

May 28, 2025

Pro SUP Shop
c/o Jennifer Kirkley
4175 Admiralty Way
Marina del Rey, CA 90292

PROJECT NO. 2023-004500-(2)
CONDITIONAL USE PERMIT NO. RPPL2023006634
14110 PALAWAN WAY, MARINA DEL REY (APN: 4224-004-901)

Dear Applicant:

Hearing Officer Mi Kim, by her action of **May 27, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **June 10, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees or for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

For questions or for additional information, please contact Shawn Skeries of the Coastal Development Services Section at (213) 893-7042, or sseries@planning.lacounty.gov.

Jennnifer Kirkley
May 28, 2025
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Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink that reads "Rob Glaser". The signature is written in a cursive, flowing style.

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG: SS

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's
Completion)

c: Zoning Enforcement

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2023-004500-(2)
CONDITIONAL USE PERMIT NO. RPPL2023006634**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on May 27, 2025, in the matter of Conditional Use Permit No. **RPPL2023006634** ("CUP").
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on May 27, 2025, before the Hearing Officer. Staff provided a presentation and recommendation for approval, subject to attached findings and conditions. The applicant, Oliver Vaughan, provided testimony and made himself available for questions. There were no other public comments. The Hearing Officer subsequently then closed the public hearing and found the project was categorically exempt from CEQA and approved the CUP.
3. **ENTITLEMENT(S) REQUESTED.** The permittee, Pro SUP Shop ("permittee"), requests the CUP to continue operating an existing stand-up paddle board and kayak rental ("Project") on a property located at 4175 Admiralty Way, Lease Parcel 27, in the unincorporated community of Marina del Rey ("Project Site") in the Specific Plan (SP) Zone pursuant to Los Angeles County Code ("County Code") Section 22.46.1360 (H-Uses Subject to Additional Permits).
4. **PREVIOUS ENTITLEMENTS.** Conditional Use Permit 1053 and Variance 520, approved on March 9, 1977, for the expansion and remodel of the existing hotel and restaurant.
5. **PREVIOUS ENTITLEMENTS.** Plot Plan approved on March 3, 1989, approved for a pole sign.
6. **PREVIOUS ENTITLEMENTS.** Coastal Development Permit 200500006 and Conditional Use Permit 200500233 approved on August 15, 2007, to authorize the renovation and expansion of the existing hotel and for the sale of a full line of alcoholic beverages for on-site consumption.
7. **PREVIOUS ENTITLEMENTS.** CUP 201300105 approved on November 5, 2013, for the operation of a stand-up paddle board business.
8. **LAND USE DESIGNATION.** The Project Site is located within the H (Hotel) land use designation and Waterfront overlay zone of the Marina del Rey Land Use Plan.
9. **ZONING.** The Project Site is located in the Playa del Rey Zoned District and is currently zoned SP. Pursuant to County Code Section 22.46.1360, a CUP is required

for a visitor-serving commercial uses in the H land use designation in conjunction with the Waterfront overlay zone.

10. SURROUNDING LAND USES AND ZONING

| LOCATION | MARINA DEL REY LAND USE POLICY | ZONING | EXISTING USES |
|----------|--|--------|--|
| NORTH | SA (Seniors Accommodation) H VS /CC (Visitor -Serving / Convenience commercial) RV (Residential V (75 dwelling units per acre)) | SP | Hotel parking, public parking surface lot, mixed commercial, residential units |
| EAST | W (Water) P (Parking) B (Boat Storage) OS (Open Space | SP | Marina Boat slips Public parking surface lots Dry boat storage |
| SOUTH | OS W | SP | Marina 'Mother's' Beach Marina |
| WEST | H OS P | SP | Hotel Marina 'Mother's' Beach Public parking surface lots |

11. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 2.8 gross acres in size and consists of one leased parcel (Parcel 27). The Project Site is rectangular in shape with flat topography and is developed with a 111-room hotel with a restaurant, meeting / banquet room, pool, and a 161-space surface parking lot.

B. Site Access

The Project Site is accessible via Admiralty Way in two different locations to the north.

