

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

- Application Number:** 2004-04 (ZCHG 20-03, SPR 20-008, AUP 20-03, VTTM 20-003)
- Application Date:** 3/31/2020
- Project Location:** 2200-2212 E. 7th St., 600-620 Dawson Ave., and 621 Dawson Ave. (APN's: 7262-027-001, 7262-027-002, 7262-027-003, 7262-027-016, 7262-026-002)
- Project Applicant:** Derek Burnham with Burnham Development, representing Project Verve, LLC
- Approval(s) Requested:** Zone Change, Site Plan Review, Administrative Use Permit, and Vesting Tentative Tract Map
- Proposed Project:** A Zone Change from Community Automobile-Oriented (CCA) to R-4-N Multi-Family (CCN) Residential and a Site Plan Review to facilitate the development of a proposed 23-unit townhome development. An Administrative Use Permit for four off-site guest parking stalls and a Vesting Tentative Tract Map to consolidate four properties into a single lot and a subdivision creating 23 condominium airspace units within the Neighborhood Commercial and Residential Zoning Districts (District 2)

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

Environmental Review: An Environmental Compliance Checklist to the Program Environmental Impact Report (SCH 2015051054) for the General Plan Land Use and Urban Design Elements has been prepared and warrants no further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15162. (PECC 03-20)

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

Meeting Date: January 21, 2021
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 Amy L. Harbin, AICP or Cynthia de la Torre, Project Planners, at Amy.Harbin@longbeach.gov; (562) 570-6872 or Cynthia.delaTorre@longbeach.gov; (562) 570-6559.

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



AH/CDLT

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.