



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES PLANNING BUREAU
333 West Ocean Blvd., Long Beach, CA 90802 Fax: (562) 570.6068

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1804-14 (GPA17-008, ZCHG18-002, ZCA18-004, GPC18-003, SPR 18-021, and TPM18-004) **Application Filed on:** Apr. 14, 2018

Project Location: 3443 Long Beach Boulevard and 210 East 35th Street, Long Beach, CA
(Previously addressed as 3435-3459 Long Beach Boulevard and 3432-3464 Locust Avenue)

Project Applicant: 888-5 Partners, LLC

Approval(s) Requested: General Plan Amendment, Zone Change, Zone Code Amendment, Site Plan Review, General Plan Conformity Finding, Site Plan Review, and Tentative Tract Map

Proposed Project: A request to construct a four-story, 102,848 square-foot, office building up to 74 feet in height along Long Beach Boulevard in the High Rise Overlay (HR) District and a three-story parking garage, 38 feet in height, with vehicle access from 35th Street. The project includes a request for: (1) an amendment to the zoning regulations to allow the averaging of setbacks for yards abutting a street within the HR District; (2) a zone change of five existing lots fronting on Long Beach Boulevard from Community Commercial Automobile-Oriented District (CCA) to Community R-4-N (CCN) District; (3) a General Plan Amendment to change the Land Use Designation (LUD) of five lots fronting on Locust Street from LUD#1 (Single Family) to LUD#8 (Major Commercial Corridor) and zone change from Single-Family Residential District (R-1-N) to the CCN District; (4) a General Plan Conformity finding for the proposed vacation of the north-south alley between E. 35th Street and Wardlow Road; and (5) a Tentative Parcel Map to consolidate ten existing lots and the northerly 247 feet of the vacated alley into a single lot.(District 7)

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND 04-18) has been prepared for the project and finds that by implementing identified mitigation measures, the project will not result in significant effects to the environment. A notice of intent was distributed for a 30-day public review and comment period beginning on Dec. 17, 2018 and ending on Jan. 17, 2019. The IS/MND is on file and available for review at the City of Long Beach Development Services Department, Planning Bureau, 333 West Ocean Boulevard, 4th Floor, Long Beach, CA 90802, Monday through Friday from 7:30 a.m. to 4:30 p.m. as well as the City's website at http://www.lbds.info/planning/environmental_planning/environmental_reports.asp.

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: January 17, 2019
Meeting Time: 5:00 PM
Meeting Place: Bayshore Library

- 789his 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.

To view and download the meeting agenda: <http://www.lbds.info/>

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION

In order to have written material included in the Planning Commissioners' mailed Agenda Packet, twelve (12) copies of the material must be delivered to Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder. Material presented to the Commission at the Hearing will be part of the record.

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, 200 OceanGate, 10th Floor, Long Beach, CA 90802-4302.

LONG BEACH DEVELOPMENT SERVICES

333 W. Ocean Blvd., Fifth Floor
Long Beach, CA 90802



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OFFICIAL PUBLIC NOTICE

APPEALS TO THE CITY COUNCIL

- 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 City Council shall have jurisdiction on appeals from the Planning Commission.
- 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.