Acting Zoning Administrator—Scott Kinsey
Zoning Administrator Meeting Minutes of December 9, 2024
Via Zoom Teleconference

At 2:00 PM, Scott Kinsey, the Acting Zoning Administrator called the meeting to order, provided a brief overview of ZA hearing body, rules of order, how items are heard, and the appeal process.

Continued 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 (CE-22-150) per Sections 15315 (Minor Land Divisions) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

Scott Kinsey, the Acting Zoning Administrator, called the first item, which was continued from the hearing of November 25, 2024; and introduced Miguel Samayoa, Planner, Community Development, to give the staff report.

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

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, stated that he was not the hearing officer for the November 25, 2024, hearing, but that he had reviewed the meeting minutes and watched the hearing video and is now in possession of all the relevant facts from that hearing.

Scott Kinsey, the Acting Zoning Administrator, called applicant Jon Stevenson and architect Matthew Lopez.

Miguel Samayoa, Planner, spoke.

Applicant Jon Stevenson and architect Matthew Lopez were not present at the hearing.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Miguel Samayoa, Planner.

Scott Kinsey, the Acting Zoning Administrator, confirmed that two conditions of approval were added per the request of the Hearing Officer at the previous ZA Hearing (November 25, 2024).

Scott Kinsey, the Acting Zoning Administrator, opened the item for public comment.

Public Comments:

There was no public comment on this item.

With no public comment, Scott Kinsey, the Acting Zoning Administrator, closed public comment on the item.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, reiterated that the findings were positive. The conditions of approval were updated per the Zoning Administrator's request at the previous ZA hearing. The tentative parcel map has been provided and is now included in the hearing reminder for the record.

Scott Kinsey, the Acting Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-22-150) and approved Tentative Tract Map No. TPM22-001, subject to conditions of approval as amended.

Regular Item

2) Application No. 2401-15 (LCDP24-006)
Address: 5679 East Corso Di Napoli
Council District: 3

Project Description: A Local Coastal Development Permit for the demolition of an existing 2,911-square-foot single-family dwelling with attached two car garage for the development of a new two-story 3,240-square-foot single-family dwelling with attached two car garage (562 square feet), located at 5679 East Corso Di Napoli in the R-1-S (Single-Family Residential, Small Lot) Zoning District.

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission.

This project qualifies for a categorical exemption (CE-24-145) per Section 15302 (Class 2: Replacement or Reconstruction) of the California Environmental Quality Act Guidelines.

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

Scott Kinsey, the Acting Zoning Administrator stated that the City has received numerous comments about this item, primarily because the property was designed by the well-known architect Ray Kappe. The majority of the comments received requested an analysis of the home's historical attributes as an example of mid-century modern architecture and preservation of the existing building. The Acting Zoning Administrator stated that there is a request to continue the item to a future hearing to allow the City more time to review these concerns.

Scott Kinsey, the Acting Zoning Administrator, stated that once the public comment is opened for this item, the question is only whether the item should be postponed to a future date or if action should be taken in this hearing.

Ryan McDaniel, applicant, spoke.

Sarah Locke spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, opened the item for public comment.

Public Comments:

Sarah Locke spoke.

With no further public comment, Scott Kinsey, the Acting Zoning Administrator, closed public comment on the item.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Liana Arechiga, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Scott Kinsey, the Acting Zoning Administrator, reiterated that given the amount of interest in the item and the Ray Kappe legacy of this home, this item will be continued to a date uncertain and will be re-noticed when scheduled for hearing.

ACTION: No decision rendered; item is continued to a date uncertain.

3) Application No. 2407-04
Address: 1431 West 14th Street
Council District: 7

Project Description: An Administrative Use Permit to allow for the establishment and operation of a 3,728-square-foot adult-use cannabis wholesale distribution facility within an existing 8,400-square-foot building located at 1431 West 14th Street in the IG (General Industrial) 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 (CE-24-164) per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Scott Kinsey, the Acting Zoning Administrator, called the item; and introduced Brenda Perez, Planner, Community Development, to give the staff report.

Brenda Perez, Planner, spoke and presented a PowerPoint presentation.

Scott Kinsey, the Acting Zoning Administrator, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Brenda Perez, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

Andy Duan, applicant, spoke via telephonically.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Andy Duan, applicant.

Scott Kinsey, the Acting Zoning Administrator, opened the item for public comment.

Public Comments:

There was no public comment on this item.

With no public comments, Scott Kinsey, the Acting Zoning Administrator, closed public comment on the item.

Scott Kinsey, the Acting Zoning Administrator, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Brenda Perez, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-24-164) and approved Administrative Use Permit AUP24-014, subject to conditions of approval as amended.

4) Application No. 2409-10
Address: 2961 Redondo Avenue
Council District: 4

Project Description: An Administrative Use Permit for the operation of a public administration use (City of Long Beach Technology and Innovation Department) within an existing 24,157-square foot building located at 2961 Redondo Avenue in the General Industrial District of the Globemaster Corridor Specific Plan (SP-3-IG).

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

This project qualifies for a categorical exemption (CE-24-165) per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Scott Kinsey, the Acting Zoning Administrator, called the item; and introduced Brenda Perez, Planner, Community Development, to give the staff report.

Brenda Perez, Planner, spoke and presented a PowerPoint presentation.

Scott Kinsey, the Acting Zoning Administrator, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Brenda Perez, Planner.

Scott Kinsey, the Acting Zoning Administrator, spoke.

A dialogue ensued between Scott Kinsey, the Acting Zoning Administrator, and Mary Torres, Department of Public Works, applicant.

Scott Kinsey, the Acting Zoning Administrator, opened the item for public comment.

Public Comments:

There was no public comment on this item.

With no public comments, Scott Kinsey, the Acting Zoning Administrator, closed the public comment period on the item.

Scott Kinsey, the Acting Zoning Administrator, spoke.

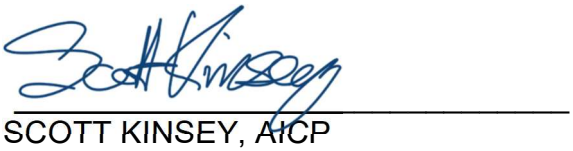
Brenda Perez, Planner, spoke.

Scott Kinsey, the Acting Zoning Administrator, spoke.

ACTION: Accepted Categorical Exemption (CE-24-165) and approved Administrative Use Permit AUP24-022, subject to conditions of approval as amended.

Scott Kinsey, the Zoning Administrator, reiterated the local 10-day appeal period and Coastal Commission appeal period.

At approximately 2:44 PM, the Acting Zoning Administrator Kinsey declared the meeting adjourned.



SCOTT KINSEY, AICP
PLANNER V FOR ZONING ADMINISTRATOR