



Zoning Administrator Hearing

Maryanne Cronin, Hearing Officer

Monday, February 9, 2026
Via Teleconference
2:00 pm

ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE

The Zoning Administrator, as a non-legislative hearing body, will meet via teleconference. Written comments may be submitted to Zoning.Administrator@longbeach.gov.

For more information on how to participate in this meeting, please visit:
www.longbeach.gov/lbcd/planning/current/zoning/administrator/

HEARING ITEMS

REGULAR ITEM

1. **2511-15 (LCDP25-045)**

Jonathan Iniesta, Project Planner

**Public right-of-way abutting
4708 East 2nd Street**

Council District 3

Local Coastal Development Permit (LCDP) for the change in operator of an existing permanent parklet (98 square feet) (established under Case No. 2307-24) within a portion of the public right-of-way abutting a cafe at 4708 East 2nd Street in the Commercial Neighborhood Pedestrian (CNP) Zoning District. There are no proposed changes to the approved design of the existing parklet.

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.

Suggested Action: Approve, subject to conditions.

ATTACHMENTS:

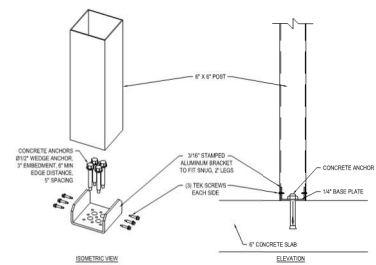
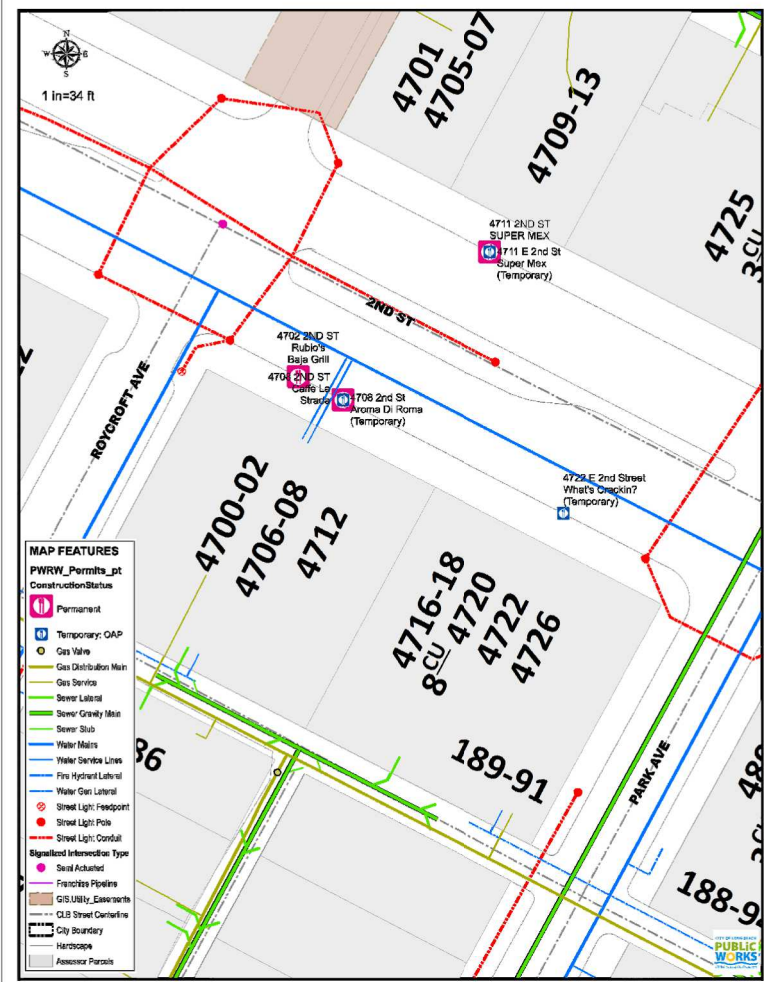
- ZA Item 1 – Public right-of-way abutting 4708 East 2nd Street

