Scott Kinsey, AICP, Hearing Officer
Zoning Administrator Meeting Minutes of May 13, 2024
Via Zoom Teleconference

At 2:05 PM, Acting Zoning Administrator Scott Kinsey called the meeting 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**. 2210-15 (TPM22-007)
Address: 300 E. 61st Street
Council District: 9

Project Description: Tentative Parcel Map request to subdivide a 13,547-square-foot parcel of land currently developed with a 1,012-square-foot single family dwelling and an 813-square-foot detached garage into two parcels (Parcel 1: 7,547 square feet, and Parcel 2: 6,000 square feet), located at 300 E. 61st Street within the R-1-N 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 15315 (Minor Land Divisions) of the California Environmental Quality Act Guidelines (CE24-041).

Acting Zoning Administrator Kinsey called the item; and introduced Planner Liana Arechiga to give the staff report.

Planner Arechiga spoke and provided a PowerPoint presentation.

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

Jack Piscoitta, Applicant, spoke.

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

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

Public Comments:

There was no public comment.

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

Acting Zoning Administrator Scott Kinsey spoke.

Planner Arechiga spoke.

Jack Piscoitta, Applicant, spoke.

ACTION: Accepted Categorical Exemption CE-24-041 and approved Tentative Parcel Map TPM22-007, subject to conditions.

2) **Application No**. 2307-19 (LCDP23-042, SV24-001)
Address: 6120 E. Pacific Coast Highway
Council District: 3

Project Description: A Local Coastal Development Permit to provide safety and preventative maintenance improvements to an existing sanitation facility that includes the demolition of concrete and electric switchboard and construction of a replacement accessory structure for upgraded electrical equipment and restroom, totaling 276 square feet, at a site located at 6120 E. Pacific Coast Highway in the Southeast Area Specific Plan (SEASP) (SP-2). Additionally, site improvements include the installation of new pump discharge piping with electromagnetic flowmeters, security measures (e.g., cameras, motion detector lights, perimeter fencing), concrete encasement of the existing wet well influent line, and other miscellaneous site improvements to improve redundancies and reduce risk of sewage flow into adjacent wetlands in case of equipment failure.

The project also includes a Standards Variance request to allow a 10-foot buffer, instead of a 100-foot buffer area to potential wetland habitat as otherwise required pursuant to Policy 5.2 of the SEASP, since the project site and existing sanitation facility is completely located within the buffer area.

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), 15302 (Replacement or Reconstruction), and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines and 21080(b)(4) of the Public Resources Code (CE-23-099).

Acting Zoning Administrator Kinsey called the item and introduced Planner Carline Hua to give the staff report.

Planner Hua spoke and provided a PowerPoint presentation.

Acting Zoning Administrator Kinsey spoke.

Ziad El Jack, Applicant, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey and Ziad El Jack.

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

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

Public Comments:

Elizabeth Lambe, representing the Los Cerritos Wetlands Land Trust, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey and Elizabeth Lambe.

There was no further public comment.

Planner Hua stated that one public comment was received in writing and answered.

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

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-23-099 and approved Local Coastal Development Permit LCDP23-042 and Standards Variance SV24-001, subject to conditions.

3) **Application No**. 2308-28 (LCDP23-048)
Address: 169 Bayshore Avenue
Council District: 3

Project Description: A Local Coastal Development Permit (LCDP) for the demolition of an existing 1,337-square-foot two-story dwelling with an attached 400-square-foot garage, and construction of a new 1,914-square-foot two-story dwelling with an attached 492-square-foot garage and a 562-square-foot roof deck located at 169 Bayshore Avenue in the R-2-S zoning district. The project site is the first lot off the water.

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 (CEQA) Guidelines (CE-24-046).

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.

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

Acting Zoning Administrator Kinsey spoke.

Ron Wikstrom, 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-24-046 and approved Local Coastal Development Permit LCDP23-048, subject to conditions.

4) **Application No**. 2401-39 (AUP24-003)
Address: 2990 Santa Fe Avenue
Council District: 7

Project Description: A request to operate a 705-square-foot recycling collection facility for aluminum cans, plastic, and glass bottles inside an existing grocery store (approximately 18,000-square feet) at 2990 Santa Fe Avenue in the MU-1 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-24-049).

Acting Zoning Administrator Kinsey called the item and introduced Planner Gina Casillas to give the staff report.

Planner Casillas spoke and provided a PowerPoint presentation.

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

Jose Ponce, Applicant, spoke.

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

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

Public Comments:

There was no public comment.

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

ACTION: Accepted Categorical Exemption CE-24-049 and approved Administrative Use Permit AUP24-003, subject to conditions.

Acting Zoning Administrator Kinsey spoke.

At 3:16 PM, Acting Zoning Administrator Kinsey declared the meeting adjourned.

Scott Kinsey, AICP
Planner V for Zoning Administrator