Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of November 25, 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.** 2201-08 (TPM22-001)
Address: 2459 Elm Avenue
Council District: 6

Project Description: A request to record a Tentative Tract Map for individual ownership (TPM22-001) of four (4) condominium units within one building on a 5,490-square-foot lot located at 2459 Elm Avenue in the Corridor District of the Midtown Specific Plan (SP-1-CDR). The Site Plan Review (SPR22-003) for the market-rate residential development project was approved by the Site Plan Review Committee on May 5, 2022.

This project **IS NOT** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Sections 15315 (Minor Land Divisions) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-22-150)

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

Miguel Samayoa, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, stated for the record that the sheet including the parcel map was not included in the hearing reminder plans. Therefore, this item will be continued to a certain date (December 9, 2024) to ensure the parcel map sheet is included on the hearing reminder.

Miguel Samayoa, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Miguel Samayoa, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Jon Stevenson, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Jon Stevenson, applicant.

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

Public Comments:

Eric Marx, spoke.

Jon Stevenson, applicant, spoke.

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

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, reiterated the parcel map sheet was not included in the hearing reminder plans. Therefore, this item will be continued to a certain date (December 9, 2024) to ensure the approved parcel map is included on the hearing reminder.

Miguel Samayoa, the Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, stated before December 9, 2024, Zoning Administrator hearing, a draft condition of approval must be included regarding the access between the two intersecting alleys adjacent to this site.

ACTION: No decision rendered, item is continued to a date certain next Zoning Administrator date of December 9, 2024.

At approximately 2:20 PM, Zoning Administrator Cronin declared the meeting adjourned.

Maryanne Cronin, Zoning Administrator