



**Zoning Administrator—Maryanne Cronin**  
**Zoning Administrator Meeting Minutes of October 14, 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 Item**

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

**Project Description:** A request to record a Tentative Tract Map for individual ownership of eight (8) condominium units and to merge two separate parcels located at 5571-5559 Orange Avenue in the R-3-T (Multi-family Residential, Townhouse) Zoning District. The Site Plan Review (SPR23-064) for the 100-percent affordable townhome development project was approved by the Site Plan Review Committee on July 1, 2024.

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, called the first item; and introduced Cuentin Jackson, Planner, Community Development, to give the staff report.

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.

Noah Samuels, applicant, spoke.

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

**Public Comments:**

No public comments on this item.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-23-098) and approve a Tentative Tract Map (TTM23-004), subject to conditions.**

**Regular Item**

- 2) **Application No.** 2408-08 (MOD24-009)  
**Address:** 2147 Gaylord Street  
**Council District:** 7

**Project Description:** A modification request to an approved Administrative Use Permit (Case No. 2112-11) for an Adult Use Cannabis 3rd Party Distribution facility located at 2147 Gaylord Street in the General Industrial (IG) Zoning District. The modified project consists of retaining the original building and modifying the approved building façade, parking and landscape areas.

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) and Section 15330 (Minor Actions to Prevent, Minimize, Stabilize, Mitigate Or Eliminate The Release Or Threat Of Release Of Hazardous Waste Or Hazardous Substances) of the California Environmental Quality Act Guidelines. (CE-24-132)

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

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

Maryanne Cronin, Zoning Administrator, spoke.

Sergio Gutierrez, Planner, spoke.

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

Maryanne Cronin, Zoning Administrator, spoke.

Rachel Xin, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Rachel Xin, applicant.

Bill Mason, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Bill Mason, applicant.

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

**Public Comments:**

No public comments on this item.

Maryanne Cronin, Zoning Administrator, spoke.

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

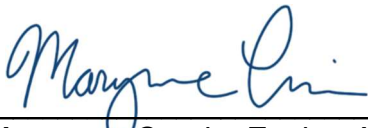
Maryanne Cronin, Zoning Administrator, made two amendments to the conditions. The first amendment adds a requirement for entry and exit signage at each point of egress on Gaylord Street. The second amendment is a clarifying condition to show the adjacent property owner and required a reciprocal access agreement between the two properties or a revision of the access, as needed.

Maryanne Cronin, Zoning Administrator, spoke.

**ACTION: Accept Categorical Exemption (CE-24-132) and approved Modification (MOD24-009) to an approved Administrative Use Permit, subject to conditions, as amended.**

Maryanne Cronin, Zoning Administrator, advised that both items are not in the coastal zone. Both items are subject to the 10-day local appeal period.

At approximately 2:35 PM, Zoning Administrator Cronin declared the meeting adjourned.



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Maryanne Cronin, Zoning Administrator