

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

- Application Number:** 1810-26 (ZCHG18-006, ZCA18-008, SPR18-054, and LMG18-032)
- Application Date:** November 15, 2018
- Project Location:** 201-245 W. Pacific Coast Highway and 1827 Pacific Avenue
Assessor Parcel Numbers (APNs): 7210-013, 026, 026, 900 and 901
- Project Applicant:** Jan van Dijs Inc
Jan van Dijs (on behalf of the property owner Kay Mendoza Trust)
- Approval(s) Requested:** Zone Change, Zoning Code Amendment, Site Plan Review and Lot Merger
- Proposed Project:** A Site Plan Review for the construction of two, five-story buildings, consisting of 138-market-rate residential units and 24,911 square feet of ground floor commercial space. The project includes two lot mergers to consolidate five lots into a single 36,330-square-foot lot and merge four lots into a single 27,528-square-foot lot. The site is currently zoned Regional Highway (CHW), Community Automobile Orientated (CCA) and Two Family Residential (R-2-N) Districts. The project includes a Zone Change to the Midtown Specific Plan (MTSP) Transit Node District (TOD-L) and Zoning Code Amendments to reflect the changed boundaries within the Midtown Specific Plan. (District 6)

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

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA), an Addendum to the Midtown Specific Plan Programmatic Environmental Impact Report (SCH. No. 201503034) was prepared for the project. Both the Addendum and Program EIR are available 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: November 5, 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 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

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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.