

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

- Application Number:** 2005-08 (SPR20-015, ZCHG20-004, CUP19-041, SV20-006, LMG20-009)
- Application Date:** 04/30/2020
- Project Location:** 3701 Pacific Place (APNs: 7140-014-019, 7140-014-032, 7140-014-033, 7140-014-025)
- Project Applicant:** Paul Brown for InSite Property Group
- Approval(s) Requested:** Site Plan Review, Zone Change, Conditional Use Permits, Standards Variance, Lot Merger
- Proposed Project:** A Site Plan Review to develop a new 3-story, 152,745-sq.ft. building along with a Conditional Use Permit to operate a self-storage facility with accessory office space, recreational vehicle parking lot and a car wash for exclusive use by patrons parking vehicles onsite located at 3701 Pacific Place within the Commercial Storage Zoning District. A Standards Variance to allow a maximum building height of 42'-0" where 28'-0" is required and a Lot Merger to consolidate four lots into a single 13.95-acre parcel. (District 8)

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

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND07-20) has been prepared for the project and finds that by implementing identified mitigation measures related to air quality, biological resources, cultural resources, geology and soils hazards and hazardous materials, noise, and tribal cultural resources, the project will not result in significant effects to the environment. The IS/MND was circulated for a 30-day public review period between October 19, 2020 and November 16, 2020. City Hall is currently closed to the public due to the COVID 19 pandemic, however the IS/MND is available at the City's website at:

http://www.lbds.info/planning/environmental_planning/environmental_reports.asp.

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

- Meeting Date:** December 17, 2020
- Meeting Time:** 5:00 pm
- Meeting Place:** The Planning Commission will meet via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. The Civic Chambers will be closed to the Public. Written public comments can be submitted by email at PlanningCommissioners@longbeach.gov. For information on how to participate in the meeting, visit: <http://www.longbeach.gov/lbds/planning/commission/>

To view or download the meeting agenda, visit <https://longbeach.legistar.com/>

For more information, contact Cuentin Jackson, Project Planner, at cuentin.jackson@longbeach.gov or (562) 570-6345 or Amy Harbin at amy.harbin@longbeach.gov or (562) 570-6872.

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 Planning Commission as follows:

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



CJ

OFFICIAL PUBLIC NOTICE

Hearing/Meeting Procedures: The Planning Commission will meet via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. Written public comments can be submitted at PlanningCommissioners@longbeach.gov. 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.