LONGBEACH DEVELOPMENT SERVICES

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

ZONING ADMINISTRATOR

Application Number: 2204-12 (MOD22-008, LCDP22-021, SNP22-005) **Application Date:** 4/7/2022

Project Location: 6405 East Pacific Coast Highway (APN: 7237-020-024)

Project Applicant: Boos Development West, LLC c/o Evette Gonzalez

Approval(s) Requested: Modification to Approved Permit, Sign Program, Local Coastal Development Permit

Proposed Project: Tenant improvement and change of use from a previous restaurant use to a food retail use, which includes exterior remodeling, at an existing building located at 6405 East Pacific Coast Highway in the Southeast Area Specific Plan (SP-2). The project includes exterior finishes, new roof elements, and new tenant signage. No additional floor area is proposed. No alcohol sales will occur at the new use. Site improvements include the minor extension of trash enclosure, restriping to relocate Americans with Disabilities Act (ADA) parking to new main entrance, and relocating loading area. Project includes upgrades to tenant-area landscaping with no impact to existing trees.

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 of Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines. (CE-22-045)

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

Meeting Date: October 10, 2022
Meeting Time: 2:00 PM
Meeting Place: The Zoning Administrator will meet via teleconference pursuant to Assembly Bill 361. Written comments may be submitted to Zoning.Administrator@longbeach.gov. For more information on how to participate in this meeting, please visit: www.longbeach.gov/lbds/planning/current/zoning/administrator/

For more information, contact **Maryanne Cronin**, Project Planner, at 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 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 will meet via teleconference pursuant to Assembly Bill 361. 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 DEVELOPMENT SERVICES
411 W OCEAN BLVD FL 3
LONG BEACH CA 90802

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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 agenized 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 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 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.