



# PUBLIC NOTICE

## NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

**Application Number:** 2104-18 (LCDP21-018, SV21-002) **Application Date:** 4/20/2021

**Project Location:** 5494 The Toledo

**Project Applicant:** Gordon Stein

**Approval(s) Requested:** Local Coastal Development Permit, Standards Variance

**Proposed Project:** Local Coastal Development Permit (LCDP21-018) to remove and replace an existing two-story single-family residence with a new 4,789 sq. ft., 24' high, two-story, single-family residence. A Standards Variance (SV21-002) request to allow a two-foot rear yard setback, where eight feet is required, and allow a two foot garage setback, where 20 feet is required, on a lot located as the first lot adjacent to the bay, in the R-1-S Zoning District.

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

**Environmental Review:** This project qualifies for a categorical exemption (CE21-068) per Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines.

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

**Meeting Date:** July 12, 2021  
**Meeting Time:** 2:00 PM  
**Meeting Place:** The Zoning Administrator will meet via teleconference pursuant to Executive Order N-08-21 issued by Governor Gavin Newsom. 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 Jonathan Iniesta, Project Planner, at [Jonathan.Iniesta@longbeach.gov](mailto:Jonathan.Iniesta@longbeach.gov) or (562) 570-6922.

**District: 3**

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 Executive Order N-08-21 issued by Governor Gavin Newsom. 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.