LONGBEACH DEVELOPMENT SERVICES

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

ZONING ADMINISTRATOR

Application Number: 2210-02 (LCDP22-061) **Application Date:** 10/03/2022

Project Location: 2725 East Ocean Boulevard (APN: 7264-024-016)

Project Applicant: Sunbeam Builders, Inc. c/o Michael Tallin

Approval(s) Requested: Local Coastal Development Permit

Proposed Project: A Local Coastal Development Permit to find that the demolition of an existing detached garage and the construction of a new two-story single-family dwelling unit and four-car garage located at the rear of the lot on a property with an existing single-family residence addressed as 2725 E. Ocean Boulevard and located in the Two-Family Residential – Large Lots (R-2-L) Zoning District, is consistent with the certified Local Coastal Program. (District 2).

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

Environmental Review: This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines.

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

Meeting Date: December 12, 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 Gina Casillas, Project Planner, at gina.casillas@longbeach.gov or (562) 570-6879.

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.

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

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OFFICIAL PUBLIC NOTICE

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.

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.