

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1811-05 (SPR18-056, LCDP18-034, SV18-004, LLA18-002)
Application Filed on: November 7, 2018
Project Location: 300 Studebaker Rd., Long Beach, CA (APNs: 7237-018-001, 7237-019-008, 7237-017-007, -008, -009)
Project Applicant: Mark Payne, Panattoni Development Company, Inc.
Approval(s) Requested: Site Plan Review, Local Coastal Development Permit, Standards Variance, Lot Line Adjustment

Proposed Project: Demolition of on-site structures and development of two concrete tilt-up industrial buildings (91,700 sq. ft. and 47,500 sq. ft., respectively) with surface parking and associated landscaping on a 6.69 acre site located in the Coastal Zone at 300 Studebaker Rd. within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) area. A Standards Variance request to provide a portion of the required thirty percent on-site open space (1.81 acres of land) on off-site vacant parcels located on the northwest and southwest corners of the intersection of Studebaker Rd. and Loynes Dr. A Lot Line Adjustment to reposition the north-south property line between vacant parcels on the west side of Studebaker Rd. to the east side of Studebaker Rd.

Environmental Review: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for this project and finds that, by implementing the Mitigation Measures, the project will not result in significant effects to the environment. The IS/MND was circulated for a 30-day public review period between Sept. 6, 2019 and Oct. 7, 2019. The IS/MND is on file and available on the City of Long Beach website at: <http://www.longbeach.gov/lbds/planning/environmental/reports/for> and at the City of Long Beach Development Services Department, Planning Bureau, 411 West Ocean Boulevard, 2nd Floor, Long Beach, CA 90802, Monday through Friday from 7:30 a.m. to 4:30 p.m.

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

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

Meeting Date: November 7, 2019
Meeting Time: 5:00 PM
Meeting Place: 1st Floor City Council Chamber, City Hall
411 West Ocean Boulevard, Long Beach, CA

For more information, contact Maryanne Cronin, Project Planner, at Maryanne.Cronin@longbeach.gov or (562) 570-5683.

This is your opportunity to voice your opinion regarding the proposed permit. 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. For information on presenting written testimony, please see reverse side.

Hearing/Meeting Procedures: Project Planner will present the project. After taking public oral or written testimony in support and opposition, a decision may be rendered.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the Planning Commission at or prior to the public hearing."

AGGRIEVED APPEAL: APPEALS INFORMATION IS CONTAINED ON THE REVERSE SIDE OF THIS FORM.

To view and download the meeting agenda: <http://www.lbds.info/>

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION

In order to have written material included in the Planning Commissioners' mailed Agenda Packet, twelve (12) copies of the material must be delivered to Development Services, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners' Agenda folder. Material presented to the Commission at the Hearing will be part of the record.

APPEALS TO THE COASTAL COMMISSION

All actions on local coastal development permits seaward of the appealable area boundary may be appealed by any aggrieved person to the Coastal Commission according to the procedures of the Coastal Commission, provided that all local appeals have been exhausted and no fee was charged the appellant for such appeal, by filing such appeal at the Coastal Commission offices, 301 E. Ocean Blvd. Suite 300, Long Beach, CA 90802.

LONG BEACH DEVELOPMENT SERVICES
411 W. Ocean Blvd., Third Floor
Long Beach, CA 90802

DVPLENTITLE

MC



OFFICIAL PUBLIC NOTICE

APPEALS TO THE CITY COUNCIL

- A. Any aggrieved person may appeal a decision on a project that required a public hearing.
- B. An appeal must be filed within ten (10) calendar days after decision.
- C. An appeal shall be filed with Long Beach Development Services on a form provided by that Department.
- D. A public hearing on an appeal shall be held within sixty (60) calendar days after Long Beach Development Services receives a completed appeal form or after the City Clerk receives the appeal from the Long Beach Development Services.
- E. A notice of the public hearing on the appeal shall be mailed by Long Beach Development Services to the applicant, all persons entitled to mailed notice, and any known aggrieved person not less than fourteen (14) calendar days prior to the hearing.
- F. The City Council shall have jurisdiction on appeals from the Planning Commission.
- G. Except for appeals to the Coastal Commission for projects located seaward of the appealable area boundary and appeals to the City Council of local coastal development permits on developments regulated under the City's Oil Code, there shall be no further appeals after a decision on an appeal.
- H. You are hereby provided notice that the time within which judicial review of the herein reported decision must be sought is governed by Section 1094.6 of the California Code of Civil Procedure.