

NOTICE OF PUBLIC HEARING CULTURAL HERITAGE COMMISSION

Application Number: COAC2203-01

Application Date: 3/3/2022

Project Location: 2749 E. Ocean Boulevard (APN: 7264-024-013)

Project Applicant: Nagy Bakhoun, RA, Obelisk Architects

Approval(s) Requested: Certificate of Appropriateness

Proposed Project: A Certificate of Appropriateness for the construction of a 637-square-foot (sf) two-story addition at the rear of an existing single-family home. The proposal also includes a 56sf expansion of the basement, a 215sf single-car garage addition with an attached carport a 103sf first-floor accessory space, and a 965-sf second floor Accessory Dwelling Unit (ADU) above. The property is located at 2749 E. Ocean Boulevard and is within the Two-Family Residential District-Large Lots (R-2-L) Zoning District. It is a Contributor to the Bluff Park Historic District. (District 2)

The **Cultural Heritage Commission** will hear this item at a hybrid meeting detailed below that will be held in person and virtually pursuant to AB 361:

Meeting Date: November 29, 2022
Meeting Time: 5:00 pm
Meeting Place (In Person): Civic Chambers
411 W Ocean Blvd
Long Beach, CA 90802

Meeting Place (Teleconference): www.longbeach.gov/lbds/planning/preservation/chc/

The public may attend and participate in-person, virtually, or by teleconference. Public Comment may be made in person, in writing, virtually, and by phone. Written public comments can be submitted by email at Cultural.Heritage@longbeach.gov.

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

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.

Written testimony may be submitted to the Cultural Heritage Commission on 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.

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

DVPLENTITLE



OFFICIAL PUBLIC NOTICE

Hearing/Meeting Procedures: The Cultural Heritage Commission meeting will be available via web and teleconference pursuant to AB 361. Written testimony and written public comments can be submitted to the Cultural Heritage Commission. The Project Planner(s) will present the project. After receiving public written testimony regarding the project, a decision may be rendered.

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 agenzized 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 www.longbeach.gov/lbds/planning/appeals or call (562) 570-6194.

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.