

## NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**Application Number:** 1904-22 (SPR19-010, CUP19-013) **Application Date:** 4/16/2019

**Project Location:** 810 Pine Avenue (APN: 7273016009)

**Project Applicant:** UPC 810 Pine Avenue, LLC.  
c/o Mark Oberholzer, KTG Architecture

**Approval(s) Requested:** Site Plan Review and Conditional Use Permit

**Proposed Project:** A Site Plan Review and Conditional Use Permit for a 78-room, senior assisted living project (special group residence) to be located in a new 10-story (126' 4" high) building with 3-levels of parking, including one level of subterranean, with 74 parking stalls on a site currently developed as an at-grade parking lot located in the Downtown Plan (PD-30) Zoning District.

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

**Environmental Review:** Per California Environmental Quality Act (CEQA) Guidelines, Section 15168 (c)(2), project activities are within the scope of activities analyzed in the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006).

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

**Meeting Date:** March 5, 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 Anita Juhola-Garcia, Project Planner, at [anita.juhola-garcia@longbeach.gov](mailto:anita.juhola-garcia@longbeach.gov) or (562) 570-6469.

*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.

District: 1

To view and download the meeting agenda, visit [www.longbeach.gov/lbds](http://www.longbeach.gov/lbds)

## **PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION**

Written testimony may be submitted to the Planning Commission as follows:

**Planning Commission**  
**411 West Ocean Blvd., 3<sup>rd</sup> Floor**  
**Long Beach, CA 90802**  
[PlanningCommissioners@longbeach.gov](mailto:PlanningCommissioners@longbeach.gov)

## **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., 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.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://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.