LONGBEACH COMMUNITY DEVELOPMENT

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING
ZONING ADMINISTRATOR

Application Number: 2509-26 (MOD25-013, LCDP25-040) **Application Date:** 09/30/2025

Project Location: ADDRESS 6451 East Pacific Coast Highway (APN: 7237-020-051)

Project Applicant: MAMO LBMP INVESTORS LLC (Mathew Chou) c/o Michael Chae

Approval(s) Requested: Local Coastal Development Permit

Proposed Project: Local Coastal Development Permit for a modification to previously approved Case No. 2501-18 (SPR25-004, LCDP2501) to allow for the removal of a grass area and one (1) non-native species tree (palm tree) for the construction of an outdoor dining patio (305 square feet) abutting the Marketplace Shopping Center building located at 6451 East Pacific Coast Highway in the Mixed Use-Community Core (MU-CC) designation of the Southeast Area Specific Plan (SEASP) (SP-2) Area. The plans include tree replacement in an area adjacent to the construction area and the tree species will be a tree listed in Appendix D (Plant Palette) of the SEASP. The Site Plan Review Committee approved the proposed modification on October 8, 2025. (District 3)

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

Environmental Review: This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to land) of the California Environmental Quality Act Guidelines. (CE25-120)

The **Zoning Administrator** will hear this item at the meeting detailed below:

Meeting Date: October 27, 2025
Meeting Time: 2:00 PM
Meeting Place: The Zoning Administrator, as a non-legislative hearing body, will meet via teleconference. Written comments may be submitted to Zoning.Administrator@longbeach.gov. Members of the public will have an opportunity to offer verbal public comment during the meeting. For more information on how to participate in this meeting, please visit: https://longbeach.gov/lbcd/planning/current/zoning/administrator/

For more information, contact **Pablo Castilla**, Project Planner, at Pablo.Castilla@longbeach.gov or (562) 570-5122 or contact **Jonathan Iniesta**, Project Planner, at Jonathan.Iniesta@longbeach.gov or (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 Zoning Administrator on as follows:
Hearing Officer
411 West Ocean Blvd., 3rd Floor
Long Beach, CA 90802
Zoning.Administrator@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.

Hearing/Meeting Procedures: The Zoning Administrator, as a non-legislative hearing body consistent with the Brown Act, will meet via teleconference. Written comments may be submitted to Zoning.Administrator@longbeach.gov. The Project Planner(s) will present the project. After receiving public written testimony regarding the project, a decision may be rendered.

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

DVPLENTITLE

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OFFICIAL PUBLIC NOTICE

Exhaustion of Administrative Remedies and Judicial Review: If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing 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 https://longbeach.gov/lbcd/planning/appeals/ or call (562) 570-6194.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd 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.