

Zoning Administrator Hearing

Maryanne Cronin, Hearing Officer

Monday, June 9, 2025
Via Teleconference
2:00 pm

ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE

The Zoning Administrator, as a non-legislative hearing body, will meet via teleconference. Written comments may be submitted to
Zoning.Administrator@longbeach.gov.

For more information on how to participate in this meeting, please visit:
www.longbeach.gov/lbcd/planning/current/zoning/administrator/

HEARING ITEMS

REGULAR ITEM

1. **2408-09 (AUP24-018)**

195 East 4th Street

Kevin Nguyendo, Project Planner

Council District 1

A request for an Administrative Use Permit to establish multiple tattoo parlors/permanent makeup businesses within an existing multi-tenant commercial space located at 195 East 4th Street located in the Downtown Plan (PD-30) Planned Development District.

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 Guideline (CE-25-047)

Suggested Action: Approve, subject to conditions.

2. **2501-14 (SV25-001)**

855 East 5th Street

Gina Casillas, Project Planner

Council District 1

Standards Variance request to install an 8-foot-tall wrought iron fence within the 15.5-foot special setback and 6-foot setback areas along Alamitos Avenue (instead of the 5-

foot maximum allowable fence height) at a private school located at 855 East 5th Street in the Downtown Plan (PD-30) Planned Development District.

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 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE-25-044)

Suggested Action: Approve, subject to conditions.

ATTACHMENTS

- ZA Item 1 – 195 East 4th Street
- ZA Item 2 – 855 East 5th Street

NEXT ZONING ADMINISTRATOR HEARING

June 23, 2025

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at www.longbeach.gov/lbcd and (562) 570-3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

SALON ROW
STREETS OF LONG BEACH
195 E. 4TH STREET
LONG BEACH, CA 90802

AMANDA MAUCERI architect
TEL: 607.279.1831 / EMAIL: AKAMAUCERI@GMAIL.COM

SHEET INDEX

A-0.0	COVER SHEET
A-1	INTRODUCTION & OPERATING STANDARDS
A-2	SECURITY CAMERAS PLAN
A-3	REFLECTED CEILING PLAN

CONSULTANTS

GENERAL CONTRACTOR	LICENCE NO. 690720
ELECTRICAL ENGINEER	DEFERRED SUBMITTAL
MECHANICAL ENGINEER	DEFERRED SUBMITTAL
FIRE LIFE SAFETY & FIRE SPRINKLER	DEFERRED SUBMITTAL

BUILDING INFORMATION

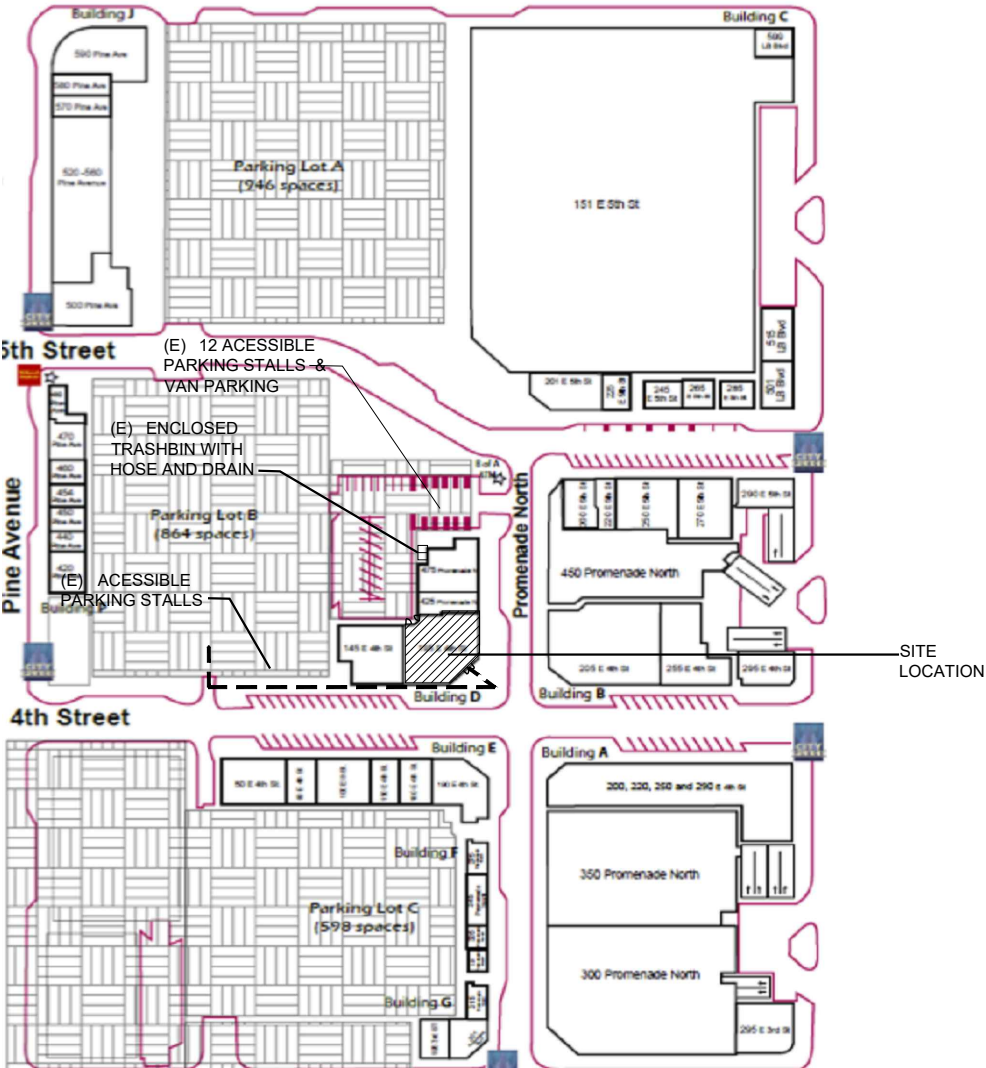
OWNER:	JELB HOLDINGS LLC. 11138 DEL AMO BLVD. SUITE 220 LAKEWOOD, CA 90718 TEL: 210.608.632
PROJECT :	MASTER ADMINISTRATIVE USE PERMIT FOR TATTOO AND PMU
LOCATION :	195 E. 4TH STREET LONG BEACH, CA 90802
CONSTRUCTION :	TYPE 5-B SPRINKLERED (NO CHANGE TO EXISTING)
OCCUPANCY:	B (BEAUTY SALON TO TATTOO)
OCCUPANT LOAD:	LOBBY15/200 = 13 OFFICES 100/5,832 = 58 =71
TOTAL	
NO. OF STORIES :	4 STORIES (E) BUILDING
ASSESSOR PARCEL NO. (APN):	9280020900
ZONE:	PD 30
SUITE SF:	6,029 SF TOTAL
PARKING :	STALLS AND CONFIGURATION HAVE NOT BEEN ALTERED

