

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 2010-32 (MOD20-008) **Application Date:** 11/4/2020

Project Location: 131 West 3rd Street (APNs: 7280-016-900, -901, -902, -903, -904, -905)

Project Applicant: 3rd and Pacific Holdco, LLC c/o Jewelle Kennedy

Approval(s) Requested: Modification to an Approved Permit

Proposed Project: Modification of previously approved project (App. No 1807-11) to 271 residential units in a single mixed-use building, eight stories in height with subterranean, at-grade, and above grade parking on a 1.22-acre site located at 131 West 3rd Street in the Downtown Plan (PD-30) District. The mixed-use building includes 11,912 square feet of retail space (12,981 square feet including outdoor patio), 352 parking spaces (unique) (395 spaces including tandem), and 59 bicycle parking spaces (rather than 14,481 square feet of retail space, 563 parking spaces, and 128 bicycle parking spaces). The previously approved Vesting Tentative Tract Map would be revised to modify the air space lots to reflect the revised project design.

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

Environmental Review: Per California Environmental Quality Act (CEQA) Guidelines, Section 15162, project activities are within the scope of activities analyzed in the approved EIR Addendum (EIRA-02-19) for the previously approved project (App. No. 1807-11) as part of the previously-certified Downtown Plan EIR (SCH No. 2009071006). The Long Beach City Council carried out the approval of the EIR Addendum for the previously approved project on November 12, 2019. The Downtown Plan PEIR was circulated for a 115-day public review period between December 10, 2010 and April 4, 2011. The Long Beach City Council carried out the approval of the overall Downtown Plan Project on January 17, 2012.

The EIR Addendum (EIRA-02-19) for the previously approved project and the Downtown Plan PEIR are available for review on the City of Long Beach Development Services Department, Planning Bureau website at <http://www.longbeach.gov/lbds/planning/environmental/reports/>.

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

Meeting Date: April 1, 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 Maryanne Cronin or Jonathan Iniesta, Project Planners, at maryanne.cronin@longbeach.gov; (562) 570-5683 or jonathan.iniesta@longbeach.gov; (562) 570-6922.

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



MC/JI

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.