

## NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

**Application Number:** 2001-17 (LCDP20-004)      **Application Date:** 1/23/2020

**Project Location:** 133 Rivo Alto Canal (APN: 7243-011-036)

**Project Applicant:** Edward Gulian

**Approval(s) Requested:** Local Coastal Development Permit

**Proposed Project:** A Local Coastal Development Permit request to demolish an existing two-story, single-family dwelling, and construct a new two-story, single-family dwelling located on the first lot across the water in the Single-family Residential, Small Lot (R-1-S) Zoning District. (District 3).

This project **IS IN** the Coastal Zone and **IS** appealable to the Coastal Commission.

**Environmental Review:** This project qualifies for a categorical exemption per Section 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines. (CE20-011)

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

**Meeting Date:** April 27, 2020

**Meeting Time:** 2:00 PM

**Meeting Place:** The Zoning Administrator will meet via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. Written comments may be submitted to [Zoning.Administrator@longbeach.gov](mailto:Zoning.Administrator@longbeach.gov). For more information on how to participate in this meeting, please visit: [www.longbeach.gov/lbds/planning/current/zoning/administrator/](http://www.longbeach.gov/lbds/planning/current/zoning/administrator/)

For more information, contact **Marcos Lopez**, Project Planner, at [Marcos.Lopezjr@longbeach.gov](mailto:Marcos.Lopezjr@longbeach.gov) or (562) 570-6560.

*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 Zoning Administrator at or prior to the public hearing."

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

District: 3

To view and download the meeting agenda, visit [www.longbeach.gov/lbds](http://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., 3<sup>rd</sup> 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*



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**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](http://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.