

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 2002-07 (ZCHG20-001 and CUP20-005) **Application Date:** February 20, 2020

Project Location: 901-945 E. Pacific Coast Highway
Assessor Parcel Numbers (APNs): 7210-013, 026, 026, 900 and 901

Project Applicant: Studio One Eleven

Approval(s) Requested: Zone Change and Conditional Use Permit

Proposed Project: The project involves the construction of a four-story, 100% affordable senior housing development, consisting of 67 affordable residential units, one manager's unit and 4,000 square feet of commercial tenant space. A Conditional Use Permit is requested to permit the operation of the senior housing development. The project site is currently zoned Regional Highway (CHW) District and the project includes a Zone Change to the Community R-4-N (CCN) District to allow the senior housing project. (District 6)

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

Environmental Review: In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15194 - Affordable Housing and 15195 - Infill Development, as the project consists of a new four story, 100% affordable senior housing development.

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

Meeting Date: August 6, 2020

Meeting Time: 5:00 pm

Meeting Place: The Planning Commission will meet via teleconference pursuant to Executive Order N-29-20 issued by Governor Gavin Newsom. The Civic Chambers will be closed to the Public. Written public comments can be submitted by email at PlanningCommissioners@longbeach.gov. For information on how to participate in the meeting, visit: <http://www.longbeach.gov/lbds/planning/commission/>

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

For more information, contact Anita Juhola-Garcia, Project Planner at anita.juhola-garcia@longbeach.gov or (562) 570-6469 or Gina Casillas, Project Planner, at gina.casillas@longbeach.gov or (562) 570-6879.

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

DVPLENTITLE



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OFFICIAL PUBLIC NOTICE

Hearing/Meeting Procedures: The Planning Commission will meet via teleconference pursuant to Executive Order N-29-20 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.

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.