

NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

Application Number: 1904-31 (LMG19-012) **Application Date:** 4/23/2019

Project Location: 3938-3950 Atlantic Avenue

Project Applicant: Ata Abrishami

Approval(s) Requested: Lot Merger

Proposed Project: Request to merge two lots into a single 12,250 square-foot parcel located at 3938-3950 Atlantic Avenue in the Neighborhood Pedestrian (CNP) Zoning District. (District 8).

This project **IS NOT** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

Environmental Review: This project qualifies for a categorical exemption per Section 15305 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act Guidelines. (CE19-124)

The Zoning Administrator will hear this item at the meeting detailed below:

Meeting Date: February 24, 2020
Meeting Time: 2:00 PM
Meeting Place: The Beach Conference Room, 2nd Floor, City Hall
411 West Ocean Boulevard, Long Beach, CA 90802

For more information, contact **Sergio Gutierrez**, Project Planner, at sergio.gutierrez@longbeach.gov or (562) 570-5934.

This is your opportunity to voice your opinion regarding the proposed permit. To establish "AGGRIEVED" status (leading to a right to appeal) you must present oral or written testimony at this hearing; otherwise, you may not appeal this project. For information on presenting written testimony, please see reverse side.

Hearing/Meeting Procedures: Project Planner will present the project. After taking public oral or written testimony in support and opposition, a decision may be rendered.

"If you challenge the 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 Cultural Heritage Commission at or prior to the public hearing."

AGGRIEVED APPEAL: APPEALS INFORMATION IS CONTAINED ON THE REVERSE SIDE OF THIS FORM.

District: 8

To view and download the meeting agenda, visit www.longbeach.gov/lbds

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE HEARING OFFICER

Written testimony may be submitted to the Hearing Officer as follows:

**Hearing Officer
411 West Ocean Blvd., 3rd Floor
Long Beach, CA 90802**

APPEALS TO THE COASTAL COMMISSION

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 301 E. Ocean Blvd. Suite 300, Long Beach, CA 90802-4302.

LONG BEACH DEVELOPMENT SERVICES

**411 W. Ocean Blvd., Third Floor
Long Beach, CA 90802**

DVPLENTITLE



SG

OFFICIAL PUBLIC NOTICE

APPEALS TO THE CITY PLANNING COMMISSION

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from the Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The Planning Commission shall have jurisdiction on appeals from the decisions of the Zoning Administrator.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds 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.