

## NOTICE OF PUBLIC HEARING PLANNING COMMISSION

**Application Number:** 2004-05 (SPR20-009, APL21-004) **Application Date:** 4/9/2020

**Project Location:** 525 East Broadway (APN: 7281-015-100)

**Project Applicant:** Derek Burnham for 525 Broadway LLC

**Project Appellants:** Jennifer Celio, Marybeth Wall, Tony Glavis, Gayle Shapiro, Susan Taylor

**Approval(s) Requested:** Site Plan Review

**Proposed Project:** An appeal (APL21-004) of the Site Plan Review Committee's May 26, 2021 decision to approve a project consisting of demolition of on-site structures and development of a seven-story mixed-use building containing 48 dwelling units, 5,090 square feet of ground level commercial uses, and an integrated three-level, 60 stall parking garage at 525 East Broadway in the Downtown Plan (PD-30) District. (District 2)

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 15168 (c)(2), project activities are within the scope of activities analyzed in the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) (PECC 02-21) and will not result in any new significant impacts. The Downtown Plan Program EIR was originally circulated between December 10, 2010 and April 4, 2011, and certified by the City Council on January 17, 2012 and is available for review at the City's website at [http://www.lbds.info/planning/environmental\\_planning/environmental\\_reports.asp](http://www.lbds.info/planning/environmental_planning/environmental_reports.asp)

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

**Meeting Date:** August 5, 2021

**Meeting Time:** 5:00 pm

**Meeting Place:** The Planning Commission will meet via teleconference pursuant to Executive Order N-08-21 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](mailto: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, Project Planner, at [Maryanne.Cronin@longbeach.gov](mailto:Maryanne.Cronin@longbeach.gov) or (562) 570-5683.

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, 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
[PlanningCommissioners@longbeach.gov](mailto: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-08-21 issued by Governor Gavin Newsom. Written public comments can be submitted at [PlanningCommissioners@longbeach.gov](mailto: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 90<sup>th</sup> 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](http://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](http://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.