

NOTICE OF PUBLIC HEARING ZONING ADMINISTRATOR

Application Number: 2106-01 (AUP21-026, SPR21-030, LCDP21-027) **Application Date:** 06/02/2021

Project Location: 5716 East 2nd Street (APN: 7243-013-003 & 7243-013-004) (Restaurant)
5790 East 2nd Street (APN: 7243-013-034) (Off-site, joint-use parking)

Project Applicant: Chianina Steakhouse LLC (Michael Dene its Member Manager)
c/o Justin Roth for Studio One Eleven

Approval(s) Requested: Administrative Use Permit, Site Plan Review, Local Coastal Development Permit

Proposed Project: Administrative Use Permit and Local Coastal Development Permit for off-site, joint-use parking to be provided for nine (9) parking stalls at 5790 East 2nd Street to serve a restaurant located at 5716 East 2nd Street in the CNP Zoning District. The off-street parking is required in conjunction with the exterior remodel of an existing restaurant building (subject property) at 5716 East 2nd Street to include a new entry, windows, doors, and canopy at the existing façade and the conversion of a portion of the existing parking lot to outdoor dining with a new steel patio structure, landscape and hardscape improvements, and perimeter gate enclosure. The remainder of the parking lot will receive a grind and overlay of asphalt paving. The existing curb cut for vehicle entry from 2nd Street will be demolished and a sidewalk with a full height curb constructed in its place. No new floor area would be added as part of the project. The design of the restaurant remodel was conditionally approved by the Site Plan Review Committee on August 25, 2021.

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

Environmental Review: This project qualifies for a categorical exemption per Section 15303 (New Construction of Conversion of Small Structures) and 15304 (Minor Alterations to Land) of the California Environmental Quality Act Guidelines. (CE-21-063)

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

Meeting Date: September 27, 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. For more information on how to participate in this meeting, please visit: www.longbeach.gov/lbds/planning/current/zoning/administrator/

For more information, contact **Maryanne Cronin**, Project Planner, at maryanne.cronin@longbeach.gov or (562) 570-5683.

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., 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 MC DVPLENTITLE

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. 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 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.