C. Site Plan

The Site Plan depicts the Project Site with proposed location of the mobile trailers in the southwest corner of the existing paved surface parking lot. The site plan also depicts the existing hotel and accessory uses associated with the hotel along with the stripped area of the parking lot.

12. **CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), and the County Environmental Document Reporting Procedures and Guidelines, because the Project involves the continued operation of a stand-up paddle board and kayak rental business with no expansion of the previously permitted use and structures. The rental operation would be based out of mobile trailers on an existing paved surface parking lot. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.
13. **COMMUNITY OUTREACH.** No community outreach was conducted for this existing use and request for the continued operation of a stand-up paddle board and kayak business.
14. **PUBLIC COMMENTS.** Staff received two letters of support for the project from the Marina del Rey Tourism Board dated October 13, 2023, and the Venice Chamber of Commerce dated November 19, 2024.
15. **AGENCY RECOMMENDATIONS.**
Parks and Recreation cleared the project on February 14, 2024, stating the project has no impact on DPR facilities.
- Public Works cleared the project on February 15, 2024, stating no new improvements proposed thus review is not required.
- Fire Department cleared the project on March 13, 2024, with no comments.
- Public Health cleared the project on July 30, 2024, with general requirements for Noise and Air Quality.
16. **LEGAL NOTIFICATION.** Pursuant to 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (*The Argonaut*), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On April 9, 2025, a total of 3 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 33 notices to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

17. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Marina del Rey Land Use Plan because the H land use

designation is intended for visitor-serving commercial uses in conjunction with a conditional use permit, such as boat rentals. The Hearing Officer further finds that the Project promotes public access to, and enjoyment of, the Marina del Rey waterfront and the associated coastal resources.

18. **GOALS AND POLICIES.** The Hearing Officer finds that the following goals and policies of the General Plan and the Marina del Rey Land Use Plan are applicable to the Project:

General Plan:

- A. Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.** Authorizing the continued use of the stand-up paddle board and kayak rental business will contribute and directly enhance the vibrant community of Marina del Rey by encouraging participation in outdoor activity on the water. The stand-up paddle board and kayak rental business will contribute to a valuable concentration of convenient commercial uses to serve the needs of residents, visitors, and the greater Marina del Rey community.
- B. Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The stand-up paddle board and kayak rental business will support Marina del Rey's reputation as a destination for visitors and residents with an emphasis on outdoor activity on the water.

Marina del Rey Land Use Plan:

- C. Marina Del Rey Land Use Plan- Element A.2 Policy 1: Visitor-serving uses may be provided in the LCP Area in accordance with the Existing & Proposed Visitor-Serving Facilities, as depicted on Map 5. Typical visitor-serving uses may include public or private recreation, parks, cultural and educational facilities, gift and specialty shops, service concessions, (i.e., boat, bicycle, or skate rentals), bicycle lockers, food, and drink establishments, overnight lodging, and related parking areas.** The request by the applicant to continue the operation of a stand-up paddle board and kayak rental business will directly encourage more visitors and increases leisure activities in the Marina's unique waterfront environment.
- D. Marina Del Rey Land Use Plan – Element A.2 Policy 4: Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing Marina.** By authorizing the continued operation of the stand-up paddle board and kayak rental business this will allow the public to enjoy marine activities directly on the water that can be enjoyed at a lower cost.
- E. Marina Del Rey Land Use Plan – Element A.1 Policy 14: Public opportunities for viewing the Marina's scenic elements, particularly the small craft harbor**

water areas, shall be enhanced and preserved. By authorizing the continued operation of a stand-up paddle board and kayak rental business, the Project enhances opportunities for public access and viewing of the Marina's existing waterfront promenade from the on-water perspective.

- F. Recreational Boating a Top Priority – Element A.3 Policy 1: Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina.** By authorizing the continued operation of a stand-up paddle board and kayak rental business, the Project directly emphasizes this policy in providing a day-use rental service to the Marina visiting public.

