



Zoning Administrator—Maryanne Cronin
ZA Meeting Minutes of August 12, 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1) Application No. 2305-23 (AUP23-005) WITHDRAWN
Address: 2750 North Bellflower Boulevard, Suite 210-D
Council District: 4

~~A request for an Administrative Use Permit to operate a retail gun store, gun repair, and gun engraving business on the 2nd floor of an existing commercial building located at 2750 North Bellflower Boulevard, Suite 210-D, in the Community Automobile-Oriented (CGA) Zoning District.~~

~~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-24-103)~~

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

Public Comments:

No public comments for this item.

ACTION: No decision rendered as application is withdrawn.

2) Application No. 2308-18 (LCDP23-046)
Address: 300 West Ocean Boulevard and 40 Cedar Walk
Council District: 1

A request for a Local Coastal Development Permit to modify the existing Camden Residential Development Complex by converting eighteen (18) parking stalls within the parking garage (300 West Ocean Boulevard) into 30 resident storage spaces and convert interior non-living spaces on the 2nd floor and 4th floor of Building II (40 Cedar Walk) into eleven (11) resident storage spaces, located in Subarea 4 of the Downtown Shoreline Planned Development District (PD-6). The Modification to an Approved Permit (MOD23- 021) was approved by the Site Plan Review Committee on July 24, 2024.

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

This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-24-104).

Maryanne Cronin, Zoning Administrator, called the item and introduced Christopher Minniti, Planner.

Christopher Minniti, Planner, spoke and provided a PowerPoint presentation.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Christopher Minniti, Planner.

Myo Thu Ya Aung, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Myo Thu Ya Aung, applicant.

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

Public Comments:

One written public comment received for this item.

No further comments for this item.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Christopher Minniti, Planner.

Maryanne Cronin, Zoning Administrator, spoke, adding a condition of approval to limit storage areas are to be used by residents only and should not be rented out to a third-party individual. An additional condition of approval was added to clarify that remnant parking spaces abutting the converted storage area shall comply with the size dimensions outlined in Chapter 21.41 of the Zoning Regulations.

Myo Thu Ya Aung, applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Myo Thu Ya Aung, applicant.

Maryanne Cronin, Zoning Administrator spoke.

ACTION: Item continued to a date certain on August 26, 2024, to allow applicant time to review conditions of approval. No decision rendered on this item at this time.

Next ZA Meeting is August 26, 2024

At 2:25PM, Maryanne Cronin, Zoning Administrator, declared the hearing adjourned.



Maryanne Cronin

Maryanne Cronin, Zoning Administrator