

**Zoning Administrator—Alexis Oropeza****September 27, 2021**

Teleconference Pursuant to Executive Order N-08-21

Issued by Governor Gavin Newsom

The Zoning Administrator opened the teleconference at 2:00 p.m.

Zoning Administrator Oropeza provided a brief overview of the Zoning Administrator hearing procedures, how the items would be considered, public comment and questions, and ultimately the appeal period of the projects in and outside of the coastal zone.

**Items—Regular Agenda**

1) Application No.: 2008-21 (AUP 2014-014 and LMG 21-008)

Address: 3200-3310 E. Anaheim Street and 1220-1236 Obispo Street

Council District: 4

**Project Description:** Administrative Use Permit request to modify an existing drive-through lane, adding a tandem layout for back to back menu board ordering, resurfacing the existing drive-through lane and merging two lots into a single 7.16-acre parcel located at 3200-3310 East Anaheim Street & 1220-1236 Obispo Street within the Belmont Center in the Community Commercial Automobile-Oriented (CCA) Zoning District.

**Environmental Review:** This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) and 15305 (Minor Alternation in Land Use Limitations) of the California Environmental Quality Act Guidelines. (CE20-095)

Planner Sergio Gutierrez provided an overview of the project, which includes the existing minor modifications to an existing Mc Donald's Restaurant with a drive through. The existing restaurant building contains approximately 2,460sf of floor area and is within the CCA zoning district and consistent NSC-M general plan land use designation. The Applicants are looking to modify the drive through lane, replace/add signage specific to the drive through, reconfigure parking, and provide ADA updates for access to the building. These proposed improvements do not impact the drive-through's nonconforming status as there is no expansion of the use. The project requires an administrative use permit because it is nonconforming as a new drive-thru would require approval of a conditional use permit by the Planning Commission.



The lot merger portion of the project includes the merger of the 7,793sf lot where the McDonald's is located with the larger shopping center lot which is approximately 6.98 acres in size. This merger will eliminate nonconformities, including a lot which has less than the minimum lot size, and an existing structure that straddles a property line. The merged lot will be approximately 7.15 acres in size. There are other improvements to the McDonald's building which are currently under construction per the notice of final action, approved on August 12, 2020.

Zoning Administrator Oropeza asked if the Applicant was on the line, no one spoke up. There are also no comments from the public. Zoning Administrator Oropeza found that the lot merger is making the lot more conforming and the proposed improvements are compatible with the current standards required of new drive-thru facilities.

**ACTION: APPROVED**

2) Application No: 2107-24 (LCDP 21-038)

Address: 6270 East Pacific Coast Highway

Council District: 3

Project Description: Conducting a four-hour Cone Penetration Test (CPT) for a geotechnical report within the surface parking lot drive aisle at Marina Pacifica Shopping Center in the Southeast Area Development and Improvement Plan (PD1) Zoning District.

Environmental Review: This project qualifies for a categorical exemption per Section 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines. (CE-21-107)

Planner Marcos Lopez Jr. gave a brief overview of the project. When the project was submitted back in July, the project was within the zoning area known as SEDIP, however, recently the zoning area was updated and is now SESIP. This zoning designation is consistent with the General Plan (1989) designation of LUD-7. The project proposal is a one-day, four-hour soils testing operation which will be performed within the surface parking area of Marina Pacifica Mall. No structures are proposed as part of this proposal and the disturbed area will be restored to its preconstruction condition. No public access to the coastal resources will be interrupted during the testing. Planner Lopez indicated that one comment was received by the Los Angeles County Department of Public Works. They asked about their existing easements on and nearby the property. The conditions were emailed to the applicant late last week.

Zoning Administrator Oropeza asked if the Applicant was on the line. No one spoke. The public hearing was also opened, and no one spoke.

After closing the public hearing, Zoning Administrator Oropeza asked if the public comments

from LA County Public Works has been shared with the Applicant, Planner Lopez stated no, but that he would share them for coordination around the project.

Zoning Administrator Oropeza took action to approve the project subject to the draft findings and conditions of approval. The Zoning administrator indicated that this project is subject to an additional appeal period.

