



**Zoning Administrator—Maryanne Cronin**  
**ZA Meeting Minutes of June 10, 2024**  
Via Teleconference

At 2:03 PM, Maryanne Cronin Zoning Administrator, called the hearing to order, provided an overview of house rules, how items are heard, brief description of each item and the appeal process.

**Regular Item**

- 1) **Application No.** 2305-24 (LCDP23-032)  
**Address:** 800 East Ocean Boulevard  
**Council District:** 2

Request to add the 132 existing residential units within the Villa Riviera Homeowners Association (HOA), located at 800 East Ocean Boulevard, to the City of Long Beach Short-Term Rental Prohibited Buildings List (as defined in Section 5.77.020.M of the Municipal Code). The addition of the HOA to the Prohibited Buildings List would prohibit hosted and un-hosted short-term rentals in any of the 132 residential units (District 2).

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. (CE-24-023)

Maryanne Cronin, Zoning Administrator, called the item and introduced Marcos Lopez Jr., Planner.

Marcos Lopez Jr., Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Ariana Rodriguez, Applicant, spoke.

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

**Public Comments:**

One comment received in support of the project.

Two calls received regarding this project.

Andy Oliver, spoke.

No further public comment.

Maryanne Cronin, Zoning Administrator, spoke.

Marcos Lopez Jr., Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, reminds applicant appeals can be made within a 10-day period.

**ACTION: Accepted Categorical Exemption CE-24-023 and approved Local Coastal Development Permit LCDP23-032, subject to conditions of approval.**

**2) Application No.** 2310-17B (LCDP23-061)

**Address:** Cordova Walk Pump Station at the southern terminus of North Cordova Walk and Rivo Alto Canal (Addressed as 139 Rivo Alto Canal)

**Council District:** 3

Replacement and upgrade of pumps, ventilation system, electronic control and monitoring system, communications systems, and maintenance access improvement located at the Cordova Walk Stormwater Pump Station at the southern terminus of North Cordova Walk and Rivo Alto Canal in the R-1-S Zoning District. (District 3)

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission. The seawall outlet and the water area **IS** in the California Coastal Commission's Original Permit Jurisdiction

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-24-031)

Maryanne Cronin, Zoning Administrator, called the item and introduced Marcos Lopez Jr., Planner.

Marcos Lopez Jr., Planner, spoke and provided a Power Point presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Marcos Lopez Jr., Planner, spoke.

Cody Duncan, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Cody Duncan, applicant.

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

**Public Comments:**

Four responses to public noticing were received.

No further public comment.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cody Duncan, applicant.

Maryanne Cronin, Zoning Administrator spoke.

Cody Duncan, applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cody Duncan, applicant.

**ACTION: Accepted Categorical Exemption CE-24-031 and approved Local Coastal Development Permit LCDP23-061, subject to conditions of approval.**

**3) Application No.** 2310-18 (LCDP23-062)

**Address:** Appian Way Pump Station under the 2nd Street overpass at Appian Way (Addressed as 5871 ½ Appian Way)

**Council District:** 3

Replacement and upgrade of pumps, emergency backup generator, discharge pipes, electronic control and monitoring systems, and appurtenant control systems located at the Appian Way Stormwater Pump Station under the 2nd Street overpass at Appian Way in the Park (P) Zoning District. (District 3)

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), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-23-137)

Maryanne Cronin, Zoning Administrator, called the item and introduced Jonathan Iniesta, Planner.

Jonathan Iniesta Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Cody Duncan, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cody Duncan, applicant.

**Public Comments:**

No public comment.

Maryanne Cronin, Zoning Administrator, spoke.

Cody Duncan, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cody Duncan, applicant.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accepted Categorical Exemption CE-23-137 and approved Local Coastal Development Permit LCDP23-062, subject to conditions of approval.**

- 4) Application No.** 2311-14 (AUP23-012)  
**Address:** 4000 Long Beach Boulevard, Suite 150  
**Council District:** 5

An Administrative Use Permit to establish a primary massage use and health/wellness center providing both therapeutic massage and holistic healthcare consulting within a tenant space (776-square-foot) located at 4000 Long Beach Boulevard, Suite 150 in the Bixby Knolls Wall Street Building in the Neighborhood Commercial Automobile-Oriented (CCA) Zoning District. (District 5)

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-24-076)

Maryanne Cronin, Zoning Administrator, called the item and introduced Donovan Colon

Donovan Colon, Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Donovan Colon, Planner.

Scott Beachley, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator. and Scott Beachley, applicant. spoke.

**Public Comments:**

No public comment.

Maryanne Cronin, Zoning Administrator, spoke.

Donovan Colon, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Donovan Colon, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Scott Beachley, applicant, spoke.

Maryanne Cronin, Zoning Administrator, added additional conditions for the final floor plan of massage use, to be explicit showing use of each area in dark gray on that floor plan and a modification to condition three to be sure store front area are modified, which would be the removal of dark tinting to meet visibility requirements into the interior.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Scott Beachley; applicant spoke.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accepted Categorical Exemption CE-24-076 and approved Administrative Use Permit AUP23-012, subject to conditions of approval, as amended.**

Next ZA Meeting is June 24, 2024

At 3:05PM, Maryanne Cronin, Zoning Administrator, declared the hearing adjourned.

A handwritten signature in blue ink, appearing to read "Maryanne Cronin". The signature is written in a cursive, flowing style.

Maryanne Cronin, Zoning Administrator