet.

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) of the California Environmental Quality Act Guidelines. (CE25-152)

Maryanne Cronin, Zoning Administrator, advised that the second item on the agenda for today referencing application Case No. 2511-15 had to be re-noticed for the next hearing date, February 9, 2026, and clarifying this item did not have a public poster notice in time and therefore had to be re-noticed.

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

Staff Host, spoke.

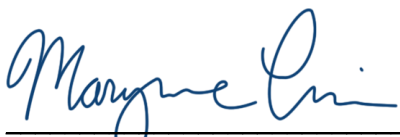
Public Comments:

No public comments on this item.

With no further public comment on the continuation of this item, Maryanne Cronin, Zoning Administrator, closed the public comment period on this item.

Maryanne Cronin, Zoning Administrator, advised the next Zoning Administrator hearing is scheduled for Monday, February 9, 2026.

At approximately 2:30 PM, Zoning Administrator Maryanne Cronin declared the meeting adjourned.



Maryanne Cronin, Zoning Administrator