ITEM #1

SuBi Design Build
&
AMDANDA MAUCERI
architect



SALON ROW
195 E. 4TH STREET
LONG BEACH, CA. 90802



OVERALL KEY PLAN & PARKING
NOT TO SCALE



SITE
LOCATION

VICINITY MAP

NOT TO SCALE

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MIN. OF 4" H WITH MIN. STROKE OF .5". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (CFC 505.1)

WHERE ACCESS TO OR WITHIN A STRUCTURE OR AREA IS RESTRICTED, A KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION/S. FOR EXISTING KEY BOXES, UPDATED KEYS SHALL BE PROVIDED. (CFC 506.1)



All ideas, designs and plans indicated or represented by these drawings are owned by and are property of Amanda Mauceri Architect and were created and developed for use in connection with the specified project. None of such ideas, designs or plans shall be used for any purpose whatsoever without the written permission of Amanda Mauceri © 2018 Amanda Mauceri

REVISION NO.	DATE	DESCRIPTION	DATE	ISSUANCE
1	04.11.19	ISSUED FOR CD	03.21.19	PP REVISED & ISSUED
2	05.14.19	REV. PLAN CHECK PLAN	03.26.19	REV. & ISSUED FOR LL REVIEW
3			04.08.19	ISSUED FOR PLAN CHECK
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DRAWINGS BY:	SL
DESIGN BY :	AM
JOB NO.	19-0002
USF	6,029

COVER SHEET

A-0.0

INTRODUCTION:

The purpose of this Master Administrative Use Permit (AUP) is to ensure that Tattoo Parlor and Permanent Cosmetic Application establishments within Salon Row reflects the integrity and overall aesthetic values of the Landlord and the City of Long Beach.

GENERAL REQUIREMENTS:

Operating Standards for Tattoo and Permanent Cosmetic Business Owners

- 1.Tattoo and permanent cosmetic establishments shall operate only between the hours of seven (7:00) a.m. and ten (10:00) p.m.
- 2. Service of alcohol, marijuana based substances, or other controlled substance shall not be permitted.
- 3. Window glazing that abut the public right-of-way for all tattoo parlor or permanent cosmetic application suites shall be 100 percent (100%) clear and free of obstructions such as blinds, signs, window tinting, shelving, or racks.
- 4. All tattoo parlors and permanent cosmetic application establishments with exterior public right-of-way visibility shall utilize a screening barrier for "specified anatomical areas", as defined in the Long Beach Municipal Code Section 21.15.110.H, during services. All other tattoo and permanent cosmetic application establishments not visible from the exterior public right-of-way shall utilize a screening barrier or indoor blinds to screen "specified anatomical areas" during services.
- 5. The operator of the tattoo and permanent cosmetic application establishments shall prevent loitering and loud noises around the subject suite during and after the hours of business operation.
- 6. A sign stating, "No tattoo service will be provided for anyone under the age of 18," shall be visible at all times on the suite entry door or side lite.
- 7. Common area lighting shall remain on during business operations to clearly illuminate the tenant address.
- 8. The applicant shall comply with all applicable State, County and City Health and Human Services regulations including, but not limited to the State Safe Body Art Act regarding the establishment and operation of businesses engaged in tattooing, body piercing and permanent cosmetic application.
- 9. The suite shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
- 10. Exterior security bars and roll-up doors applied to windows and suite entrances shall be prohibited.
- 11. Any graffiti found on site must be removed within twenty-four (24) hours of its appearance.

SuBi Design Build
&
AMDANDA MAUCERI
architect



SALON ROW

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LONG BEACH, CA. 90802

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DRAWINGS BY:

SL

DESIGN BY :

AM

JOB NO.

19-0002

USF

6,029

A-1



SALON ROW
195 E. 4TH STREET
LONG BEACH, CA. 90802

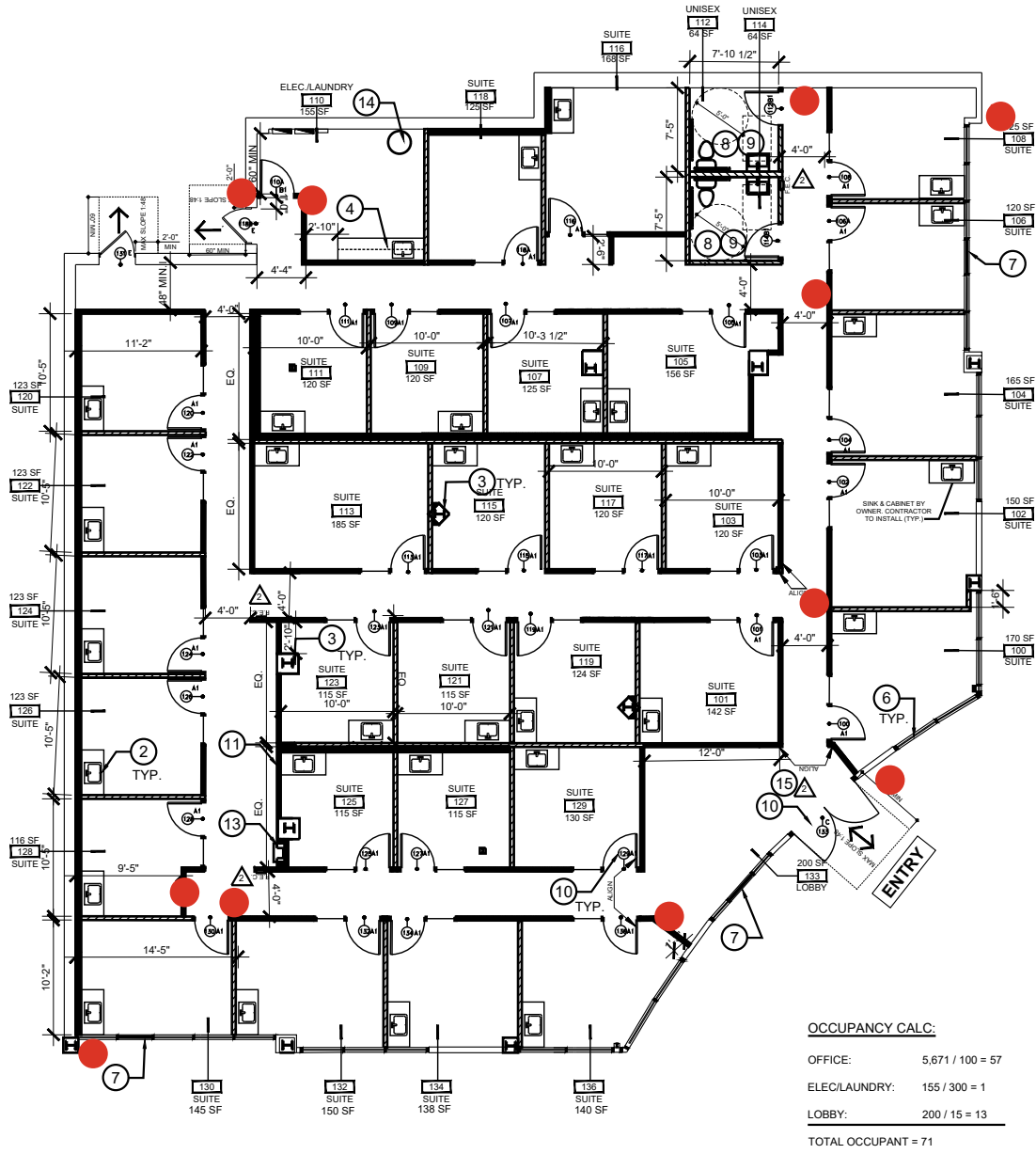
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DRAWINGS BY: SL
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SECURITY
CAMERAS PLAN

