

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1803-03 (SPR18-014, LCDP18-005) **Application Date:** 3/1/2018

Project Location: 100 E. Ocean Boulevard, Long Beach, CA (APN: 727-800-7928)

Project Applicant: 100 East Ocean Blvd., LP
c/o Steven Rupert, GBD Architects
1120 NW Couch Street, Suite 300
Portland, Oregon 97209

Approval(s) Requested: Site Plan Review, Local Coastal Development Permit

Proposed Project: Construction of a 30-story, 537,075-sq.ft. building of up to 375.5 ft in height containing 429 hotel rooms, 23,512-sq.ft. of restaurant space, and 26,847-sq.ft. of meeting and ballroom space, with valet-only parking with 151 on-site parking stalls in a two-level garage with additional off-site parking spaces. The project located in Subarea 7 of the Downtown Shoreline Planned Development (PD-6) District, also includes improvements to Victory Park in the area located between the proposed building and the Ocean Blvd. right-of-way and the restoration of the Jergins Trust Tunnel. (District 2)

This project is in the Coastal Zone and is appealable to the Coastal Commission.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Environmental Impact Report (EIR 4-20, State Clearinghouse No. 2018121006) has been prepared. The EIR determined the Project would have potentially significant and unavoidable environmental impacts related to cumulative construction noise. And would have the potential for significant environmental impacts in the areas of air quality, historic resources, noise, and transportation/traffic in which mitigation measures have been included to reduce these impacts to a less than significant level. The Draft EIR was circulated for a 55-day review period between August 13, 2019 and October 7, 2019. The Final EIR, Revisions, Clarifications, and Corrections to the Draft EIR, Response to Comments, Mitigation Monitoring and Reporting Program was distributed on May 11, 2020. An Errata to the EIR was posted on the City's website on January 26, 2021. The EIR titled "100 E. Ocean Project" is available for public review on the City's website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/>

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

Meeting Date: March 4, 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 Anita Juhola-Garcia, Project Planner, at anita.juhola-garcia@longbeach.gov or (562) 570-6469.

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

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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.