



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of September 23, 2024**  
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.

**Continued Items**

- 1) **Application No.** 2404-17 (LCDP24-005, AUP24-017, and SV24-002)  
**Address:** 6040 Lido Lane  
**Council District:** 3

**Project Description:** Local Coastal Development Permit to demolish an existing two-story single-family dwelling and the construction of a new three-story single-family dwelling, which includes an Administrative Use Permit to allow the use of special development standards established under App. No. S-77-74 and a Standards Variance to allow a 13-foot 6-inch (reduced) turning radius instead of the code required 20-foot turning radius located on a lot addressed as 6040 Lido Lane and located in the Single-Family Residential District with Small Lots (R-1-S) 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 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-24-113)

Maryanne Cronin, Zoning Administrator, called the first item; and introduced Alex Muldrow, Planner, Community Development, to give the staff report.

Alex Muldrow, Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Alex Muldrow, Planner, advised proper noticing took place and no public comments were received for this project.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, advised the hearing reminder notes a categorical exemption and is the intended form of CEQA.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Alex Muldrow, Planner.

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

**Public Comments:**

No public comments for this item.

Edward Gulian, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Alex Muldrow, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, made the following revisions for clarification:

- Condition #1: Add a direct cross reference to the Special Use Permit that is in effect from 1974, wherever it references the Special Use Permit conditions The conditions of approval from the Special Use Permit shall be explicitly attached to the conditions of approval for this project.
- Condition # 2: The description for the requested and granted Standard Variance shall be clarified to be for a reduced garage setback at 13 ft. 6 inches, which is also used for a turn radius; to ensure it is made very clear in the record.
- Condition # 3: Add a new condition to ensure the height conforms to the Special Use Permit height of 35 feet to ensure there is a height survey conducted for rough framing.

Edward Gulian, applicant, spoke.

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

Maryanne Cronin, Zoning Administrator, advised this is in the appealable area with a 10-Day local appeal process and is appealable to the Coastal Commission.

Edward Gulian, applicant spoke.

**ACTION: Accept Categorical Exemption (CE-24-113) and approve Local Coastal Development Permit (LCDP24-005), Administrative Use Permit (AUP24-017) and Standard Variance (SV24-002), subject to conditions, as amended.**

**2) Application No. 2406-17 (LCDP24-031)**  
**Address:** 76 Termino Avenue  
**Council District:** 3

**Project Description:** Local Coastal Development Permit to allow the abandonment of six (6) groundwater monitoring wells by pressure grouting and seven (7) permeable fill borings by over drilling at an existing gasoline station located at 76 Termino Avenue in the Neighborhood Pedestrian District (CNP) zoning district. The scope of work also includes the abandonment of six (6) groundwater monitoring wells by pressure grouting within the public right-of-way along Termino Avenue, East 1st Street, Livingston Drive and Belmont Avenue. The project is in compliance with the State's Water Resource Board requirements.

This project **IS** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-24-079)

Maryanne Cronin, Zoning Administrator, spoke; and introduced Sergio Gutierrez, Planner, Community Development.

Sergio Gutierrez, Planner, spoke and provided a PowerPoint presentation.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Sergio Gutierrez, Planner.

Madalyn Pierson, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Madalyn Pierson, applicant.

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

**Public Comments:**

No public comments for this item.

Maryanne Cronin, Zoning Administrator spoke.

Maryanne Cronin, Zoning Administrator reiterated that this is not appealable area in the local coastal zone. Furthermore, there is a 10-Day local appeal process.

**ACTION: Accept Categorical Exemption (CE-24-079) and approve Local Coastal Development Permit (LCDP24-021), subject to conditions.**

**Regular Items**

- 3) Application No. 2307-14 (TTM23-004)**  
**Address: 5571-5559 Orange Avenue**  
**Council District: 8**

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 15194 (Affordable Housing) and 15195 (Residential Infill) of the California Environmental Quality Act (CEQA) Guidelines. (CE-23-098)

Maryanne Cronin, Zoning Administrator, spoke; and introduced Cuentin Jackson, Planner, Community Development.