As per Long Beach Municipal Code Section 21.45.166.I, security cameras providing full camera coverage of all entries and exits into the building and full camera coverage of all public rights-of-way and private parking areas provided by the business. Cameras must record in color with output of at least four hundred eighty (480) lines resolution. Recordings shall be retained for no less than thirty (30) days on an IP-configurable Digital Recording Recorder (DVR) or digital storage setup with a public IP address. The surveillance system username and password shall be provided to the Long Beach Police Department.

SECURITY CAMERA LOCATIONS MARKED BY: ●



OCCUPANCY CALC:
OFFICE: 5,671 / 100 = 57
ELEC/LAUNDRY: 155 / 300 = 1
LOBBY: 200 / 15 = 13
TOTAL OCCUPANT = 71

SCALE : 1 / 16" = 1' - 0" (on 11 x 17 sheet)
SCALE : 1 / 8" = 1' - 0" (on 24 x 36 sheet)
0 3' 10'



DOOR LEGEND

DOOR TYPE

A. BUILDING STANDARD GLASS STOREFRONT DOOR WITH INTEGRATED SIDELITE
TYPE : ALUMINUM DOOR W/ 3070 OR 3080
FRAME : CLEAR ANODIZED WESTERN INTEGRATED ALUMINUM FRAME
SIZE: 3'-0" X 7'-0"
FINISH: CLEAR ANODIZED
GLASS FINISH: CLEAR TEMPERED FULL LITE GLASS
GLASS THICKNESS: 1/4" THICK

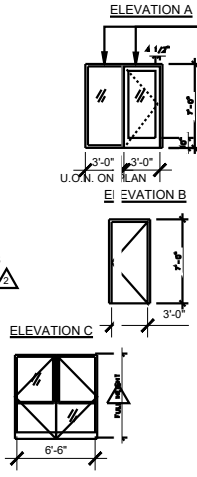
B. BUILDING STANDARD SINGLE INTERIOR DOOR
TYPE: SOLID CORE WOOD DOOR
FRAME: CLEAR ANODIZED
SIZE: 3'-0" X 7'-0"
FINISH: PAINT FINISH

E. EXISTING DOORS - REPLACE OR REKEY ALL LOCKSETS TO MATCH ONE MASTER SET PER OWNER'S NEED (E)
PANIC HARDWARE TO REMAIN

C. ENTRY DOOR STOREFRONT SYSTEM
NARROW STYLE STOREFRONT ALUMINUM DOOR FULL HEIGHT W/ANY REQUIRED PANIC HARDWARE.

DOOR HARDWARE LEVER:

- 1. INTERIOR LOCKSET
4 HINGES
1 LEVER/LOCKSET
1 DOOR STOP
1 COAT HOOK
(STUDIOS & RR ONLY)



PROVIDE SURFACE MTD
TOP OF DOOR LITE AND SIDELITE
NOTE: 7'-0" HIGH
STOREFRONT DOOR WITH
STOREFRONT GLASS SYSTEM
NARROW STILE WITH KEYHOLE

HARDWARE SPEC:

- 1. LEVER LATCHSET (CYLINDRICAL PASSAGE SET) HAGAR 3400 SERIES GRADE ARCHER LEVEL (626)
- 2. ENTRANCE/OFFICE LOCK SET (CYLINDRICAL) HAGAR 3400 SERIES GRADE 1 ARCHER LEVEL (626)
- 3. BUTTS: HAGAR BB1279 (US26D) X4.5X4.5X626
- 4. STRIKE: SCHLAGE 10-072 (US23D)
- 5. STRIKE BOX: SCHLAGE K510-066 (US26D)
- 6. FLOOR STOP: HAGAR 241F OR EQUAL (US26D)

**NOTE: NO THUMB TURN LOCKS PERMITTED. ALL DOORS TO COMPLY WITH CBC/CFC 1010.1.9.1 THRU 1010.19.4

ACCESSORY NOTE

BATHROOM SINK:
NAMEEKS MONA WALL MTD SINK IN WHITE.
BATHROOM FAUCET:
SPEAKMAN NEO SINGLE LEVER FAUCET IN OIL RUBBED BRONZE

TOILET:
KOHLER CIMARRON 2 PIECE ELONGATED K-3589-0 IN WHITE ELONGATED
WORKROOM SINK:
AMERICAN STANDARD 30" UNDERMOUNT SINGLE BOWL STAINLESS STEEL
FAUCET: KRAUS BOLDEN SINGLE HANDLE PULL DOWN SPRAYER DUAL FUNCTION SPRAYHEAD IN STAINLESS STEEL

WATER FILLER STATION:
ELKAY EXH20 LZSDK IN-WALL BOTTLE FILER WITH FILTER / NON REFRIGERATED (OR SIMILAR)
19.75"W X 3.5"D X 40.75" H