NEXT ZONING ADMINISTRATOR HEARING

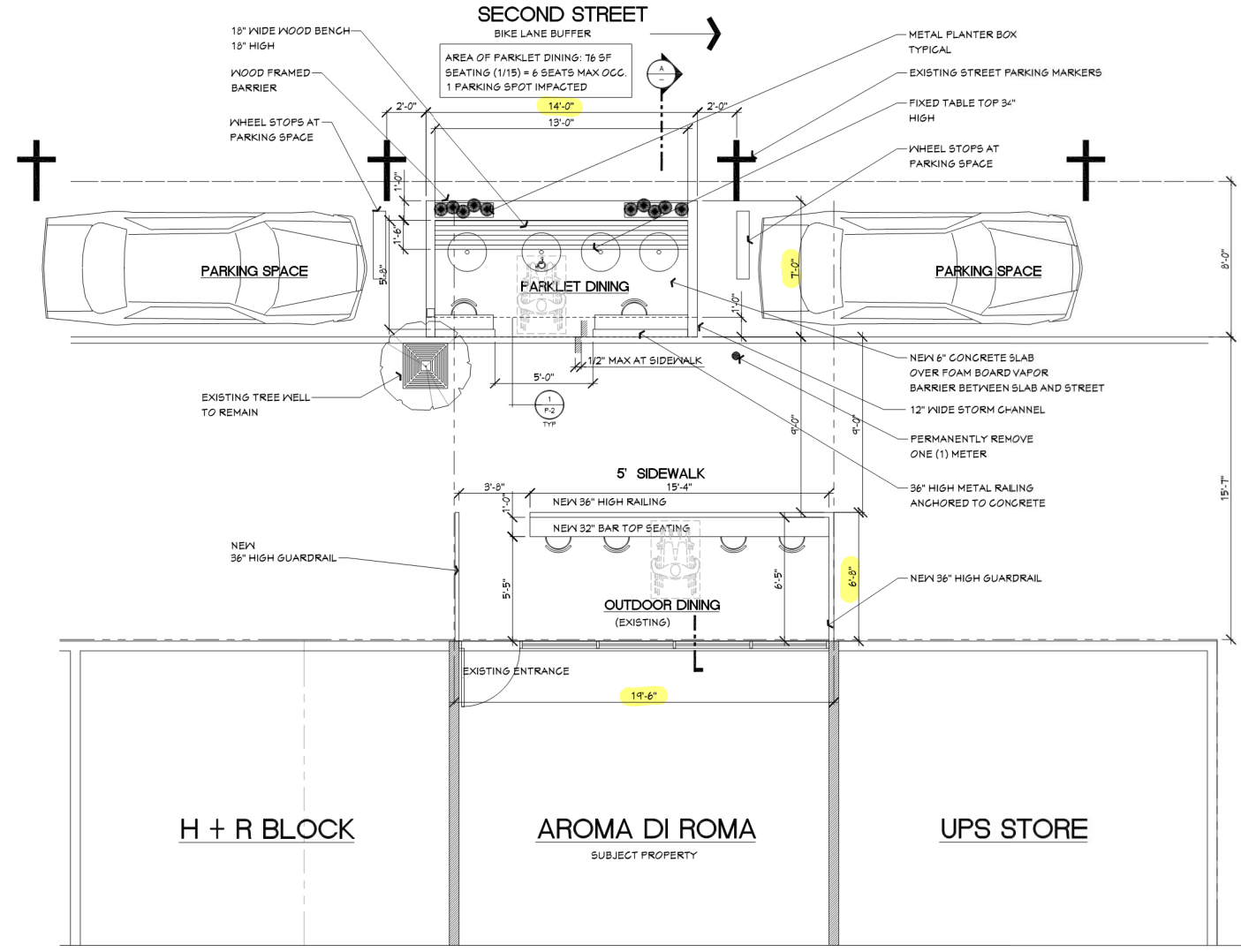
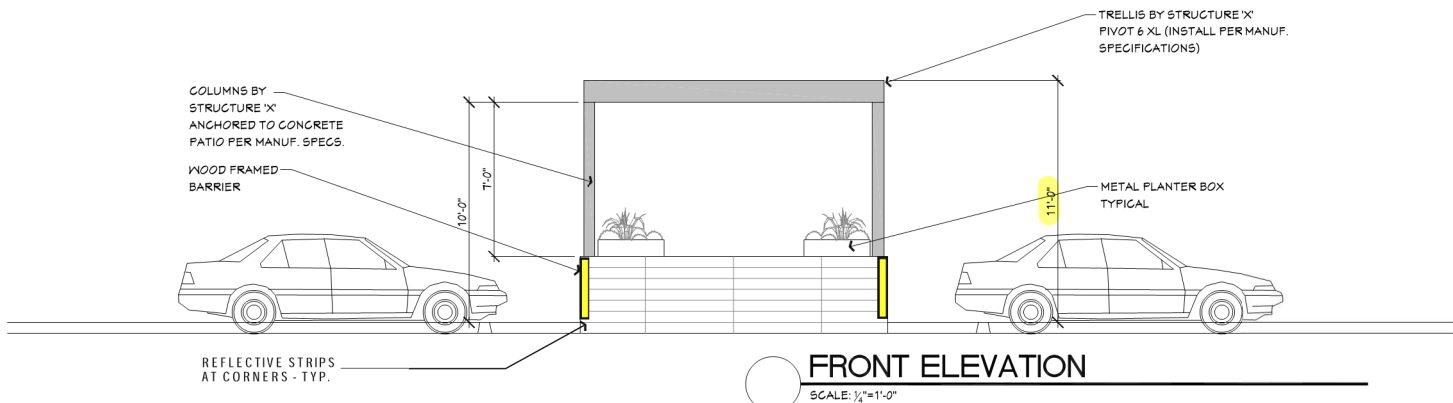
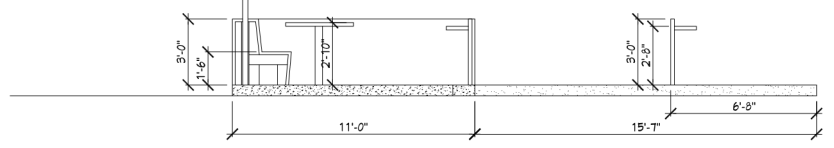
February 23, 2026

