LONG BEACH COMMUNITY DEVELOPMENT

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

CULTURAL HERITAGE COMMISSION

Application Number: COAC2511-01 **Application Date:** 11/11/2025

Project Location: 755 Orange Avenue (APN: 7266-003-003)

Project Applicant: Jeremy Ngo
755 Orange Avenue
Long Beach, CA 90813

Approval(s) Requested: Certificate of Appropriateness

Proposed Project: A Certificate of Appropriateness to construct a detached two-story structure consisting of an 1,195-square-foot garage/storage and 259 square-foot laundry area on the first floor. Two 603-square-foot Accessory Dwelling Units (ADUs) over the proposed new garage structure were approved administratively as required by state law. The request also includes the demolition of an existing 309-square-foot two-car garage and demolition of an existing 260-square-foot storage area on the rear of the primary duplex structure. The property is located within the Hellman Street Craftsman Historic District, and the existing primary structure is a Contributing Structure in the R-2-N Zoning District. (District 1)

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

Environmental Review: In accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption per State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). No further environmental review is required.

The **Cultural Heritage Commission** will hear this item at the meeting detailed here.

Meeting Date: May 26, 2026
Meeting Time: 5:00 pm
Meeting Place (In Person): Civic Chambers
411 W Ocean Blvd
Long Beach, CA 90802

Virtual Public Comment Attendance: https://www.longbeach.gov/lbcd/planning/preservation/chc/

Public Comment may be made in person, virtually or in writing. Written testimony and written public comments can be submitted by email at Cultural.Heritage@longbeach.gov.

For more information, contact Refugio Torres Campos, Project Planner, at Refugio.TorresCampos@longbeach.gov or (562) 570-6571.

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Bureau.

If oral language interpretation for non-English speaking persons is desired or if a special accommodation is desired pursuant to the Americans with Disabilities Act, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 24 business hours prior to the Charter Commission meeting.

Written testimony may be submitted to the Cultural Heritage Commission as follows:
Cultural Heritage Commission
411 West Ocean Blvd, 3rd Floor
Long Beach, CA 90802
Cultural.Heritage@longbeach.gov

You are not required to take any action. This is your opportunity to voice your opinion regarding the proposed project. 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.

Hearing/Meeting Procedures: The Cultural Heritage Commission meeting will be held in-person and public comment can be provided in person or virtually via the Zoom platform. Please note the Zoom meeting may encounter technical disruptions, but in-person access and public comment will continue to be available in accordance with the Brown Act. Written testimony and written public comments can be submitted to Cultural.Heritage@longbeach.gov. The Project Planner(s) will present the project. After receiving public written testimony regarding the project, a decision may be rendered.

LONG BEACH COMMUNITY DEVELOPMENT
411 W. Ocean Blvd., Third Floor
Long Beach, CA 90802

DVPLENTITLE

RTC

OFFICIAL PUBLIC NOTICE

Exhaustion of Administrative Remedies and Judicial Review: If you challenge this agenda item in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

For more information on appeals to the Cultural Heritage Commission, Coastal Commission, City Planning Commission, and/or the City Council, please visit https://www.longbeach.gov/lbcd/planning/appeals/ or call (562) 570-6194.

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