



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES PLANNING BUREAU  
411 West Ocean Blvd., 3<sup>rd</sup> Floor Long Beach, CA 90802 (562) 570.6149

## NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1908-02 (SPR 19-020) Application Filed on: August 7, 2019  
Project Location: 2400 E. Artesia Blvd., Long Beach, CA  
Project Applicant: Herdman Architecture and Design on behalf of Bridge Development  
Approval(s) Requested: Site Plan Review

**Proposed Project:** A site plan review of the construction of a new 415,592 square foot concrete, tilt-up industrial warehouse building including 21,000 square feet of office space approximately 48 feet in height on a 17.22acre lot with 433 on-site, at-grade parking stalls, 42 overhead dock doors, and approximately 60,981 square feet of landscaping throughout the site within the General Industrial (IG) Zoning District. The existing refinery will be decommissioned and removed pursuant to requirements of the Long Beach Fire Department and Regional Water Quality Board. (District 9)

**Environmental Review:** The proposed development of the property with a warehouse and accessory office use (SIC Code 42, as shown in Table 33-2, Division I of Chapter 21.33 of Title 21 - Zoning of the Long Beach Municipal Code) is permitted as a matter of right within the IG Zoning District. The California Environmental Quality Act review is not required for a by-right development subject only to a design/site plan review process.

This project is not in the Coastal Zone and is NOT appealable to the Coastal Commission.

The Planning Commission will hear this item at the meeting detailed below:

Meeting Date: September 5, 2019  
Meeting Time: 5:00 PM  
Meeting Place: 1<sup>st</sup> Floor City Council Chamber, City Hall  
411 West Ocean Boulevard, Long Beach, CA

For more information, contact Amy L. Harbin, AICP, at [amy.harbin@longbeach.gov](mailto:amy.harbin@longbeach.gov) or (562) 570-6872 or Sergio Gutierrez, at [sergio.gutierrez@longbeach.gov](mailto: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 Planning Commission at or prior to the public hearing."*

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