

# 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: 1809-06 (TPM18-002, LCDP18-031) Application Filed on: 9/6/18

Project Location: 29 Kennebec Ave  
Long Beach, CA 90803

Project Applicant: Ramin Favakehi

Approval(s) Requested: Tentative Parcel Map, Local Coastal Development Permit

Proposed Project: A request to subdivide an existing (15,000 square-foot) lot to create two separate lots; a 6,500 square-foot lot and an 8,500 square-foot lot located in the R-3-S District. No new construction is included with this request.

Environmental Review: This project qualifies for a categorical exemption per Section 15315 of the California Environmental Quality Act Guidelines. (CE18-212)

This project is 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: 1<sup>st</sup> Floor City Council Chamber, City Hall  
333 West Ocean Boulevard, Long Beach, CA

For more information, contact Jonathan Iniesta, Project Planner, at [jonathan.iniesta@longbeach.gov](mailto:jonathan.iniesta@longbeach.gov) or (562) 570-6922.

*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: 3

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

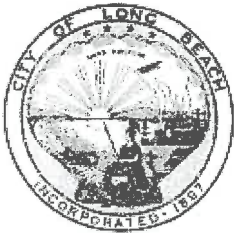
#### **PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE PLANNING COMMISSION**

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, 10<sup>th</sup> 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.