



**Zoning Administrator—Maryanne Cronin**

**Zoning Administrator Meeting Minutes of November 11, 2024**

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) **Application No.** 2406-14 (LCDP24-029, SV24-003)  
**Address:** 6500 East Bay Shore Walk  
**Council District:** 3

**Project Description:** A Local Coastal Development Permit to demolish an existing 2,125 sq. ft. two-story single-family dwelling with attached three-car garage and construct a new 4,269-square-foot three-story single-family dwelling with an attached 700-square-foot garage located on the first lot from the water at 6500 East Bay Shore Walk in the R-2-I (Two-Family Residential, Intensified Development) Zoning District. A Standards Variance is requested to allow a 12-foot-6.75-inch garage setback from 65<sup>th</sup> Place (approximately the same setback as the current garage) instead of 20-feet.

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-24-154)

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

Jonathan Iniesta, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Jonathan Iniesta, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jonathan Iniesta, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Jay Golison, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jay Golison, applicant.

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

## **Public Comments:**

No public comments on this item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, provided clarifications on several conditions. The first clarification is added to Condition No. 2 which concerns the overhang onto the public right of way. The reference overhang applies to a vehicle that is parked in a driveway on private property. Conditions No. 4 and 5 are clarified for the timing as prior to the issuance of a Certificate of Occupancy.

Maryanne Cronin, Zoning Administrator, added two new conditions. The first new condition introduces a standard covenant for all local coastal development permits. This covenant confirms that the property owner understands their property boundaries and acknowledges that no encroachments are permitted on public walkways or the sandy beach area. The 2<sup>nd</sup> new condition added is a standard condition requiring a covenant recorded on the property title. The final new condition specifies that the BBQ location shall be revised according to the permitted projections table in Chapter 21.31 of the Zoning Regulations.

Maryanne Cronin, Zoning Administrator, spoke.

Jonathan Iniesta, the Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Jay Golison, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jay Golison, applicant.

**ACTION: Accept Categorical Exemption (CE-24-154) and approve Local Coastal Development Permit (LCDP24-029) and Standards Variance (SV24-003), subject to conditions, as amended.**

- 2) Application No. 2409-05 (AUP24-020)**  
**Address:** 969 East Broadway  
**Council District:** 2

**Project Description:** An Administrative Use Permit request to establish and operate a restaurant and bakery within an existing commercial building in the Neighborhood Overlay of the Downtown Plan Development District (PD-30) located at 969 East Broadway.

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-24-155)

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

Cuentin Jackson, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Cuentin Jackson, the Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cuentin Jackson, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Cameron Crockett, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cameron Crockett, applicant.

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

**Public Comments:**

[Unidentified iPhone Caller], spoke.

Kristen Katz, spoke.

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

Maryanne Cronin, Zoning Administrator, spoke.

Cameron Crockett, applicant, spoke.

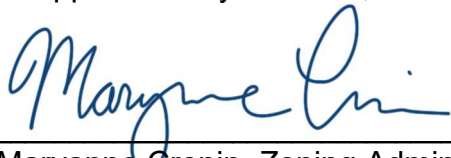
A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Cameron Crockett, applicant.

Maryanne Cronin, Zoning Administrator, revised and clarified Condition No. 6 to require once-daily trash pickups or secure storage within the back-of-house area. Trash shall be kept separate and secured according to applicable provisions related to the Health Department's requirements for the food facility. Additionally, any trash receptacles designated for this use must be removed from the street on non-pickup days. Trash should not be stored in the public right-of-way in the street or cans.

**ACTION: Accept Categorical Exemption (CE-24-155) and approve Administrative Use Permit (AUP24-020), subject to conditions, as amended.**

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

At approximately 2:46 PM, Zoning Administrator Cronin declared the meeting adjourned.



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Maryanne Cronin, Zoning Administrator