

## NOTICE OF PUBLIC HEARING CULTURAL HERITAGE COMMISSION

**Application Number:** COAC2010-01 **Application Date:** October 5, 2020

**Project Location:** 3215 E. Ocean Boulevard  
Long Beach, CA 90803

**Project Applicant:** Steven Sennikoff

**Approval(s) Requested:** Certificate of Appropriateness

**Proposed Project:** A Certificate of Appropriateness to demolish an existing non-contributing garage located at the rear of the property and to construct a new detached two-story structure, consisting of a 986 square foot four-car garage with storage and laundry area, a new 998 square foot Accessory Dwelling Unit (ADU) located on the second floor and a 624 square foot roof deck. The property is addressed as 3215 E. Ocean Boulevard, and the existing primary residence located on the front half of the lot is a contributing structure to the Bluff Park Historic District that would remain intact. (District 3)

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

The **Cultural Heritage Commission** will hear this item at an in-person/virtual hybrid meeting as detailed below:

**Meeting Date:** September 28, 2021  
**Meeting Time:** 5:00 pm  
**Meeting Place (In Person):** The Cultural Heritage Commission will meet via teleconference pursuant to Executive Order N-08-21 issued by Governor Gavin Newsom. Written public comments can be submitted by email at [Cultural.Heritage@longbeach.gov](mailto:Cultural.Heritage@longbeach.gov). For information on how to participate in the meeting virtually, visit: [www.longbeach.gov/lbds/planning/preservation/chc/](http://www.longbeach.gov/lbds/planning/preservation/chc/).

**Meeting (Virtual):** The Planning Commission meeting will be available virtually pursuant to Executive Order N-08-21 issued by Governor Gavin Newsom. The public may attend and participate in-person, virtually, or by teleconference. Public Comment may be made in person, in writing, virtually, and by phone. Written public comments can be submitted by email at [Cultural.Heritage@longbeach.gov](mailto:Cultural.Heritage@longbeach.gov). For information on how to participate in the meeting virtually, visit: [https://longbeach.sharepoint.com/w/s/Planning/EeewaXpOKxdGvC\\_j-kTbliABoN\\_9ZGqgU4kKii13SFq3vg?e=HQOoey](https://longbeach.sharepoint.com/w/s/Planning/EeewaXpOKxdGvC_j-kTbliABoN_9ZGqgU4kKii13SFq3vg?e=HQOoey)

To view or download the meeting agenda, visit <https://longbeach.legistar.com/>

For more information, contact **Gina Casillas**, Project Planner, at [Gina.Casillas@longbeach.gov](mailto: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:**

Cultural Heritage Commission  
411 West Ocean Blvd., 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
[Cultural.Heritage@longbeach.gov](mailto:Cultural.Heritage@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 GC DVPLENTITLE

**OFFICIAL PUBLIC NOTICE**

**Hearing/Meeting Procedures:** The Cultural Heritage Commission will meet via teleconference pursuant to Executive Order N-08-21 issued by Governor Gavin Newsom. 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 azenized 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 90<sup>th</sup> 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](http://www.longbeach.gov/lbds/planning/appeals) or call (562) 570-6194.