

**Appeal Likely To Planning Comm'n
After City Zoning Administrator Grants
Permit For Past Loynes-South Land
Clearing And Declines To Order
Restoration**

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(Oct. 12, 2009) -- A Planning Commission appeal is likely, and an eventual appeal to the CA Coastal Commission is possible, following a ruling by a City Hall Zoning Administrator...who was at ground zero on a hot button issue this afternoon (Oct. 12):

What remedies to apply after Sean Hitchcock, an experienced contractor who has previously done work for the City of Long Beach, purchased land south of Loynes Drive (between the Los Cerritos Channel and mobile home park) and cleared it of vegetation with bulldozers in March without permits?



March 2009 photo shows property immediately after land clearing

After a hearing conducted in the City Council Chamber, Zoning Administrator Derek Burnham granted a permit retroactively approving the land clearing and a subsequent re-capping of property (which is a landfill), effectively granting permits that weren't previously obtained.

Mr. Hitchcock, who attended today's hearing but didn't speak and was represented by a lawyer, has previously indicated that he was responding to a weed abatement notice

Joe Sopo says:
Truck I

The **JOE SOPO**

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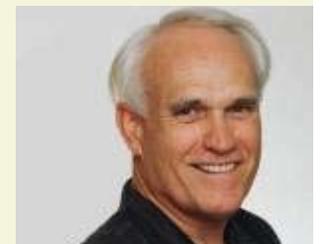
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directed to the property's prior owner, Tom Dean, who advised Mr. Hitchcock of the weed abatement notice prior to the sale.

Nearly two dozen speakers (taxpayers, neighborhood residents and environmental advocates) urged restoration of the property to its prior state...a condition that City Hall's Zoning Administrator declined to include.

As *LBReport.com* previously reported, biological reports had been prepared by both sides arguing that the land is/isn't wetlands.

Heather Altman of EgretsNotRegrets.com describes the Zoning Administrator's rationale as [paraphrase] since there was no way to know what was there before the earthwork, there's no way to put it back.

Ms. Altman's website comments: "Huh? What do you mean no way to tell what was there before? Any number of tools can be used to try and re-create history....aerial photos, google earth images, eyewitness accounts, photographs taken, etc. It isn't that it can't be done, it is that no one is requiring it be done. Big difference. Looks like an appeal to Planning Commission is in order..."

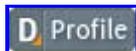
The Zoning Administrator's decision is appealable to LB's non-elected (Mayor chosen, Council approved) Planning Commission...and its decision could be appealed to the CA Coastal Commission since the property is in the Coastal Zone.

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