**ACTION: Approved.**

3) Application No: 2106-01 (LCDP 21-027, AUP 21-026 and SPR 21-030)

Address: 5716 East 2<sup>nd</sup> Street and 5790 East 2<sup>nd</sup> Street

Council District: 3

Project Description: Administrative Use Permit and Local Coastal Development Permit for off-site, joint-use parking to be provided for nine (9) parking stalls at 5790 East 2nd Street to serve a restaurant located at 5716 East 2nd Street in the CNP Zoning District. The off-street parking is required in conjunction with the exterior remodel of an existing restaurant building (subject property) at 5716 East 2nd Street to include a new entry, windows, doors, and canopy at the existing façade and the conversion of a portion of the existing parking lot to outdoor dining with a new steel patio structure, landscape and hardscape improvements, and perimeter gate enclosure. The remainder of the parking lot will receive a grind and overlay of asphalt paving. The existing curb cut for vehicle entry from 2nd Street will be demolished and a sidewalk with a full height curb constructed in its place. No new floor area would be added as part of the project. The design of the restaurant remodel was conditionally approved by the Site Plan Review Committee on August 25, 2021.

Environmental Review: This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines. (CE-21-063)

Project Planner Maryanne Cronin explained that the project proposal involved a Local Coastal Development Permit (LCDP) for the off-site, joint use of nine (9) parking stalls in association with a remodeled existing restaurant. The existing restaurant is located at 5716 E. 2<sup>nd</sup> Street and the proposed off-site parking is located at 5790 E. 2<sup>nd</sup> Street approximately 350 feet to the east of the subject site. The location is within the CNP zoning district and within the General Plan Land Use District No. 8P (LUD-8P) (1989 General Plan). The Applicant is proposing a new outdoor dining area, and a façade remodel. The outdoor dining area would be located within the existing parking area and include new landscaping, barriers, closure of the curb cut, new sidewalk, curb and gutter, new lighting, and a new refuse enclosure. There will be five (5) parking stalls for the restaurant accessible from the alley located behind the restaurant. The façade improvements include a new window system (where there are no windows now) and mural. Conditions of approval include valet service during the dinner hours is required, signage directing patrons to parking, report back to the

Zoning Administrator in one year, sea level advisory, and recording the conditions of approval against the property.

One comment was received in opposition who state that the nearby commercial property was already being used by other restaurants.

The Zoning Administrator asked if the Applicant was one the line. Justin Roth with Studio One:Eleven indicated he was the Applicant and stated further that they are excited to revitalize the building and provide a new outdoor experience. They did receive the conditions, and he believes that the ownership is ok with them. The ownership spoke up and concurred that they were ok with the conditions as presented.

The public hearing was opened, and Ben Knight spoke on the project. He owns property nearby (a commercial building and surface parking lot) and that people are going to park where it is convenient, not 300 feet away. He mentioned that valets tend to stage in his parking lot. The commenter asserted that although the project does not add more floor area, the project adds more service area which equates to more people. There were no other speakers on the project.

Justin with Studio One:Eleven responded that by closing the curb cut it would limit access and they would also be including proper signage with the valet.

Zoning Administrator Oropeza, reiterated that the off-site parking would be available all the time and that a distance of 300 or so feet is less than the maximum 600 feet that the code stipulates, and is also consistent within the pedestrian oriented zoning of the area

Condition #4 needed to be re-worded to include an annual review for the first three (3) years by the Zoning Administrator, but after the three (3) year period annual reviews would be on an as-needed basis. However, if there are verified complaints, the entitlement could be reviewed sooner.

A new condition to be included would be that the off-site parking stalls would be restriped and would have 'reserved parking' language painted on the ground approximately eight (8) inches in height and would need to be completed prior to building final.

The Zoning Administrator asked the ownership present if they would have an issue incorporating language on their website that discusses how the parking operates at the location. Ownership responded that they could do that. She would like to add this as a new condition.

Zoning Administrator Oropeza indicated that there is a 10-day appeal period.

**ACTION: Approved with new and modified conditions.**

The Zoning Administrator adjourned the meeting at 2:48 pm.

A handwritten signature in blue ink, appearing to read "Alexis Oropeza". The signature is fluid and cursive, with the first name "Alexis" and last name "Oropeza" clearly distinguishable.

Alexis Oropeza  
Zoning Administrator