Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of June 8, 2026
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) **Case No.** 2512-05 (LCDP25-050)
Address: 5200-5500 East Paoli Way
Council District: 3

Project Description: A Local Coastal Development Permit to add permanent electrical service to the Marine Stadium parking lot and buildings by installing approximately 3,261 linear feet underground high voltage lines in the parking lot and three (3) new transformers/switchgears and low voltage lines to service the existing buildings (Site Facilities, Lifeguard Museum, and Restroom Buildings) and site facilities at 5200-5500 East Paoli Way in the Open Space District of the Southeast Area Specific Plan (SP-2-OS). All work would be landside improvements and there would be no work within the water area of Marine Stadium.

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

This project qualifies for a categorical exemption per Section 15303 (d) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-26-040).

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

Manraj Bhatia, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Manraj Bhatia, Planner, spoke.

Stephen Figueira, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Stephen Figueira.

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

Public Comments:

There was no public comment.

With no public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

Stephen Figueira, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Stephen Figueira.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, clarified Condition Number 4 by adding a sub-condition referencing the use of sandbags and/or other Best Management Practices (BMPs) to prevent runoff into coastal waters.

Maryanne Cronin, Zoning Administrator, added an advisory condition due to the project being an Olympic venue. The condition was included to ensure there is no conflict between the delivery of the Olympic Games and the implementation of the project.

ACTION: Accept Categorical Exemption (CE-26-040) and approve Local Coastal Development Permit (LCDP25-050), with the adjustments to the conditions to adding a sub-condition referencing the use of sandbags and/or other BMPs to prevent runoff into coastal waters.

Maryanne Cronin, Zoning Administrator, reiterated the local 10-day appeal period and the project is subject to the California Coastal Commission appeal period.

2) **Case No.** 2602-14 (AUP26-001)
Address: 2828 East 14th Street
Council District: 2

Project Description: Administrative Use Permit request to establish a food preparation kitchen with vehicle and equipment storage for a catering business within an existing industrial building located at 2828 East 14th Street located in the Multi-Family Residential (MFR-M) 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-26-037)

Maryanne Cronin, Zoning Administrator, called the item; and introduced Kevin Nguyendo, Planner, Community Development, to give the staff report.

Kevin Nguyendo, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Kevin Nguyendo, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Kevin Nguyendo, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Jan van Dijs, architect, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and architect Jan van Dijs.

Maryanne Cronin, Zoning Administrator, spoke.

Scott Kleckner, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Scott Kleckner.

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

Public Comments:

There was no public comment.

With no public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, memorialized Sunday’s allowed operation hours are from 8:00AM to 10:00PM.

Maryanne Cronin, Zoning Administrator, spoke.

Scott Kleckner, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Scott Kleckner, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator reiterated that if the City receives noise complaints related to or resulting from the doors being left open beyond what is necessary to move vehicles in and out, or from the operation of the mechanic shop or pizza ovens, the matter could be brought back for a public hearing and the conditions of approval could be modified.

Scott Kleckner, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Scott Kleckner.

Maryanne Cronin, Zoning Administrator, added a new condition that trash collection location shall be shown on the final plans as inside the warehouse area.

Maryanne Cronin, Zoning Administrator, spoke.

Scott Kleckner, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, added clarifications to the conditions of approval to ensure that Health Department requirements are incorporated into the standard conditions related to building permits and other required regulatory permits.

Maryanne Cronin, Zoning Administrator, spoke.

Scott Kleckner, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-26-037) and approve Administrative Use Permit (AUP26-001) with the adjustments to the conditions to 1) explicitly reference Sunday operating hours, 2) add the trash location to final plans, and 3) include reference to Health Department requirements.

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.

3) Case No. 2602-56 (LCDP26-003)
Address: 57 Bay Shore Avenue
Council District: 3

Project Description: Local Coastal Development Permit for a remodel and second floor additions (325 square feet) to an existing single-family residence at 57 Bay Shore Avenue in the R-2-S (Two-family Residential, Small Lot) Zoning District. The project scope includes a 24-square-foot addition to the second story at the front of the lot, a 301-square-foot addition to the second story at the rear of the lot, a new second-floor front balcony (120 square feet), and a rear second-floor balcony (84 square feet). This project is in conjunction with an approved Administrative Local Coastal Development Permit (Case No. 2602-16 [LCDP26-002]) for the conversion of the ground floor of the existing single-family dwelling into an 869 square-foot Accessory Dwelling Unit.

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) of the California Environmental Quality Act Guidelines. (CE-26-021)

Maryanne Cronin, Zoning Administrator, called the item; and introduced Alexis Andino, Planner, Community Development, to give the staff report.

Alexis Andino, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Alexis Andino, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Alexis Andino, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Paciano Diaz, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Elizabeth Chatterson, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Elizabeth Chatterson.

Maryanne Cronin, Zoning Administrator, spoke.

Paciano Diaz, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Paciano Diaz.

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

Public Comments:

There was no public comment on this item.

With no public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

Elizabeth Chatterson, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Paciano Diaz, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, added clarification to Condition Number 4, stating that the seasonal closure of Bay Shore Avenue should be considered and factored into any staging plans. Also noted that the conditions should be completed in the proper sequence to ensure compliance with the ADU conversion requirements and to establish the space as a legal dwelling unit.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-26-021) and approve Local Coastal Development Permit (LCDP26-003) with the adjustments to the conditions to explicitly stating that the seasonal closure of Bay Shore Avenue should be considered and factored into any staging plans.

Maryanne Cronin, Zoning Administrator, reiterated the local 10-day appeal period and the project is subject to the California Coastal Commission appeal period.

At approximately 2:54 PM, Zoning Administrator Cronin declared the meeting adjourned.

Maryanne Cronin, Zoning Administrator