

**Zoning Administrator—Alexis Oropeza**

**ZA Meeting Minutes of February 28, 2022**

Teleconference Pursuant to Executive Order AB 361

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—Consent Agenda**

NONE

**Items—Regular Agenda**

**1) Application No.: 2008-28 (LMG20-014, SV21-008, SV21-009 & LCDP20-030)**

Address: 5600-5606 Naples Canal

Council District: 3

**Project Description:** The project consists of the demolition of an existing single-family residence located at 5600 Naples Canal (R-1-S Zoning District), a lot merger of cleared property with an existing parcel located at 5606 Naples Canal (R-1-S Zoning District), the addition of a 2,685-square-foot (two-stories) onto the remaining two-story single-family residence located on the merged lot, and construction of a 500-square-foot Junior Accessory Dwelling Unit (JADU) within the boundaries of the remodeled dwelling unit. The proposed project includes a Standards Variance request to reduce required development standards in conjunction with the addition and remodel of the existing single-family dwelling, including to: 1) maintain an existing curb cut from the street which would otherwise have to be removed, and 2) allowing a three-foot garage setback from Palermo Walk (instead of not less than 20-feet). There would be no net loss of dwelling units under the proposed project with the incorporation of the JADU. Pursuant to California Government Code Section 65852.2, the JADU shall not be subject to a public hearing, so this aspect of the project is included solely for informational purposes; this does not otherwise lessen the effect or application of the California Coastal Act of 1976 to the ministerial review of the JADU (LCDP20-031).

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures, and Section 15305, Minor



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Alterations in Land Use Limitations of the California Environmental Quality Act (CEQA) Guidelines. (CE-20-098)

Maryanne Cronin provided an explanation of the project which covered the project proposal as well as the entitlements, including the standards variances, requested.

The following individuals spoke on the project:

- a) Karen Castellanos – representing the Applicant provided a presentation
- b) Chris Wacker – property owner
- c) David Drake – nearby property owner
- d) Henry Eisner – nearby property owner
- e) Rob Bellevue – no comment, technical difficulties

The Zoning Administrator spoke.

**ACTION:** The Lot Merger and Local Coastal Development Permit were approved by the Zoning Administrator with conditions; the Standards Variances were not approved by the Zoning Administrator.

**2) Application No.: 2106-01 (LMG22-001 & LCDP22-005)**

Address: 5716 E. 2<sup>nd</sup> Street

Council District: 3

**Project Description:** Request to merge two lots into a single 7,200-square-foot parcel and a local coastal development permit located at 5716 East 2<sup>nd</sup> Street in the Neighborhood Pedestrian (CNP) Zoning District.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) Guidelines. (CE-22-006).

The project planner Maryanne Cronin provided a staff presentation.

There was no public comment on the project.

Zoning Administrator Oropeza spoke.

**ACTION:** Approved with conditions.

**3) Application No.: 2109-31 (SV21-004, SV21-006, LCDP21-043)**

Address: 5925 E. Seaside Walk

Council District: 3

**Project Description:** Local Coastal Development Permit and Standard Variances for the demolition of an existing duplex and construction of a new residential duplex with an attached four-car garage in the R-2-I (Two-Family Residential District with Intensified Development on the Lots) Zoning District. The project proposal requests two standards variances: 1) a request to allow a four-foot garage setback, where 20-feet is required; and 2) a request to allow two tandem parking spaces for a total of four parking spaces. There would be no net loss in density as part of the project proposal.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines. (CE-22-005).

Maryanne Cronin provide an overview of the project and emphasized that the request is not for a reduction in the number of parking stalls, but a reconfiguration of the four required parking stalls into a tandem configuration with a reduced garage setback.

The following individuals spoke on the project;

- a) Ed Gulian – Applicant
- b) Rob Bellevue – Peninsula Neighborhood Association

**ACTION:** Continued for two weeks until March 14, 2022. The Applicant shall bring back alternative parking configurations as expressed by the public.

**4) Application No.: 2110-38 (AUP21-036)**

Address: 834 E. 4<sup>th</sup> Street

Council District: 1

**Project Description:** Request to establish a tattoo parlor use within 700 feet of a public (Stevenson Elementary School) and private school (St. Anthony's Elementary School) in the PD-30 Zoning District.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Planner Baltazar Barrios gave a presentation about the project and the request. He also indicated that there were several written comments received in opposition to the project.

The following members of the public spoke on the project:

- a) Jacob Mazari -- Applicant

Zoning Administrator Oropeza spoke.

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

**5) Application No.: 2111-45 (MOD21-015)**

Address: 5411 E. Ocean Blvd.

