

NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

Application Number: 1911-20 (AUP19-024)

Application Date: November 19, 2019

Project Location: 702 and 712 Cedar Avenue

Project Applicant: David Rosenfeld

Approval(s) Requested: Administrative Use Permit

Proposed Project: An Administrative Use Permit to establish an office use within a nonconforming nonresidential structure, within the Willmore City Planned Development Plan (PD-10) Zoning District located at 702 and 712 Cedar Avenue.

Environmental Review: This project qualifies for a categorical exemption per Section 15301 Class 1(a) of the California Environmental Quality Act Guidelines. (CE 19-263)

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

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

Meeting Date: January 27, 2020
Meeting Time: 2:00pm
Meeting Place: 2nd Floor – The Beach Conference Room, City Hall
411 West Ocean Boulevard, Long Beach, CA 90802

For more information, contact Marcos Lopez Jr., Project Planner, at Marcos.Lopezjr@longbeach.gov or (562) 570-6560.

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 Cultural Heritage Commission at or prior to the public hearing."

AGGRIEVED APPEAL: APPEALS INFORMATION IS CONTAINED ON THE REVERSE SIDE OF THIS FORM.

To view and download the meeting agenda: www.longbeach.gov/lbds

PROCEDURES FOR PRESENTING WRITTEN TESTIMONY TO THE HEARING OFFICER

Written testimony may be submitted to the Hearing Officer as follows:

**Hearing Officer
411 West Ocean Blvd, 3rd Floor
Long Beach, CA 90802**

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, 301 E. Ocean Blvd Suite 300, Long Beach, CA 90802-4302.

LONG BEACH DEVELOPMENT SERVICES
**411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802**

DVPLENTITLE



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OFFICIAL PUBLIC NOTICE

APPEALS TO THE CITY PLANNING COMMISSION AND/OR 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 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 Planning Commission shall have jurisdiction on appeals from the decisions of the Zoning Administrator and 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.