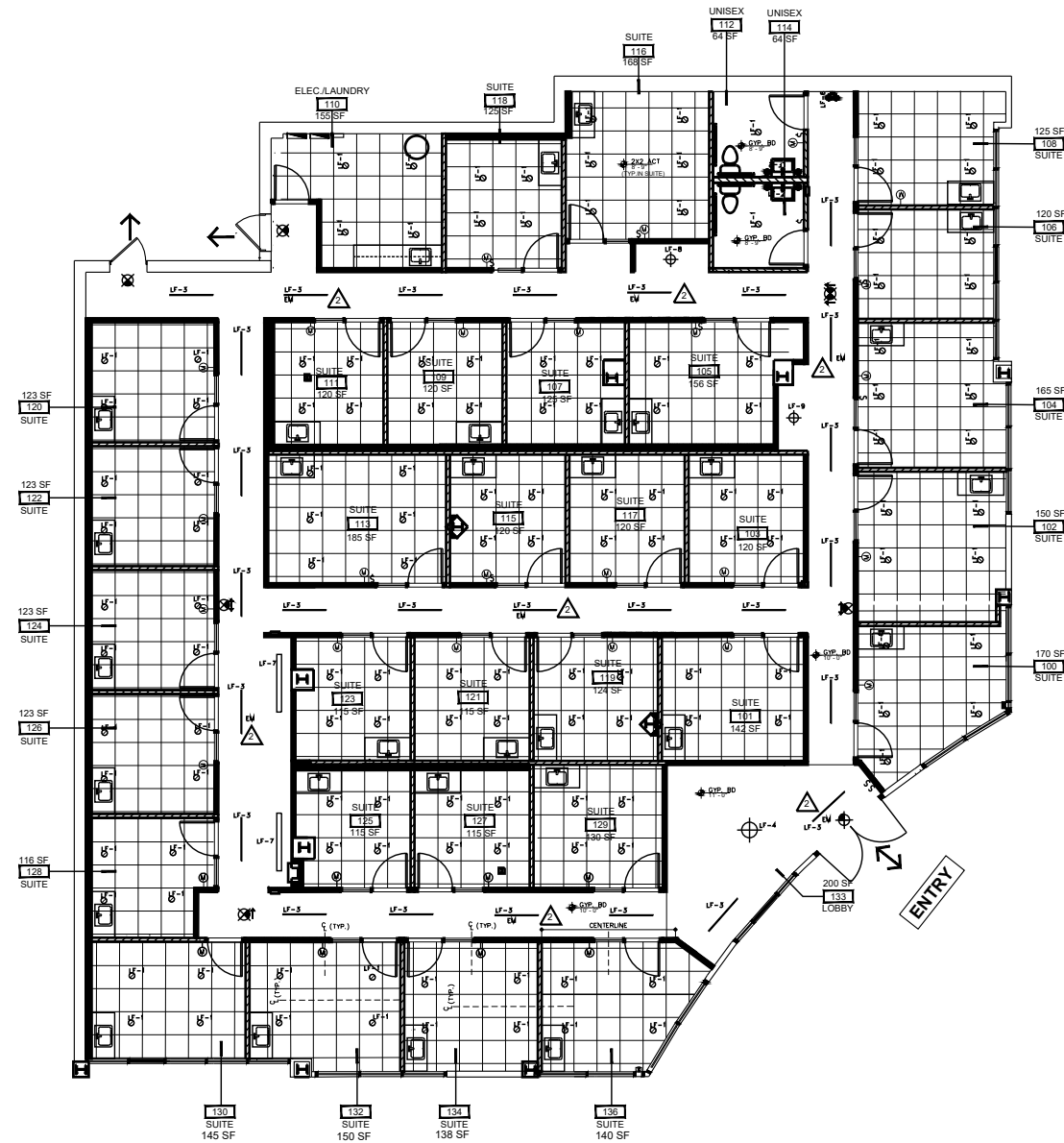
*REFRIGERATOR, MICROWAVE AND STACKED WASHER & DRYER TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.

LEGEND

- EXISTING WALL
- 10 FT HIGH PARTITION TO HARDLID CEILING ABOVE (ADD INSULATION INSIDE WALL)
- DEMISING WALL (6" GRID PENETRATION)
- INTEGRATED FRAMED SIDELITE
- 1 D-1.0
- 3 D-1.0
- 2 D-2.0
- PATH OF TRAVEL
- FLOORING TRANSITION
- DOOR ASSEMBLY REFERENCE TO DOOR NUMBER AND TYPE
- EXISTING DOOR



SALON ROW
195 E. 4TH STREET
LONG BEACH, CA. 90802

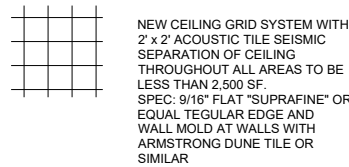


SCALE : 1 / 16" = 1' - 0" (on 11 x 17 sheet)
SCALE : 1 / 8" = 1' - 0" (on 24 x 36 sheet)
0 3' 10'



LEGEND

- LF-1 4" LED DOWNLIGHT - SPEC T.B.B.
- LF-2 WALL SCONCE LIGHT: TENANT TO PURCHASE AND CONTRACTOR TO INSTALL (RESTROOMS)
- LF-3 KUZCO LIGHTING LP10345-BK FINISH (45"L X 1.5"H X 3/4" W) 35K (SURFACE MOUNTED VERSION IN WORKROOM)
- LF-4 DECORATIVE PENDANT: TENANT TO PURCHASE AND CONTRACTOR TO INSTALL (LOBBY)
- LF-5 LED TRACK LIGHT - CON-TECH, FINISH: BLACK CTL601P MOUNTING: 8' LONG, CON-TECH LT-8-P LIGHT TRACK, LT-10-P AND LT-12-P SURFACE MOUNTED FINISH: WHITE
- LF-6 WALL SCONCE LIGHT: TENANT TO PURCHASE AND CONTRACTOR TO INSTALL (HALLWAY)
- LF-7 DECORATIVE PENDANT - TENANT TO PURCHASE AND CONTRACTOR TO INSTALL (HALLWAY BY SUITE 123 & 125) SPEC: IRIS PENDANT 60" W X 5" D X 14.5" H SINGLE SWITCH
- M WALL MOUNTED ENERGY SAVING OCCUPANCY SENSOR
- XX X'-X" CEILING TYPE
CEILING HEIGHT
- LITHONIA LRP LED EDGE LIT EXIT SIGN OR EQUAL WITH GREEN LETTERS AND RECESSED MTD. SIGN SHALL BE ILLUMINATED WITH AT LEAST ONE FOOT CANDLE AT THE FLOOR LEVEL (CFC 1028.2.1)
- LF-8 DECORATIVE PENDANT - TENANT TO PURCHASE AND CONTRACTOR TO INSTALL (HALLWAY BY SUITE 116) SPEC: THALIA PENDANT 52" W X 23.5" D X 24" H
- LF-9 DECORATIVE PENDANT - TENANT TO PURCHASE AND CONTRACTOR TO INSTALL (HALLWAY BY SUITE 105) SPEC: ROBINSON PENDANT 46" W X 20" D X 2.75" H
- EM EMERGENCY LIGHT ON BACK UP POWER



