



## Department of City Planning

P.O. Box 6069

Sherman Oaks, CA 91413

# Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지 • 公開聽證會通知

Abiso ng Pagdinig sa Publiko • Հանրային լսումների մասին ծանուցագիր

📞 311 • Traducción • 번역 • 翻译 • Pagsasalin • Թարգմանություն



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**Monday, May 19, 2025**

**10:00 a.m.**

For the demolition and removal of an existing coke calciner facility.

This public hearing will be conducted entirely virtually and will allow for remote public comment.

### Options to Participate:

By phone: (669) 900 - 9128 or (213) 338 - 8477

When prompted, enter the Meeting ID: **820 3785 1364 #**

With a PC, MAC, iPad, iPhone, or Android, click on this URL:

<https://planning-lacity-org.zoom.us/j/82037851364>

Enter Meeting ID: 820 3785 1364 and Passcode: 866487

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press \*9 (Phone) to “raise your hand” virtually following staff calling the item.

The meeting’s agenda will be provided no later than 72 hours before the meeting at [planning4la.org/hearings](https://planning4la.org/hearings). Please note that virtual meeting instructions will be provided on the meeting agenda.

### Project Located at:

1800 East Pier B Street

### Hearing Conducted by:

Hearing Officer

### Project Address

1800, 2450, and 3200 East Pier B Street

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

### Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The proposed project is for the demolition and removal of an existing coke calciner facility with a total lot size of approximately 17.5 acres. Approximately 8.84 acres are located in the City of Los Angeles, and 8.4 acres are located in the City of Long Beach. The demolition and removal of the facility include all above grade buildings, process equipment, structures, footings, piles, vessels, piping, electrical equipment, concrete slabs, and asphalt paving, as well as the removal of all underground utilities including sanitary sewer, piping, equipment, and storm water system equipment. Five (5) buildings totaling 30,348 square feet are also proposed to be demolished. Items remaining on-site include the existing railroad tracks, spurs, and rail-related equipment, and the Southern California Edison Company electrical substation equipment. No (0) protected trees are proposed to be removed. A total of 56 non-protected trees located on-site are proposed to be removed and no new trees are proposed. Grading in the amount of 33,100 cubic yards imported and 25,500 cubic yards excavated is proposed. No new construction is proposed on the site. The project is located in the M3-1VL Zone in the Calvo Exclusion Area and the Dual Permit Jurisdiction of the California Coastal Zone.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Hearing Officer will consider:

- 1. Based on the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration (MND) State Clearinghouse No. 2024060251, adopted on September 9, 2024; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project.
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Chapter 1A Section 13B.9.1, a Coastal Development Permit for the proposed project located within the Calvo Exclusion Area and Dual Permit Jurisdiction of the California Coastal Zone.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):  
DIR-2024-5955-CDP

Environmental Case Number(s):  
POLB MND SCH No. 2024060251

Related Case Number(s):  
N/A

Overlay(s):  
N/A

Zone:  
M3-1VL

Land Use Designation:  
Heavy Manufacturing

Community Plan Area:  
Wilmington - Harbor City

Council District:  
15 - McOsker

Assigned Staff Contact Information:

Applicant:  
Tesoro Refining & Marketing Company, LLC

Monica Taimoori, Planning Assistant  
monica.taimoori@lacity.org  
(213) 682-6372  
200 North Spring Street, Room 720/721  
Los Angeles, CA 90012

Representative:  
Debbie Stevens, Environmental Audit, Inc.

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知  
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 300 feet of where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at [planning4la.org/hearings](http://planning4la.org/hearings) for general information about public hearings and the exhaustion of administrative remedies.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email [per.planning@lacity.org](mailto:per.planning@lacity.org) a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

