



Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of October 28, 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.

Regular Item

- 1) **Application No.** 2405-04 (AUP24-012)
Address: 100 Long Beach Boulevard
Council District: 1

Project Description: A request for an Administrative Use Permit to establish a tattoo parlor use within 700-feet of another tattoo parlor located at 100 Long Beach Boulevard in the Downtown Plan Planned Development District (PD-30). A coffee shop, a by-right permitted use, is proposed within the same tenant space in conjunction with the tattoo parlor.

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-24-148)

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

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

Maryanne Cronin, Zoning Administrator, spoke.

Bradley Bounds, Planner, spoke.

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

Maryanne Cronin, Zoning Administrator, spoke.

Alex Magana, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Alex Magana, 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 Alex Magana, applicant.

Maryanne Cronin, Zoning Administrator, made two amendments to the conditions. The first amendment revises Condition of Approval No. 5 to align with the special conditions for tattoo parlors as included in the zoning regulations, specifying operating hours from 7:00 a.m. to 10:00 p.m. The second amendment clarifies Condition of Approval No. 11, which specifies that certain designated anatomical areas must not be visible from other areas within the tenant space or from the exterior public right-of-way. The amendment to the condition clarifies that Booths 3 and 4 are specified as designated for anatomical tattooing, and a retractable or frosted partition will be used to ensure these areas remain concealed from view within the tenant space. If Booths 3 or 4 are unavailable, a fully retractable partition must enclose all sides of the area being tattooed at any other station.

Bradley Bounds, Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-24-148) and approve an Administrative Use Permit (AUP24-012), subject to conditions, as amended.

Maryanne Cronin, Zoning Administrator, reiterated that this item is subject to the 10-day local appeal period. This item is not in the coastal zone therefore the California Coastal Commission appeal process does not apply.

At approximately 2:29 PM, Zoning Administrator Cronin declared the meeting adjourned.



Maryanne Cronin, Zoning Administrator