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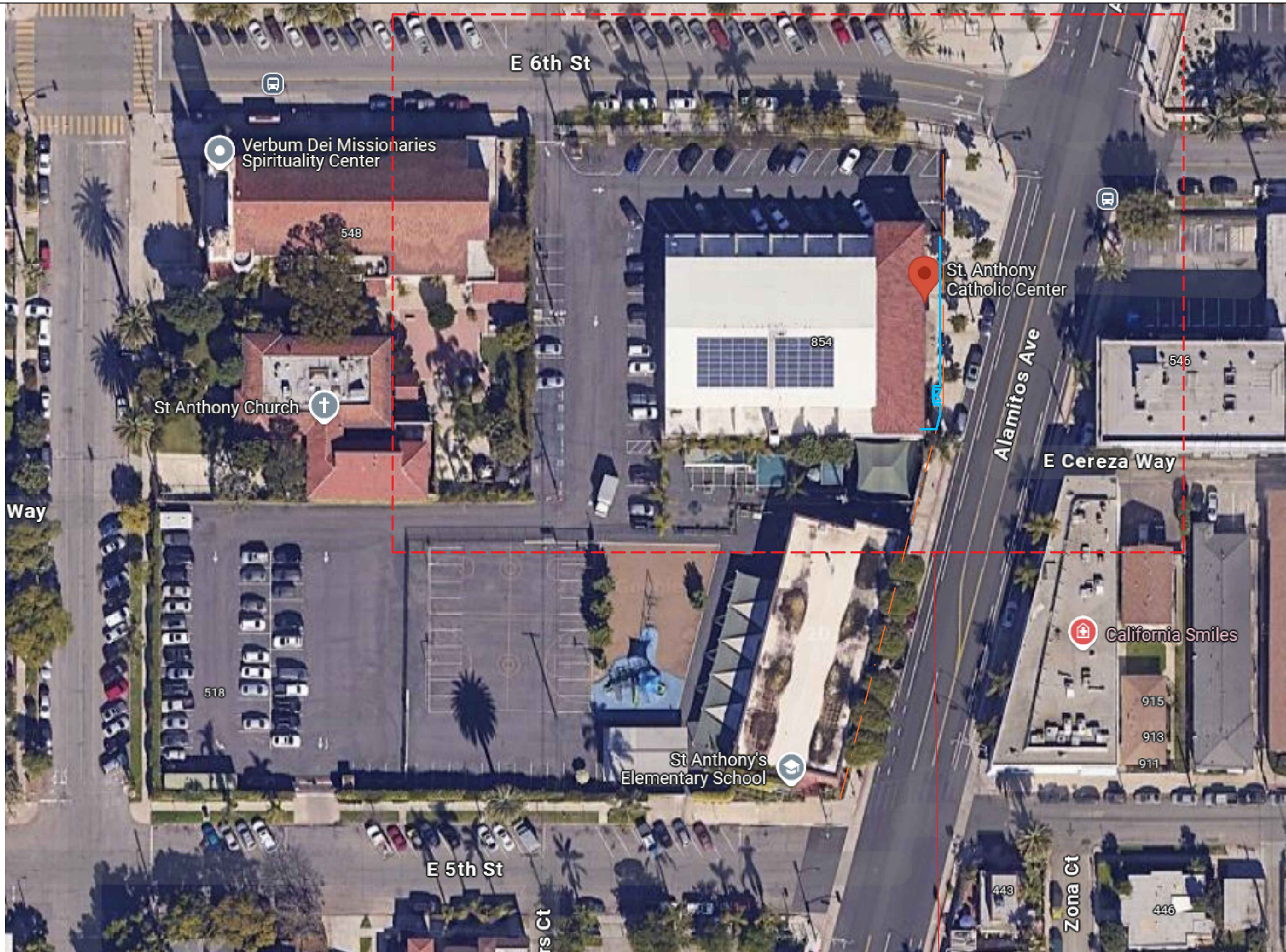
DESIGN BY : AM