Cuentin Jackson, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Cuentin Jackson, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cuentin Jackson, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, stated for the record that typically a tract map has a different type of plan detail, than a site plan review type of plans. Due to tract map page being omitted, this item will be continued to a date certain (October 14, 2024) to ensure the track map is included on the Hearing Reminder.

Noah Samuels, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Noah Samuels, applicant.

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

**Public Comments:**

No public comments for this item.

**ACTION: No decision rendered, item is continued to a date certain next Zoning Administrator date of October 14, 2024.**

**4) Application No. 2310-31 (AUP23-011)**  
**Address: 2255 Lemon Avenue**  
**Council District: 6**

**Project Description:** Request for an Administrative Use Permit to legalize a night watchman's unit (656 square feet) converted from existing storage and office space at a contractor's office and storage use at 2255 Lemon Avenue in the Light Industrial (IL) Zoning District. The night watchman's unit is a proposed accessory residential use that would facilitate twenty-four (24) hour maintenance or security for the existing contractor's office and storage use onsite. The requested AUP is subject to special conditions pursuant to Section 21.52.209.5 of the Municipal Code, which includes the prohibition of anyone under the age of eighteen (18) from living in the accessory residence

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-24-123)

Maryanne Cronin, Zoning Administrator, spoke; and introduced Carline Hua, Planner, Community Development, who is not in attendance. Anita Juhola-Garica, Planner, Community Development, will be presenting on behalf of Carline Hua.

Anita Juhola-Garica, Planner, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Loren Sextro, applicant, spoke

Maryanne Cronin, Zoning Administrator, spoke.

Dorothy Costine, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Anita Juhola- Garcia, Planner, spoke.

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

**Public Comments:**

No public comments for this item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, spoke keeping condition #6 with an amendment for clarification related to the removal of barbed wire or application for a standards variance to retain the barbed wire onsite.

Loren Sextro, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Loren Sextro, applicant.

Maryanne Cronin, Zoning Administrator, spoke making an amendment to condition #5 related to the required covenant on the property to memorialize all conditions of approval.

Maryanne Cronin, Zoning Administrator, spoke making an amendment to condition #2, in reference to limitations of the size of the caretaker's unit and the potential need for future modifications to an approved permit if the unit is expanded.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Loren Sextro, applicant.

**ACTION: Accept Categorical Exemption (CE-24-123) and approve Administrative Use Permit (AUP23-011), subject to conditions of approval, as amended.**

- 5) **Application No.** 2406-17 (LCDP24-031)  
**Address:** 5374 East Ocean Boulevard  
**Council District:** 3

**Project Description:** Local Coastal Development Permit for the maintenance of an existing 54th Place beach parking lot (5374 East Ocean Boulevard) in the Park (P) Zoning District. The scope of work includes crack filling, slurry sealing, and restriping of the City-owned parking lot. No changes to parking spaces, hours, or fees are proposed.

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) and 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines. (CE-24-134)

Maryanne Cronin, Zoning Administrator, spoke; and introduced Jonathan Iniesta, Planner, Community Development.

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

Maryanne Cronin, Zoning Administrator, spoke.

Nancy Villasenor, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Nancy Villasenor, applicant.

**Public Comments:**

No public comments for this item.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-24-134) and approved Local Coastal Development Permit (LCDP24-031), subject to conditions.**

Maryanne Cronin, Zoning Administrator, reiterated the 10-day appeal period and Coastal Commission appeal period.

At approximately 3:19 PM, Zoning Administrator Cronin declared the meeting adjourned.

A handwritten signature in blue ink that reads "Maryanne Cronin". The signature is written in a cursive style with a horizontal line underneath it.

Maryanne Cronin, Zoning Administrator