

## NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1912-01 (GPC19-005, TTM19-001) Application Date: 12/2/19

Project Location: 901 De Forest Avenue

Project Applicant: Roger Chung for the City of Long Beach Public Works Department

Approval(s) Requested: General Plan Conformity, Tentative Tract Map

Proposed Project: A General Plan Conformity finding to vacate existing Fairbanks Ave. and West Chester Place and dedicate West Chester Place and De Forest Avenue for public right-of-way use. A Tentative Tract Map to consolidate 15 lots into two (2) lots separated by De Forest Ave. Lot 1, is currently developed with a one-story industrial building with at-grade parking and Lot 2, is currently an undeveloped lot and will be the location of the previously approved Long Beach Municipal Urban Stormwater Treatment (LB MUST) Facility located at 901 De Forest Avenue in the Light Industrial (IL) Zoning District. (District 1)

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 15305 (Minor Alterations to Land Use Limitations) of the California Environmental Quality Act Guidelines (CE 19-266).

The Site Plan Review entitlement for the LB MUST Facility was approved by the Planning Commission on March 7, 2019. Per California Environmental Quality Act (CEQA) Guidelines, Section 15162, project activities were determined within the scope of activities analyzed in the Mitigated Negative Declaration (ND 03-17) for the LB MUST Project (State Clearinghouse No. 2017071068). The IS/MND was circulated for a 30-day public review period between July 31, 2017 and August 29, 2017. The Long Beach City Council carried out the approval of the overall LB MUST Project on January 23, 2018.

The IS/MND is on file and available for review at the Long Beach Development Services Dept., Planning Bureau, 411 West Ocean Blvd., 2<sup>nd</sup> Floor, Long Beach, CA 90802, Monday through Friday from 7:30 a.m. to 4:30 p.m. as well as the City's website at <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

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

Meeting Date: January 16, 2020

Meeting Time: 5:00 PM

Meeting Place: City Council Chamber, City Hall

411 West Ocean Boulevard, Long Beach, CA 90802

For more information, contact Maryanne Cronin, Project Planner, at [maryanne.cronin@longbeach.gov](mailto:maryanne.cronin@longbeach.gov) or (562) 570-5683.

*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: 1



To view and download the meeting agenda: [www.longbeach.gov/lbds](http://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, 3<sup>rd</sup> 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., 3<sup>rd</sup> Floor  
Long Beach, CA 90802**

*DVPLENTITLE*



**MC**

**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.