



NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1908-14(SPR19-035, VTTM19-003 Application Date: December 19, 2019
Project Location: 321 West Ocean Boulevard and 121 Cedar Avenue
Project Applicant: Bob Linder for JPI Development, LLC
Approval(s) Requested: Site Plan Review and a Vesting Tentative Tract Map
Proposed Project: Construction of a new residential mixed-use development consisting of two eight-story buildings approximately 85 feet in height containing 580 residential units (290 units per building), and approximately 35,400 sq. ft. of retail space, with two full levels of subterranean parking and two partial levels of at-grade and above-grade parking, for a total of 885 parking stalls, located at 321 W. Ocean Blvd. and 121 Cedar Ave., in the Downtown Plan Planned(PD-30) Development District at the site of the former Long Beach Civic Center.

Environmental Review: This development was analyzed as part of the previously-certified Civic Center Project Supplemental Environmental Impact Report EIR (CCP SEIR, SCH#2015041054), which was a supplement to the Downtown Plan Program EIR (DTP PEIR, SCH#2009071006). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the proposed project has been analyzed in accordance with the CCP SEIR and will not result in any new significant impacts. The Downtown Plan Program EIR and Supplemental EIR are available for public 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://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: February 20, 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 Scott Kinsey, Project Planner, at scott.kinsey@longbeach.gov or (562) 570-6461.

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: 2

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.

To view and download the meeting agenda: <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., 3rd 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., 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.