Zoning Administrator—Maryanne Cronin
ZA Meeting Minutes of July 22, 2024
Via Teleconference

At 2:01 PM, Maryanne Cronin, Zoning Administrator, called the hearing to order, provided an overview of house rules, how items are heard, brief description of each item and the appeal process.

Regular Item

1) Application No. 2403-26 (AUP24-007)

Address: 720 East Anaheim Street

Council District: 6

A request for an Administrative Use Permit to establish a primary massage use (five body massage rooms and one foot massage room) within an existing tenant space (972-square-feet) located at 720 East Anaheim Street in the Regional Commercial Highway (CHW) 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-24-077)

Maryanne Cronin, Zoning Administrator, spoke; and introduced Liana Arechiga, Planner, Community Development.

Liana Arechiga, Planner, Community Development, spoke and provided a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator spoke.

Cai Chang Kai, applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Cai Chang Kai, applicant.

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

Public Comments:

No public comments for this item.

Maryanne Cronin, Zoning Administrator spoke.

Liana Arechiga, Planner, Community Development, spoke.

Maryanne Cronin, Zoning Administrator spoke, adding a modification to condition #3

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Liana Arechiga, Planner Community Development.

Maryanne Cronin, Zoning Administrator spoke, adding a new condition after condition #3 (new condition #4).

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Cai Chang Kai, applicant.

ACTION: Approve Administrative Use Permit, and adopt the findings and conditions thereto, with amendments to condition #3 and add new condition #4.

Maryanne Cronin, Zoning Administrator, reiterated the 10-day appeal period.

2) Application No. 2312-09 (LCDP23-072)

Address: 5586 Naples Canal

Council District: 3

A request for a Local Coastal Development Permit to remodel and construct additions to a single-family dwelling located on the first lot off the water at 5586 Naples Canal in the Single-Family Residential, Small Lot (R-1-S) Zoning District. The scope of work includes an exterior remodel, two-story addition (86-square-foot first floor and 690-square-foot second floor), new 203-square-foot second floor deck, and rebuild of the existing three (3) car garage.

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-24-088)

Maryanne Cronin, Zoning Administrator, spoke; and introduced Sergio Gutierrez, Planner, Community Development.

Sergio Gutierrez, Planner, Community Development spoke and provided a PowerPoint presentation.

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Sergio Gutierrez, Planner, Community Development.

Andy McFarland, applicant spoke.

Steve Sennikoff, Sennikoff Architects, applicant spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, Andy McFarland and Steve Sennikoff, applicants.

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

Public Comments:

No public comments for this item.

Maryanne Cronin, Zoning Administrator spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator and Sergio Gutierrez, Planner, Community Development.

Maryanne Cronin, Zoning Administrator spoke, removing conditions # 17 and 18 on draft conditions, as they are not applicable here.

Sergio Gutierrez, Planner, Community Development spoke.

Maryanne Cronin, Zoning Administrator spoke.

Andy McFarland, applicant spoke.

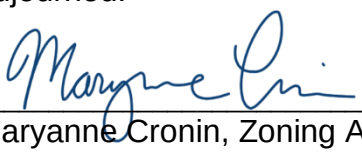
Steve Sennikoff, Sennikoff Architects, applicant spoke

ACTION: Approve a Local Coastal Development Permit, and adopt the findings and conditions thereto, with the amendment to the removal of conditions # 7 and #18.

Maryanne Cronin, Zoning Administrator, reiterated the 10-day appeal period and Coastal Commission appeal period.

Next ZA Meeting is August 12, 2024

At 2:37PM, there being no objection, Maryanne Cronin, Zoning Administrator, declared the hearing adjourned.



Maryanne Cronin, Zoning Administrator