Scott Kinsey, AICP, Hearing Officer
Zoning Administrator Meeting Minutes of April 22, 2024
Via Teleconference

At 2:05 PM, Acting Zoning Administrator Scott Kinsey called the hearing to order, provided an overview of ZA hearing body, rules of order, how items are heard, and the appeal process.

Regular Items

1) Application No. 2312-16 (AUP23-015)
Address: 1125 Cherry Ave
Council District: 6

Project Description: An Administrative Use Permit to reestablish a commercial use (professional medical use) in a nonconforming commercial building located at 1125 Cherry Ave. in the R-2-N (Two-family Residential, standard lot) 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-24-045).

Acting Zoning Administrator Kinsey called the item and introduced Planner Paola Tirado Escareno to give the staff report.

Planner Escareno spoke and provided a PowerPoint presentation.

Jaime Liples, Applicant, spoke.

Acting Zoning Administrator Kinsey spoke.

Planner Escareno spoke.

Acting Zoning Administrator Kinsey spoke.

Jaime Liples, Applicant, spoke.

Acting Zoning Administrator Kinsey spoke.

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Jaime Liples, Applicant, spoke.

Acting Zoning Administrator Kinsey called for public comment on the item.

Public Comments:

There was no public comment.

Planner Escareno stated that one public comment was received via phone, in favor of the project.

Acting Zoning Administrator Kinsey spoke, confirming noticing took place.

Planner Escareno spoke.

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-24-045 and approved Administrative Use Permit AUP23-015, subject to conditions.

2) Application No. 2310-01 (LCDP23-059)
Address: 6600 E Bay Shore Wk.
Council District: 3

Project Description: A Local Coastal Development Permit to construct a 338.66-square-foot addition to an existing two-story, 1,565-square-foot single-family dwelling, and add 368.78 square feet to the rear of an existing 311-square-foot garage, on a site located first lot off the water at 6600 Bay Shore Walk in the R-2-I (Two-family Residential, intensified development) 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-24-039).

Acting Zoning Administrator Kinsey called the item and introduced Planner Alex Muldrow to give the staff report.

Planner Muldrow spoke and provided a correction to the square footage on the two-story, single story and rear garage of the project.

Planner Muldrow spoke and provided a Power Point presentation.

Acting Zoning Administrator Kinsey spoke.

Planner Muldrow spoke.

Steven Sennikoff, Applicant, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey and Planner Muldrow.

Acting Zoning Administrator Kinsey spoke.

Steven Sennikoff, Applicant spoke.

Acting Zoning Administrator Kinsey called for public comment on the item.

Public Comments:

There was no public comment.

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-24-039 and approved Local Coastal Development Permit LCDP23-059, subject to conditions.

3) Application No. 2402-14 (LCDP24-009)
Address: 5210 E Ocean Blvd
Council District: 3

Project Description: A Local Coastal Development Permit for the installation of a new after-hours security gate arm system (including a new median with an access kiosk, gate arm, protective bollards, vehicular one-way exit spike strip, lighted safety signage mounted on an 8-foot pole, and four solar panels [41.8x20.9 inches] mounted on a 14-foot pole for systems power), located at the La Verne beach parking lot at 5210 E. Ocean Blvd. in the Park (P) Zoning District. The use of the security devices will be limited to operate only after California Coastal Commission approved day-use hours. No change in beach parking lot use hours or fees are a part of this proposed project.

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-24-032).

Acting Zoning Administrator Kinsey called the item and introduced Planner Jonathan Iniesta to give the staff report.

Planner Iniesta spoke and provided a PowerPoint presentation.

Acting Zoning Administrator Kinsey spoke.

Planner Iniesta spoke.

Acting Zoning Administrator Kinsey spoke.

Elvira Manzo, Applicant, Department of Public Works, spoke.

Frank Ramos, contractor for the Applicant, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey and Elvira Manzo.

Acting Zoning Administrator Kinsey called for public comment on the item.

Public Comments:

William Sheehan spoke.

Unidentified Caller spoke.

Genevieve Hulbrock spoke.

There was no further public comment.

Planner Iniesta stated that two written comments were received, one in support and one in opposition.

Elvira Manzo, Applicant, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey, Frank Ramos, and Elvira Manzo.

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-24-032, and approved Local Coastal Development Permit LCDP24-009.

Acting Zoning Administrator Kinsey spoke.

At 3:01 PM, Acting Zoning Administrator Kinsey declared the meeting adjourned.

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Scott Kinsey, AICP
Planner V for Zoning Administrator