Council District: 3

**Project Description:** Modification to an existing Local Coastal Development Permit (Case No. 9810-13) for the demolition of an existing exterior staircase an installation of a new elevator and a new (replacement) staircase leading to an existing deck at the Bay Shore Beach Concession Stand in the Park (P) Zoning District. The project includes the rehabilitation/replacement (as needed) of existing wood decking and the installation of a new wood deck walkway for an Americans with Disabilities Act (ADA) path of travel to the new elevator and existing deck areas.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15301, Existing Facilities, and Class 4, Minor Alterations to Land, of the California Environmental Quality Act (CEQA) Guidelines. (CE22-003)

The project planner Marcos Lopez, Jr. provided a staff presentation.

The following members of the public spoke:

- a) Tony Resendez from Public Works -- Applicant

Zoning Administrator Oropeza spoke.

**ACTION:     Approved with conditions.**

The Zoning Administrator adjourned the meeting at 3:55 pm.



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Alexis Oropeza  
Zoning Administrator

**Zoning Administrator—Alexis Oropeza**

**ZA Meeting Minutes of March 14, 2022**

Teleconference Pursuant to Executive Order AB 361

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

Due to technical difficulties with the website link, Zoning Administrator Oropeza provided a verbal continuance of all hearing items to the March 28, 2022 Zoning Administrator Hearing. At this date certain, the agendized items will be considered.

**Items—Consent Agenda**

**1) Application No. 2110-31 (LMG21-016)**

Address: 335 – 339 Pacific Avenue

Council District: 1

**Project Description:** Request to merge four lots (lots 5, 7, 9 and 11 into a single 15,000-square-foot parcel located at 335 – 339 Pacific Avenue in PD-30 (Downtown).

**Environmental Review:** This project qualifies for a categorical exemption pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act Guidelines. (CE22-014)

No hearing took place due to technical difficulties.

**ACTION: Continued for two weeks until March 28, 2022.**

**Items—Regular Agenda**

**2) Application No. 2012-24 (LCDP 21-084)**

Address: 4611 East 2nd Street

Council District: 3

**Project Description:** Local Coastal Development Permit the remodel and 372-square-foot addition to an existing restaurant located in the CNP Zoning District, as reviewed by the Site Plan Review Committee on January 26, 2022.



**Environmental Review:** This project qualifies for a categorical exemption (CE22-016) per Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines.

No hearing took place due to technical difficulties.

**ACTION: Continued for two weeks until March 28, 2022.**

**3) Application No. 2109-13 (AUP21-034)**

Address: 2010 West 17th Street  
Council District: 7

**Project Description:** A request to operate a third-party adult-use cannabis distribution use at an existing adult-use manufacturing business within an 8,300 square-foot existing building in the General Industrial (IG) Zoning District.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

No hearing took place due to technical difficulties.

**ACTION: Continued for two weeks until March 28, 2022.**

**4) Application No.: 2109-31 (SV21-004, SV21-006, LCDP21-043)**

Address: 5925 E. Seaside Walk  
Council District: 3

**Project Description:** Local Coastal Development Permit and Standard Variances for the demolition of an existing duplex and construction of a new residential duplex with an attached four-car garage in the R-2-I (Two-Family Residential District with Intensified Development on the Lots) Zoning District. The project proposal requests two standards variances: 1) a request to allow a four-foot garage setback, where 20-feet is required; and 2) a request to allow two tandem parking spaces for a total of four parking spaces. There would be no net loss in density as part of the project proposal.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines. (CE-22-005).

No hearing took place due to technical difficulties.

**ACTION: Continued for two weeks until March 28, 2022.**

**5) Application No. 2110-16 (AUP21-035)**

Address: 2300 East Curry Street

Council District: 9

**Project Description:** A request to operate an adult-use cannabis cultivation and distribution facility within an existing 15,286-square-foot industrial building located at 2300 East Curry Street in the General Industrial (IG) Zoning District.

**Environmental Review:** This project qualifies for a Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

No hearing took place due to technical difficulties.

**ACTION: Continued for two weeks until March 28, 2022.**

The Zoning Administrator adjourned the meeting at 2:40 pm.

A handwritten signature in blue ink, appearing to read "Alexis Oropeza".

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Alexis Oropeza  
Zoning Administrator

**Zoning Administrator—Alexis Oropeza**

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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—Consent Agenda**

**1) Application No. 2110-31 (LMG21-016)**

**Address:** 335 – 339 Pacific Avenue

**Council District:** 1

**Project Description:** Request to merge four lots (lots 5, 7, 9 and 11 into a single 15,000-square-foot parcel located at 335 – 339 Pacific Avenue in PD-30 (Downtown).

**Environmental Review:** This project qualifies for a categorical exemption pursuant to Section 15332 (Infill Development Projects) of the California Environmental Quality Act Guidelines. (CE22-014)

**ACTION:** Approved

**2) Application No. 2202-44 (LMG22-002, COC22-001)**

**Address:** 525 East Broadway

**Council District:** 1

**Project Description:** Request to merge four lots into a single 15,003-square-foot parcel located at 525 East Broadway in the Downtown Plan (PD-30) Planned Development District.