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at www.longbeach.gov/lbcd and (562) 570-3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

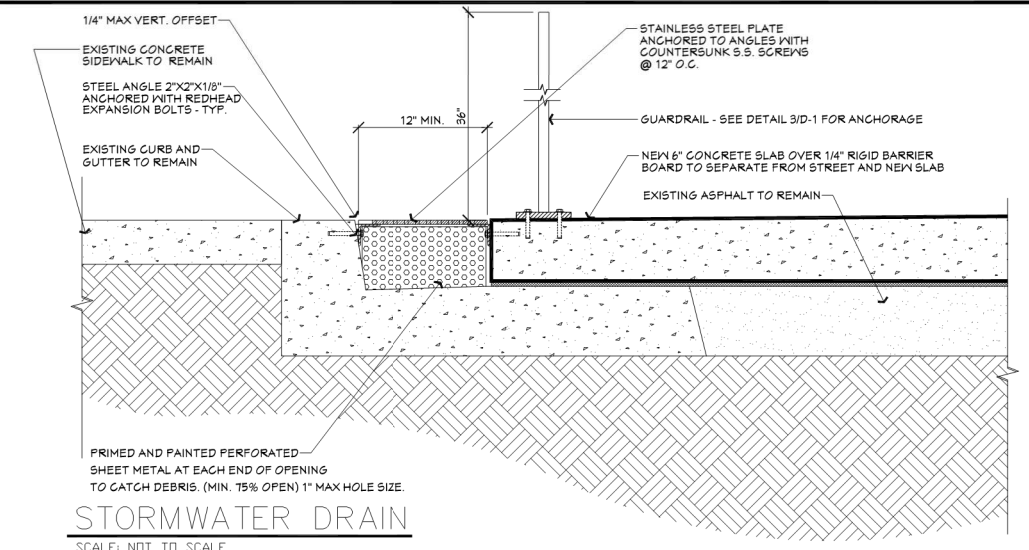
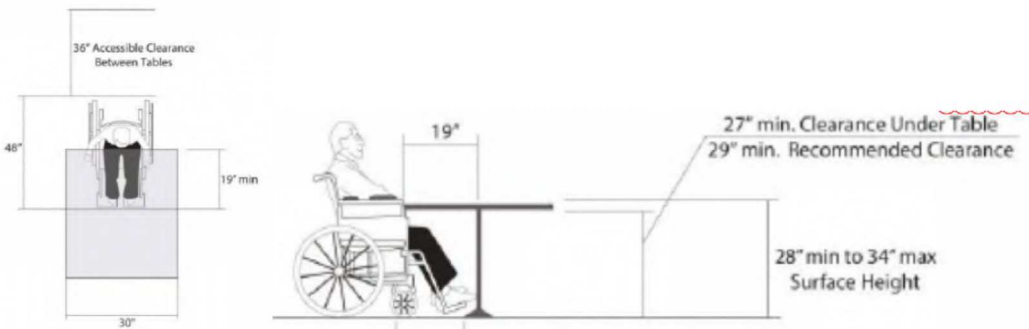
UTILITY PLAN



NOTE:
 PARKLETS DESIGNED TO ATTRACT NIGHT-TIMENOISE
 GENERATING USES SHALL CONFORM TO THEREQUIREMENTS
 OF CHAPTER 8.80 OF THE LONG BEACH MUNICIPAL CODE REGARDING NOISE.



TYPICAL ADA SEATING



FLOOR PLAN
 SCALE: 1/4"=1'-0"



GULIAN DESIGN ARCHITECTURE
 1815 MARCOLE PLAZA SUITE 400
 LONG BEACH, CALIFORNIA 90803
 (562) 434-6993

REVISIONS:

1	PUBLIC WORKS COMMENTS
2	
3	
4	
5	

AROMA DI ROMA
 CAFFE' ITALIANO
 4708 E SECOND STREET
 LONG BEACH, CALIFORNIA 90803

PARKLET PLAN AND ELEVATION

REGISTERED PROFESSIONAL ENGINEER
 Zouhair T. Saleh
 C 042881
 Exp: 03/31/2024
 Civil Engineer
 STATE OF CALIFORNIA

DRAWN BY: EVG
 SCALE: NOTED
 CAD FILE: xxxxxxxx
 PROJECT NO.: 69-22
 DATE: 07-12-2023

P-1
 SHEET OF 15

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