

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number:	2105-07 (SPR21-024, TTM21-005)	Application Date: 06/16/2021
Project Location:	5801-5893 Atlantic Avenue, 5882-5892 Linden Avenue & 501 East South Street (APNs: 7125-033-031 through 7125-033-054)	
Project Applicant:	Brandywine Homes	
Approval(s) Requested:	Site Plan Review & Tentative Tract Map	
Proposed Project:	Site Plan Review for the construction of 84, three-story, townhomes, a 567 sq. ft. community room, and 2,294 sq. ft. commercial space within a vacant undeveloped 3.20 acre site in conjunction with a Tentative Tract Map for the merger of the existing lots to create a two-lot subdivision for 84 airspace residential condominiums on Parcel 1 and a 3,60-0 square foot lot for the commercial/retail space on Parcel 2 located at 5801-5893 Atlantic Avenue, 5882-5892 Linden Avenue & 501 East South Street in the Mixed Use 3-A Zoning District (MU3-A). (District 9)	

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 Section 15332 Class 32 (In-Fill Development Projects) of the California Environmental Quality Act Guidelines. (CE21-055)

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

Meeting Date: September 2, 2021
Meeting Time: 5:00 pm
Meeting Place (In Person): 1st Floor Civic Chambers, City Hall
411 W. Ocean Blvd, Long Beach, CA 90802,
Masks are required for in-person attendance regardless of vaccination status.

Meeting (Virtual): The Planning Commission meeting will be available virtually pursuant to Executive Order N-08-21 issued by Governor Gavin Newsom. 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 PlanningCommissioners@longbeach.gov. For information on how to participate in the meeting virtually via Webex, visit: <http://www.longbeach.gov/lbds/planning/commission/>

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

For more information, contact Jonathan Iniesta, Project Planner, by email at Jonathan.Iniesta@longbeach.gov or (562) 570-6571.

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.

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

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OFFICIAL PUBLIC NOTICE

Hearing/Meeting Procedures: The Planning Commission will meet via teleconference pursuant to Executive Order N-08-21 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.