



City of Seal Beach

211 EIGHTH STREET • SEAL BEACH, CA 90740 • (562) 431-2527 • Fax: (562) 430-8763
Community Development Department • Planning Division

NOTICE OF PUBLIC MEETING AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the Environmental Quality Control Board (EQCB) of the City of Seal Beach will hold a public meeting in the City Council Chamber at 211 Eighth Street, Seal Beach on Wednesday, September 28, 2022, at 6:00 p.m., or as soon thereafter as the matter may be considered. The EQCB will consider a draft Negative Declaration prepared for the following project:

Project Description and Location (G&M Oil): An application for Conditional Use Permit (CUP 19-07) and Variance (VAR 22-01), involving the demolition of an existing fueling station at 1300 Pacific Coast Highway, Seal Beach (APN 043-133-20) and the removal of a surface parking lot at 328 13th Street, Seal Beach (APN 043-133-18) and the development of a new service station, including a new canopy along with a new 1,200 square foot mini market. The new development will be located at 1300 Pacific Coast Highway and 328 13th Street. The Variance is to allow the mini market to be set back 10 feet from the rear abutting property line (to the south) instead of 30 feet, and to allow the width of the new driveways to exceed 25 feet. The project also includes a change of zone for property at 328 13th Street from Residential High Density -20 to General Commercial and an amendment to the General Plan Land Use Designation from Residential High Density to Commercial General.

NOTICE IS HEREBY GIVEN THAT the City of Seal Beach proposes to adopt a Negative Declaration for the above-cited Project. The Negative Declaration is based on the finding that the project will not have a significant effect on the environment. Copies of the Negative Declaration (ND) and supporting materials are available for review at the following locations during the Public Comment Period (September 15, 2022 through October 17, 2022):

1. City of Seal Beach Community Development Dept., 211 Eighth Street, Seal Beach, California 90740.
2. City of Seal Beach website: <http://www.sealbeachca.gov>

Written comments on the Negative Declaration must be submitted by 5:00 p.m. Monday, October 17, 2022 to:

Art Bashmakian, AICP, Interim Senior Planner
211 Eighth Street
Community Development Department
Seal Beach, CA 90740
Splanner@sealbeachca.gov
(562) 431-2527, ext. 1316

A separate notice will be mailed and published announcing the public hearing meeting date - when the Planning Commission meets to consider the Negative Declaration and the Project.