JOB NO. 19-0002

USF 6,029

REFLECTED
CEILING
PLAN

A-3



SEE DETAIL A/0.1

A
0.0 **SITE PLAN VIEW**



Nemo & Rami

1930 W. HOLT AVE.
POMONA, CA 91768

TEL: (909) 865-9350
FAX: (909) 865-9312
www.nemoramiinc.com

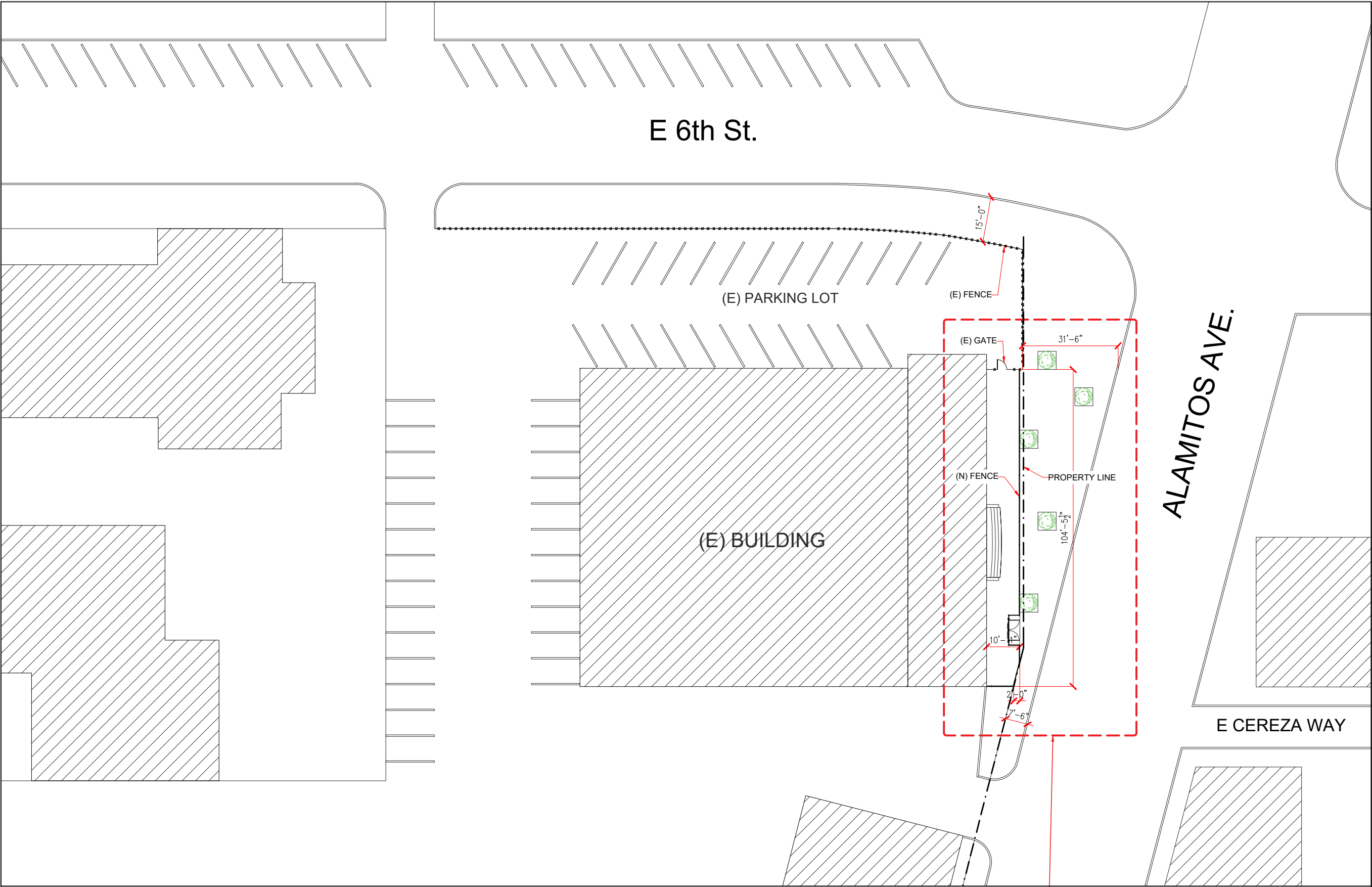
OWNER

PROJECT NAME AND ADDRESS
St. Anthony High School
620 Olive Ave, Long Beach, CA 90802

DETAIL OF
SITE PLAN

REV. NO.	DESCRIPTION	DATE

JOB NO.		SHEET NO.
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DATE	03.24.2025	1 OF 6



A
0.1 **PLAN VIEW**

SEE DETAIL A/1.0



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DETAIL OF
PLAN

REV. NO.	DESCRIPTION	DATE

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OWNER

PROJECT NAME AND ADDRESS

**St. Anthony
High School**

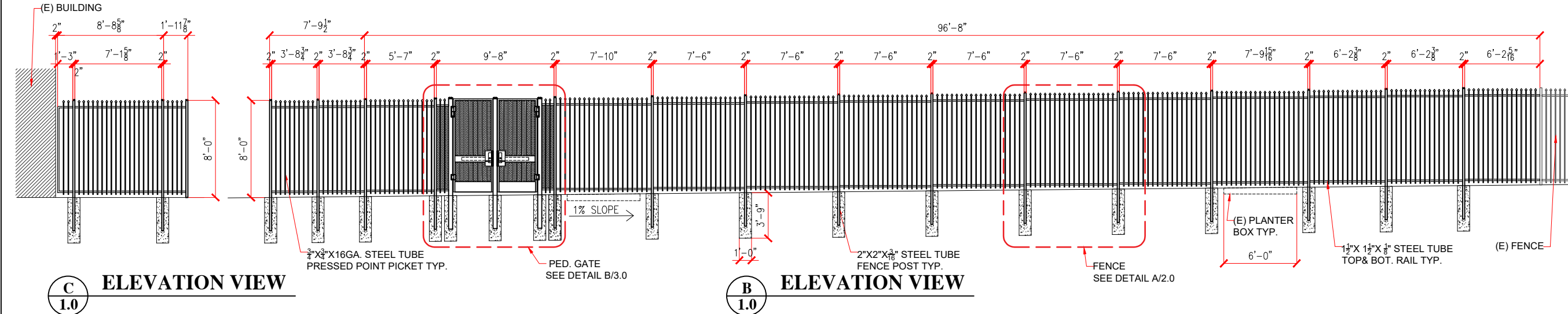
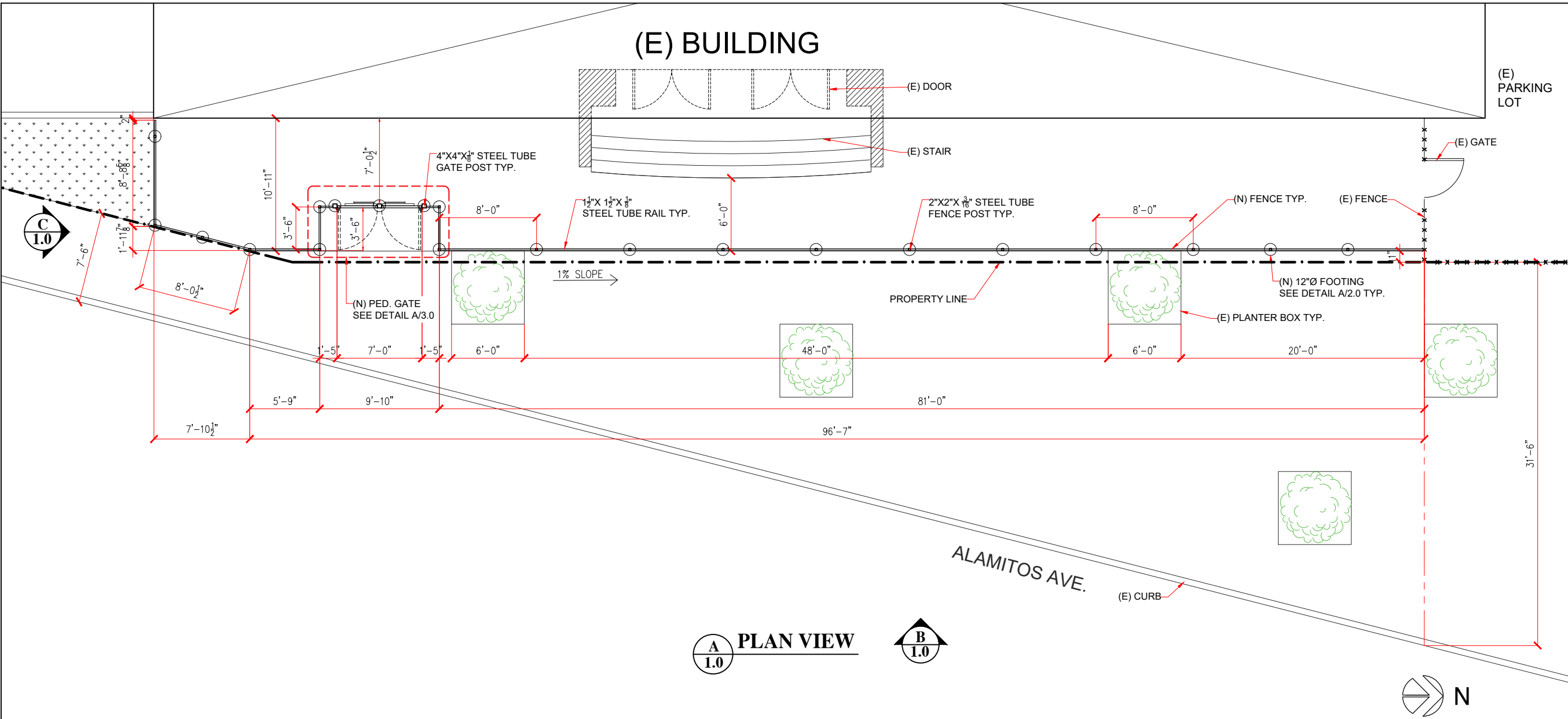
620 Olive Ave, Long
Beach, CA 90802

