

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1910-06 (SV 19-001, LCDP 19-023) Application Date: 10/2/19

Project Location: 29 Kennebec Avenue

Project Applicant: Ramin Favakehi

Approval(s) Requested: Standards Variance and Local Coastal Development Permit

Proposed Project: A Standards Variance and a Local Coastal Development Permit request to allow a 15'-0" foot (street) side yard setback on 1st Street instead of the required 25'-0" special setback for a new two-story residential building containing three units located at 29 Kennebec Avenue in the Three-Family Residential, Small Lot (R-3-S) zoning district.

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

Environmental Review: This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

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

Meeting Date: December 19, 2019
Meeting Time: 5:00 PM
Meeting Place: City Council Chamber, City Hall
411 West Ocean Boulevard, Long Beach, CA 90802

For more information, contact Gina Casillas, Project Planner, at gina.casillas@longbeach.gov or (562) 570-6879.

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 Cultural Heritage Commission at or prior to the public hearing."

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

District: 3



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

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE HEARING OFFICER

Written testimony may be submitted to the Hearing Officer as follows:

Hearing Officer
411 West Ocean Blvd, 3rd Floor
Long Beach, CA 90802

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., 3rd Floor
Long Beach, CA 90802

DVPLENTITLE



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OFFICIAL PUBLIC NOTICE

APPEALS TO THE CITY PLANNING COMMISSION AND/OR 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 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 Planning Commission shall have jurisdiction on appeals from the decisions of the Zoning Administrator and 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.