



Zoning Administrator—Maryanne Cronin

ZA Meeting Minutes of June 24, 2024

Via Teleconference

At 2:00 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.** 2311-03 (AUP23-012, LCDP23-067)
Address: 6547 E Pacific Coast Highway, Unit H7
Council District: 3

Request for an Administrative Use Permit and Local Coastal Development Permit to install and operate a 24-hour walk up automated teller machine (ATM) located on an exterior wall at an existing credit union office located at 6547 East Pacific Coast Highway, Unit H7 (Marketplace Shopping Center) in the Mixed-Use Community Core (MU-CC) Southeast Area Specific Plan (SEASP) (SP-2).

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. (CE-24-048)

Maryanne Cronin, Zoning Administrator, called the item and introduced Bradley Bounds, Planner.

Bradley Bounds, Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Bradley Bounds, Planner, spoke.

Tasia Kallies, Applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Tasia Kallies, applicant.

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

Public Comments:

No public comments for this item.

Maryanne Cronin, Zoning Administrator spoke. Confirmed if change in lighting conditions allowed by Southeast Area Specific Plan (SEASP) standards.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Bradley Bounds, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-24-048) and approved Administrative Use Permit AUP23-012 and Local Coastal Development Permit LCDP23-067, subject to conditions of approval.

- 2) Application No.** 2312-04 (AUP23-013)
Address: 140 Pine Avenue, Suite 3A and 3B
Council District: 1

An Administrative Use Permit request for the operation of a Banquet Room/Event Space Rental (not accessory to a restaurant or hotel) to allow private assembly use, such as weddings, parties, and corporate events, within an existing suite on the 3rd floor (Suite 3A and 3B) of a building at 140 Pine Avenue in the Downtown Planned Development District (PD-30).

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-24-078).

Maryanne Cronin, Zoning Administrator, called the item and introduced Refugio Torres Campos, Planner.

Refugio Torres Campos, Planner, spoke and provided a Power Point presentation.

Maryanne Cronin, Zoning Administrator, spoke. Confirmed if noticing took place as required by code and whether comments were received.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Refugio Torres Campos, Planner.

Jason Watson, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jason Watson, applicant. Maryanne Cronin, Zoning Administrator, opened the item for public comment.

Public Comments:

No public comments for this item.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Refugio Torres Campos, Planner.

Maryanne Cronin, Zoning Administrator spoke. Added clarification to Condition No. 5, which include the offsite parking lease renewal shall be provided at time of business license and renewal of annual entertainment use permit as well. All clarification to be added into Condition No. 5.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Refugio Torres Campos, Planner.

Maryanne Cronin, Zoning Administrator, spoke; Added a new condition that any future expansion beyond what is approved today would require a modification to an approved Administrative Use Permit.

Maryanne Cronin, Zoning Administrator, spoke; added clarity to Condition No. 1 that memorializes this assembly use requires an entertainment permit for types of uses and add sub bullet of square footage of permit approved today (to include suites A & B and Atrium explicitly).

Maryanne Cronin, Zoning Administrator spoke. Added clarity for Condition No. 12 related to the requirement for an entertainment permit. Added sub bullet to state should applicant or operator choses to no longer host events that require an entertainment permit, a modification to the approved permit is required.

Maryanne Cronin, Zoning Administrator, spoke.

Jason Watson, applicant, spoke.

ACTION: Accepted Categorical Exemption (CE-24-078) and approved Administrative Use Permit AUP23-013, subject to conditions of approval, as amended.

3) Application No. 2401-34 (LCDP24-007)
Address: 5828 Appian Way
Council District: 3

Project Description: A Local Coastal Development Permit request to construct a single-story addition (280 square feet) to a single-family residence consisting of a master bedroom, mudroom, and bathroom, located at 5828 Appian Way in the R-1-S (Single-family residential district with small lots) Zoning District.

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-24-080)

Maryanne Cronin, Zoning Administrator, called the item and introduced Bradley Bounds, Planner.

Bradley Bounds, Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

David Glitch, applicant spoke on behalf of Richard Williams.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and David Glitch, applicant.

Public Comments:

No public comment for this item.

Maryanne Cronin, Zoning Administrator, spoke; removed minor conditions not applicable to project. As part of the action, remove Condition No. 2, which references accessory dwelling unit law as it does not apply to this project.

Maryanne Cronin, Zoning Administrator, spoke. Strike Condition Nos. 4 and 5, as there is no change to a sea wall, and this is not in the Coastal Commission's Original Permit Jurisdiction.

Maryanne Cronin, Zoning Administrator, spoke. Added clarification to Condition No. 10 to notification of just the adjoining neighbors of the site.

Maryanne Cronin, Zoning Administrator, spoke; stated that these minor amendments are largely just clarifying and not adding.

Maryanne Cronin, Zoning Administrator, spoke.

David Glitch, applicant, spoke.


Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-24-080) and approved Local Coastal Development Permit LCDP24-007, subject to conditions of approval, as amended.

Maryanne Cronin, Zoning Administrator, reiterated the 10-day appeal process period.

Next ZA Meeting is July 8, 2024

At 2:46 PM, there being no objection, Maryanne Cronin, Zoning Administrator, declared the hearing adjourned.



Maryanne Cronin, Zoning Administrator