

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1806-24 (CUP18-017 & SPR 18-035) **Application Date:** July 2, 2018

Project Location: 1320 Atlantic Avenue (APN: 7280-010-050)

Project Applicant: Hany Malak, McKently Malak Architects, Inc. for Long Beach Buildings III, LLC

Approval(s) Requested: Conditional Use Permit

Proposed Project: A Conditional Use Permit for the operation of a vehicular drive-through associated with a new retail commercial building of approximately 6,174 square feet at the northeast corner of the site at the intersection of Lime Avenue and York Street located at 1320 Atlantic Avenue in the Community Automobile-Oriented (CCA) Zoning District.

The project also includes a Site Plan Review for the demolition of approximately 14,200 square feet of floor of the existing inline building and two outlying pad buildings adjacent to Atlantic Avenue, the addition of 6,255 square feet of floor area to the south of the inline building adjacent to the intersection of Anaheim and Lime Avenues, a façade remodel of the remaining building, new outdoor dining areas, parking lot restriping, and new landscaped areas. The Site Plan Review Committee approved the aforementioned on February 26, 2020.

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

Environmental Review: This project qualifies for a categorical exemption per Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines. (CE18-156)

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

Meeting Date: April 2, 2020
Meeting Time: 5:00 PM
Meeting Place: Civic Chambers, Long Beach City Hall
411 West Ocean Boulevard, Long Beach, CA 90802

For more information, contact Project Planners, Cuentin Jackson at Cuentin.Jackson@longbeach.gov or (562) 570-6345 or Amy Harbin, at Amy.Harbin@longbeach.gov or (562) 570-6872.

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.

District: 6

To view and download the meeting agenda, visit www.longbeach.gov/lbds

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION

Written testimony may be submitted to the Planning Commission as follows:

Planning Commission
411 West Ocean Blvd., 3rd Floor
Long Beach, CA 90802
PlanningCommissioners@longbeach.gov

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

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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.

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.