DETAIL OF

PLAN & ELEVATION

REV. NO.	DESCRIPTION	DATE

JOB NO.		SHEET NO.
DRAWN BY	DAIN,YI	1.0
DATE	03.24.2025	3 OF 6





OWNER

PROJECT NAME AND ADDRESS

St. Anthony High School

620 Olive Ave, Long
Beach, CA 90802

DETAIL OF

FENCE

JOB NO.		SHEET NO. 2.0 4 OF 6
DRAWN BY	DAIN,YI	
DATE	03.24.2025	



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OWNER

PROJECT NAME AND ADDRESS

St. Anthony High School

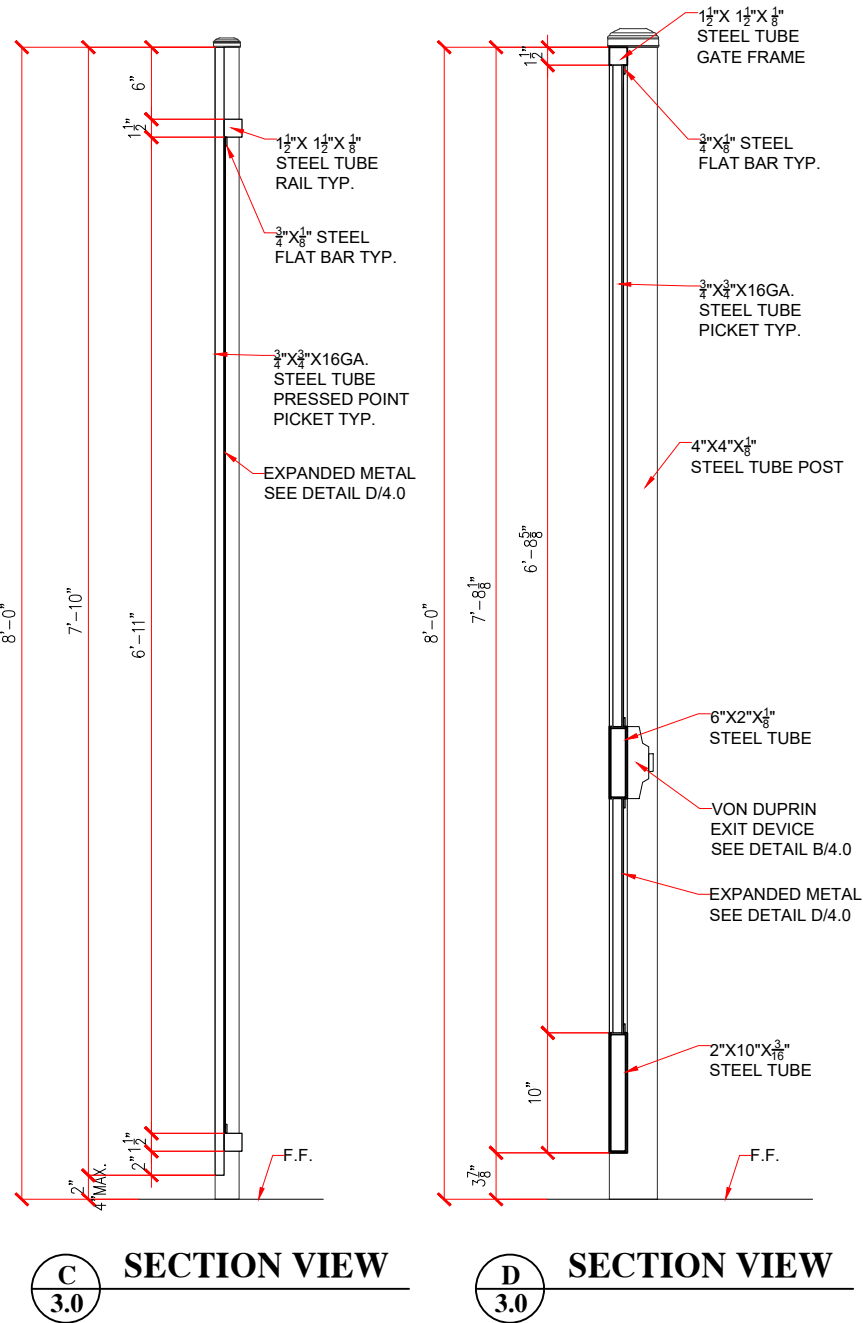
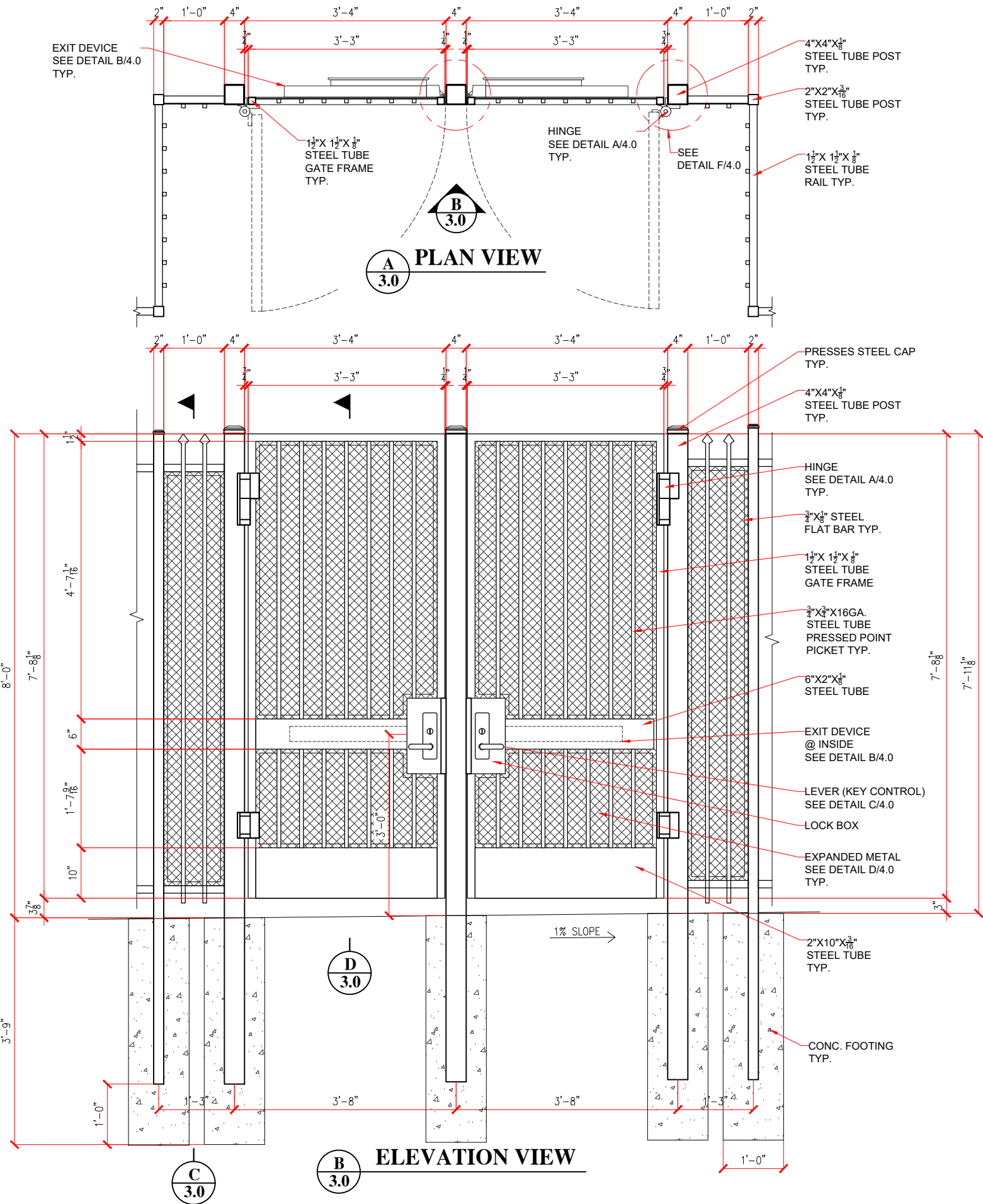
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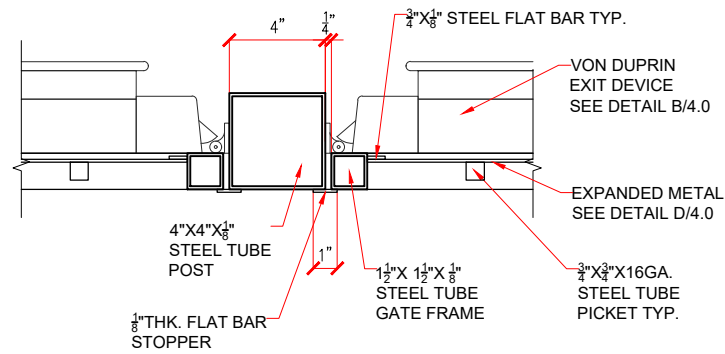
DETAIL OF

