



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562-570-6194

PLANNING BUREAU

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1807-11 (SPR18-038, TTM18-008, GPC18-004)

Application Filed on: July 17, 2018

Project Location: 131 West 3rd Street (APNs: 7280-016-900, -901, -902, -903, -904, -905)

Project Applicant: Tyson Sayles on Behalf of Ensemble Real Estate Investments

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

Proposed Project: Site Plan Review (SPR18-038) for a project consisting of 345 residential units in one mixed-use tower (23 stories in height with above grade and subterranean parking) and one mid-rise mixed-use building (8 stories in height with above grade and subterranean parking), 14,481 square feet of retail space, 563 parking spaces, and 128 bicycle parking spaces. A General Plan Conformity finding (GPC18-004) to vacate an existing named alley (Roble Way) and to vacate between two feet to 11 feet along the eastern portion of the Pacific Avenue right-of-way. A Vesting Tentative Tract Map (TTM18-008) to merge six lots into one 1.22-acre ground lot and create six airspace lots on a site currently developed as an at-grade parking lot located at 131 West 3rd Street in the Downtown Plan (PD-30) (Height Incentive Area) Zoning District. (District 1)

Environmental Review: This project was analyzed as part of the previously-certified Downtown Plan EIR (SCH No. 2009071006), and will not result in any new significant impacts. An EIR Addendum (EIRA-02-19) was prepared for this project and is available for review at the City of Long Beach Development Services Department, Planning Bureau, 411 West Ocean Boulevard, 2nd 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/>.

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

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

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

For more information, contact Maryanne Cronin or Jonathan Iniesta, Project Planners, at Maryanne.Cronin@longbeach.gov or (562) 570-5683 or Jonathan.Iniesta@LongBeach.gov

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.

To view and download the meeting agenda: <http://www.lbds.info/>

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION

In order to have written material included in the Planning Commissioners' mailed Agenda Packet, twelve (12) copies of the material must be delivered to Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder. Material presented to the Commission at the Hearing will be part of the record.

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.

LONG BEACH DEVELOPMENT SERVICES
411 W. Ocean Blvd., Third Floor
Long Beach, CA 90802

DVPLENTITLE

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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.