

## NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

**Application Number:** 2008-28 (LMG20-014, SV21-008, SV21-009, LCDP20-029, LCDP20-030)  
**Application Date:** 8/27/2020  
**Project Location:** 5600-5606 Naples Canal (APN: 7244-026-006 and 7244-026-005)  
**Project Applicant:** Chris Wacker c/o Karen Castellanos of W.T. Durant, Inc., Durant Design & Construction  
**Approval(s) Requested:** Standards Variance, Lot Merger, Local Coastal Development Permit

**Proposed Project:** The project consists of the demolition of an existing single-family residence located at 5600 Naples Canal (R-1-S Zoning District), a lot merger of cleared property with an existing parcel located at 5606 Naples Canal (R-1-S Zoning District), the addition of a 2,685-square-foot (two-stories) onto the remaining two-story single-family residence located on the merged lot, and construction of a 500-square-foot Junior Accessory Dwelling Unit (JADU) within the boundaries of the remodeled dwelling unit. The proposed project includes a Standards Variance request to reduce required development standards in conjunction with the addition and remodel of the existing single-family dwelling, including to: 1) maintain an existing curb cut from the street which would otherwise have to be removed, and 2) allowing a three-foot garage setback from Palermo Walk (instead of not less than 20-feet). There would be no net loss of dwelling units under the proposed project with the incorporation of the JADU. Pursuant to California Government Code Section 65852.2, the JADU shall not be subject to a public hearing, so this aspect of the project is included solely for informational purposes; this does not otherwise lessen the effect or application of the California Coastal Act of 1976 to the ministerial review of the JADU (LCDP20-031). (District 3)

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, and Section 15305, Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA) Guidelines. (CE-20-098)

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

**Meeting Date:** February 28, 2022  
**Meeting Time:** 2:00 PM  
**Meeting Place:** The Zoning Administrator meeting will be available virtually or by teleconference pursuant to AB 361. Written testimony and written public comments can be submitted to the Zoning Administrator. The Project Planner(s) will present the project. After receiving public written testimony regarding the project, a decision may be rendered. Written comments may be submitted to [Zoning.Administrator@longbeach.gov](mailto:Zoning.Administrator@longbeach.gov). For more information on how to participate in this meeting, please visit: [www.longbeach.gov/lbds/planning/current/zoning/administrator/](http://www.longbeach.gov/lbds/planning/current/zoning/administrator/)

For more information, contact Maryanne Cronin, Project Planner, at [Maryanne.Cronin@longbeach.gov](mailto: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., 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
[Zoning.Administrator@longbeach.gov](mailto: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](mailto: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 agenzized 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.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://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.