**ACTION:** Approved

**Items—Regular Agenda**

**3) Application No. 2012-24 (LCDP 21-084)**

**Address:** 4611 East 2nd Street

**Council District:** 3





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**Project Description:** Local Coastal Development Permit the remodel and 372-square-foot addition to an existing restaurant located in the CNP Zoning District, as reviewed by the Site Plan Review Committee on January 26, 2022.

**ACTION: Continued for two weeks until April 11, 2022**

- 4) **Application No. 2108-31 (LCDP 21-043, SV 21-004 and SV 21-006)**  
**Address: 5925 East Seaside Walk**

**Council District: 3**

**Project Description:** A Local Coastal Development Permit and Standard Variances for the demolition of an existing duplex and construction of a new residential duplex with an attached four-car garage in the R-2-I (Two Family Residential District with Intensified Development of the Lots) Zoning District. The project proposal requests two standards variances: 1) a request to allow a four-foot garage setback, where 20-feet is required; and 2) a request to allow two tandem parking spaces for a total of four parking spaces. There would be no net loss in density as part of this project proposal.

Planner Maryanne Cronin provided a brief presentation of the project and illustrated three different alternatives. The chosen proposal would allow for a code compliant curb cut and maintain the onsite parking in a tandem configuration.

Applicant Ed Gulian spoke in favor of the project.

David Huff, President of the Peninsula Neighborhood Association stated the Association is not in favor of the project.

Rob Bellevue – not in favor of the project.

Mike Peters – in favor of the project.

There were no other speakers.

The Zoning Administrator Oropeza spoke. Conditions of approval were added to provide direct access from the garage into each unit and a requirement that the lease of each unit include access to tandem parking spaces.

**ACTION: Approved with additional conditions added.**

- 5) **Application No.: 2109-13 (21-034)**  
**Address: 2010 W. 17<sup>th</sup> Street**  
**Council District: 3**

**Project Description:** A request to operate an adult-use cannabis cultivation and distribution facility within an existing 15,286-square-foot industrial building located at 2300 East Curry Street in the General Industrial (IG) Zoning District.

Project Planner Aaron Lobliner gave a brief presentation about the project.

Applicant Alan Fahkri spoke in favor of the project.

There was no other public comment.

The Zoning Administrator Oropeza spoke.

**ACTION: Approved with conditions.**

**6) Application No. 2110-16 (AUP 21-035)**

**Address: 2300 Curry Street**

**Council District: 9**

**Project Description:** A request to operate an adult-use cannabis cultivation and distribution facility within an existing 15,286-square-foot industrial building located at 2300 East Curry Street in the General Industrial (IG) Zoning District.

The project planner Aaron Lobliner provided a staff presentation.

The Applicant spoke in favor of the project and explained that he anticipated 10-15 jobs will be created and that they have cameras placed both inside the building and outside for security purposes. Any odor from the business operation would be controlled with carbon filters.

Kevin spoke in opposition to the project stating the proximity to residential zones and a nearby residential care facility.

The project planner mentioned that he received several phone calls about the project and received one letter in opposition.

The Zoning Administrator Oropeza spoke and asked about odor control.

**ACTION: Approved with conditions.**

**7) Application No. 2112-12 (LCDP 21-079 & SPR 21-084)**

**Address: 5265 2<sup>nd</sup> Street**

**Council District: 3**

**Project Description:** Local Coastal Development for an exterior remodel to more than fifty

linear feet (50') at an existing commercial building to establish a new pet retail store located within the Neighborhood Pedestrian (CNP) Zoning District. Site Plan Review was conditionally approved on February 9, 2022.

Planner Marcos Lopez Jr. gave a brief presentation about the project.

The Applicant was not on the line.

Ola Ghanem not in favor of the project.

Aziz not in favor of the project.

**ACTION: Approved with conditions.**

The Zoning Administrator Oropeza spoke.

**8) Application No. 2201-47 (AUP 22-003)**

**Address:** 1548-1550 Seabright Avenue

**Council District:** 7

**Project Description:** To operate a crematorium. The tenant improvements include reconfiguring an existing restroom, office and entrance to meet accessibility compliance. The property is located in the General Industrial (IG) Zoning District.

Kristie Nelsen spoke in favor of the project.

There was no other public comment.

The Zoning Administrator Oropeza spoke.

An additional condition was added to replace the chain-link fencing along the rear property line with wrought iron or tube steel.

**ACTION: Approved with an additional condition added.**

The Zoning Administrator adjourned the meeting at 3:38 pm.



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Alexis Oropeza  
Zoning Administrator