GATE

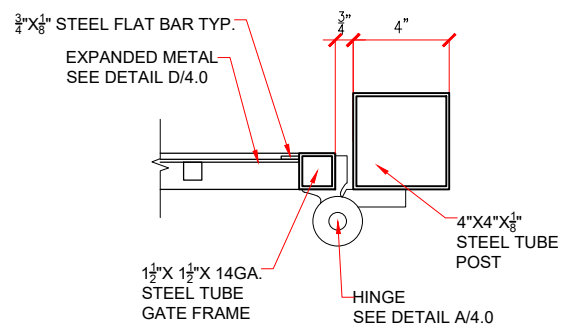
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DATE	03.24.2025	5 OF 6





E
4.0
DETAIL



F
4.0
DETAIL

LOCINOX Mammoth 180 Hydraulic Gate Closer and Hinge



Self-closing hinge with patented hydraulic damping
Aesthetic design
Powder coated aluminum housing
Closing speed unaffected by temperature changes
Easy to open: Max 11.80 lb-ft
Vandal-proof
For left and right opening gates
Fast and easy installation with Quick-Fix
2-dimensionally adjustable, Gap & Ht x 3/4"

A
4.0
HARDWARE

VON DUPRIN EXIT DEVICE

XP98/99 Rim exit device

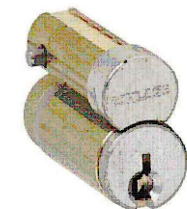


B
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HARDWARE

Von Duprin 996L Lever Trim

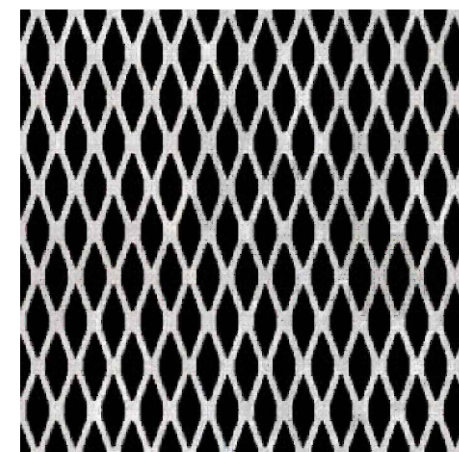


Schlage 20-079 Lock



Schlage 23-030 C FSIC Core

C
4.0
HARDWARE



McNICHOLS® Expanded Metal
Flattened, Galvanized Steel, Hot Dipped,
1/2" No. 13 Flattened, 57% Open Area

D
4.0
DETAIL



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