ZONING CODE CONSISTENCY FINDINGS

19. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the H land use designation and Waterfront overlay as the operation of a stand-up paddle board and kayak rental business with a CUP pursuant to County Code Section 22.46.1360 and 22.46.1390.
20. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the provisions of County Code Section 22.46.1410.
21. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.46.1410.
22. **PARKING.** The Hearing Officer also finds that the Project is consistent with the standards identified in County Code Chapter 22.112. Parking ratios for a stand-up paddle board and kayak rental business use are not specified in Title 22, however staff had determined that the commercial parking ratio of one parking space per every 250 square feet of area is appropriate for the use. The total area which would be occupied by the mobile trailers and set up area is approximately 918 square feet, which would require four parking spaces. The parking standard for hotels is one parking space per two guest rooms. The restaurant and meeting rooms were considered accessory to the primary use, a hotel, therefore 56 parking spaces were required under CDP 200500006 for the hotel use and restaurant. There are 161 parking spaces provided on-site. In addition, seven total parking spaces would be used to locate the rental trailers and set up area and 4 parking spaces for the use, therefore 150 parking spaces would be available.

CONDITIONAL USE PERMIT FINDINGS

23. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The continued operation of a stand-up paddle board and kayak rental business presents minimal risk of adversely affecting the health, peace,

comfort, or welfare of persons residing or working in the area because it will not create negative impacts to the circulation, aesthetic, or environmental conditions in the Marina del Rey community. The stand-up paddle board and kayak rental business will contribute to an active and vibrant urban milieu enjoyed by residents and visitors of Marina del Rey and in no way constitutes a menace to public health, safety, and welfare.

24. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project will be located on Lease Parcel 27, which represents only a small part of a larger parcel occupied by other retail, restaurant and office uses. The Project does not propose any additions to the previously approved stand-up paddle board and kayak rental business.
25. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** Admiralty Way is an arterial roadway with multiple lanes in each direction. The Project does not propose any changes to the existing entrances to Lease Parcel 27. The continued operation of the stand-up paddle board and kayak rental business will not generate any additional need for public or private services.
26. **GRANT TERM.** The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption). The project involves the continued operation of a stand-up paddle board and kayak rental business with no expansion of the previously permitted use and structures. The rental operation would be based out of mobile trailers on an existing paved surface parking lot..

ADMINISTRATIVE FINDINGS

28. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- F. The proposed location will not adversely affect the economic welfare of the nearby community.
- G. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities Categorical Exemption); and
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023006634**, subject to the attached conditions.

ACTION DATE: May 27, 2025

MG: RG: SS

5/15/2025

PROJECT NO. PRJ2023-004500-(2)
CONDITIONAL USE PERMIT NO. RPPL2023006634

EXHIBIT C
FINDINGS
PAGE 8 OF 8

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-004500-(2)
CONDITIONAL USE PERMIT NO. RPPL2023006634**

PROJECT DESCRIPTION

The project is a request to authorize the operation of a stand-up paddle board and kayak rental business located at 4175 Admiralty Way, Lease Parcel 27 in Marina del Rey subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8, shall be effective pursuant to Section 22.222.230 of the County Code.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on May 27, 2040.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty-day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$6840.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for **fifteen (15)** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation

of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$456.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove, or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy in PDF file format of a modified Exhibit "A"** shall be submitted to LA County Planning by **July 28, 2025**.

17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy in PDF file format** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

18. This grant shall authorize the operation of a stand-up paddle board and kayak rental business on Lease Parcel 27 in the unincorporated community of Marina del Rey. The rental operation would be based out of a mobile trailers utilizing seven parking spaces in the southwest corner of the parking lot for the existing hotel (Jamaica Bay Inn), which are currently used as surplus parking spaces.
19. Rental activity shall occur only within the designated area as depicted on the approved Exhibit "A" map.
20. All signs shall adhere to the provisions in Part 10 of Chapter 22.52 of Title 22 and the Design Control Board's ("DCB") Revised Permanent Sign Controls and Regulations of September 16, 1971, and shall be reviewed by DCB prior to Regional Planning approval.

ACTION DATE: May 27, 2025

MG: RG: SS
05/15/2025

c: Hearing Officer, Zoning Enforcement, Building and Safety