

NOTICE OF PUBLIC HEARING

Application Number: 1811-05 (SPR18-056, LCDP18-034, SV18-004, LLA18-002)

Application Date: November 7, 2018

Project Location: 300 Studebaker Road, Long Beach, CA (APNs: 7237-018-001, 7237-019-008, 7237-017-007, -008, -009)

Project Applicant: Mark Payne, Panattoni Development Company, Inc.

Project Appellants: Ann Cantrell, Joe Weinstein and Corliss Lee (Citizens About Responsible Planning) (APL19-009) and Anna Christensen and Ann Cantrell (Sierra Club Los Cerritos Wetlands Task Force) (APL19-010)

Approval(s) Requested: Site Plan Review, Local Coastal Development Permit, Standards Variance, Lot Line Adjustment

Proposed Project: Appeals (APL19-009 and APL19-010) of the Planning Commission's November 7, 2019, decision to approve a project consisting of demolition of on-site structures and development of two concrete tilt-up industrial buildings (91,700 square feet and 47,500 square feet, respectively) with surface parking and associated landscaping on a 6.69 acre site located in the Coastal Zone at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) area; a Standards Variance request to provide a portion of the required thirty percent on-site open space (1.81 acres of land) on off-site vacant parcels located on the northwest and southwest corners of the intersection of Studebaker Road and Loynes Drive; and a Lot Line Adjustment to reposition the north-south property line between vacant parcels on the west side of Studebaker Road to the east side of Studebaker Road. (District 3)

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) (SCH No. 2019099005) has been prepared for this project and finds that, by implementing the Mitigation Measures, the project will not result in significant effects to the environment. The IS/MND was circulated for a 30-day public review period between September 6, 2019 through October 7, 2019. The IS/MND is on file and available on the City of Long Beach website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/> and at the City of Long Beach Development Services Department, Planning Bureau, 411 West Ocean Boulevard, 2nd Floor, Long Beach, CA 90802, Monday through Friday from 7:30 a.m. to 4:30 p.m.

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

The City Council will hear this item at the meeting detailed below:

Meeting Date: January 7, 2020

Meeting Time: 5:00 PM

Meeting Place: Civic Chambers, 411 West Ocean Boulevard, Long Beach, CA

For more information, contact Maryanne Cronin, Project Planner, at maryanne.cronin@longbeach.gov; (562) 570-5683.

The City Council will consider all oral and written testimony for and against the proposed project

at the public hearing. Written comments and materials must be received by 5:00 p.m. on the day of the hearing.

A staff report will be available for public review on or about January 3, 2020. This report may be viewed on the City website at www.longbeach.gov.

If you challenge this action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the City prior to the public hearing.

MONIQUE DE LA GARZA
City Clerk

Dated: December 4, 2019

Prepared by: Maryanne Cronin

City Clerk

Plaza Level City Hall

411 W. Ocean Blvd., First Floor

Long Beach, CA 90802

Application No. 1811-05 (SPR18-056, LCDP18-034, SV18-004, LLA18-002) – January 7, 2020.