



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of February 9, 2026**  
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) **Case No.** 2511-15 (LCDP25-045)  
**Address:** Public right-of-way abutting 4708 East 2nd Street  
**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 was re-noticed as the hearing changed from January 26, 2026, to a new date of February 9, 2026.

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.

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

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

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

Maryanne Cronin, Zoning Administrator, spoke.

Edward Gulian, Applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Edward Gulian, Applicant.

Edward Gulian, Applicant spoke.

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Staff Host, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Edward Gulian, Applicant spoke.

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.

Edward Gulian, Applicant spoke advising Matthew Church, Applicant text and confirms his understanding of all conditions and will educate staff.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, advised this is subject to local 10-day appeal process period. This is not appealable to the State Coastal Commission. Upon lapse of 10-day appeal process, this approval would be final.

**ACTION: Approve Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE25-152) and Approve the Local Coastal Development Permit with conditions.**

Maryanne Cronin, Zoning Administrator, advised although there were no commenters today; two comments were received in writing.

Maryanne Cronin, Zoning Administrator, advised the next Zoning Administrator hearing is scheduled for Monday, February 23, 2026.

At approximately 2:15 PM, Zoning Administrator Maryanne Cronin declared the meeting adjourned.



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Maryanne Cronin, Zoning Administrator