



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES PLANNING BUREAU

333 West Ocean Blvd., Long Beach, CA 90802 Fax: (562) 570.6068

NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Application Number: 1806-23 / SPR18-034 / CUP18-016 Application Filed on: July 2, 2018

Project Location: 739 E. Anaheim Street, Long Beach, CA

Project Applicant: Hany Malak for McKently Malak Architects, Inc.

Approval(s) Requested: Conditional Use Permit

Proposed Project: The applicant proposes to demolish three (3) existing buildings and a portion of a 4th building (25,644 s.f.) and the construction of two (2) new buildings (23,620 s.f.) with one drive-thru lane at an existing commercial strip center in the Community Auto-Oriented (CCA) District (Council District 6).

Environmental Review: This project qualifies for a categorical exemption per Section 15302 of the California Environmental Quality Act Guidelines. (CE 18-155)

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

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

Meeting Date: December 6, 2018

Meeting Time: 5:00 PM

Meeting Place: 1st Floor City Council Chamber, City Hall
333 West Ocean Boulevard, Long Beach, CA

For more information, contact Cuentin Jackson, Project Planner, at Cuentin.jackson@longbeach.gov or (562) 570-6345.

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.

District: 6

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, 200 Oceangate, 10th Floor, Long Beach, CA 90802-4302.

LONG BEACH DEVELOPMENT SERVICES

333 W. Ocean Blvd., Fifth Floor
Long Beach, CA 90802



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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.