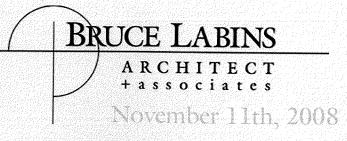


# City of Long Beach

Honorable City Council
Public Hearing
October 7th, 2008 continued to
November 11th, 2008

# Applicant: Temple Beth Shalom, Long Beach

Senior Assisted Living Community 3635 Elm Avenue Long Beach, CA



# Honorable Mayor and City Council Members

Mayor - Bob Foster

District 1 - Bonnie Lowenthal

District 2 - Suja Lowenthal

District 3 - Gary DeLong

District 4 - Patrick O'Donnell

District 5 - Gerrie Schipske

District 6 - Dee Andrews

District 7 - Tonia Reyes Uranga

District 8 - Rae Gabelich

District 9 - Val Lerch

# Senior Assisted Living Community Project Information

Project Description, as approved by Planning Commission August 21st, 2008:

Construct new five-story senior assisted living building over one level subterranean basement parking garage.

### Zone Change

R-4-U high density, multi-family residential

### **Building Statistics**

Five Stories over one level of subterranean basement parking garage Gross Building Area: 67563 S.F.

Parking Spaces: 65 total, including 4 accessible and 22 compact

11% of units (double the 5% minimum) reserved for

Very Low Income residents: 6 units

Total Outdoor Common Space: 5536 S.F.

Total Outdoor Private Space: 2068 S.F.

Total Common Indoor Space: 8667 S.F.

Total Common Space: 16271 (9750 S.F. required)

# Senior Assisted Living Community Building Information

Unit Totals, Types of Units, Beds Available:

EI 005	UNIT TYPES						TOTAL	TOTAL	GROSS
FLOOR	STUDIO	ALCOVE STUDIO	PRIVACY STUDIO	CONVERTED 1 BDRM	1 BDRM	2 BDRM	UNITS	BEDS	BUILDING AREA
1st					÷	-	•		9255 SF
2nd	2	3		3	3	2	14	16	14987 SF
3rd	4	1	2	3	3	4	17	21	15309 SF
4th	6	5	0	0	4	2	17	19	14151 SF
5th	4	7	0	0	4	2	17	19	13861 SF
TOTALS	16	16	3	6	14	10	65	75	67563 SF

## Percentages of Common Space vs. Dwelling Space:

		ON SPACE, ULATION	DWEL	TOTAL CONDITIONED	
	AREA	PERCENTAGE	AREA	PERCENTAGE	BUILDING AREA
1st	9255 SF	100 %	0 SF	0 %	9255 SF
2nd	6074 SF	40.5 %	8913 SF	59.5 %	14987 SF
3rd	3867 SF	25.3 %	11442 SF	74.7 %	15309 SF
4th	3719 SF	26.3 %	10432 SF	73.7 %	14151 SF
5th	3763 SF	27.2 %	10098 SF	72.8 %	13861 SF
TOTALS	26678 SF	39.5 %	40885 SF	60.5 %	67563 SF

Common Space, Circulation: 39.5%

Dwelling Space: 60.5%





East Facade Elm Avenue



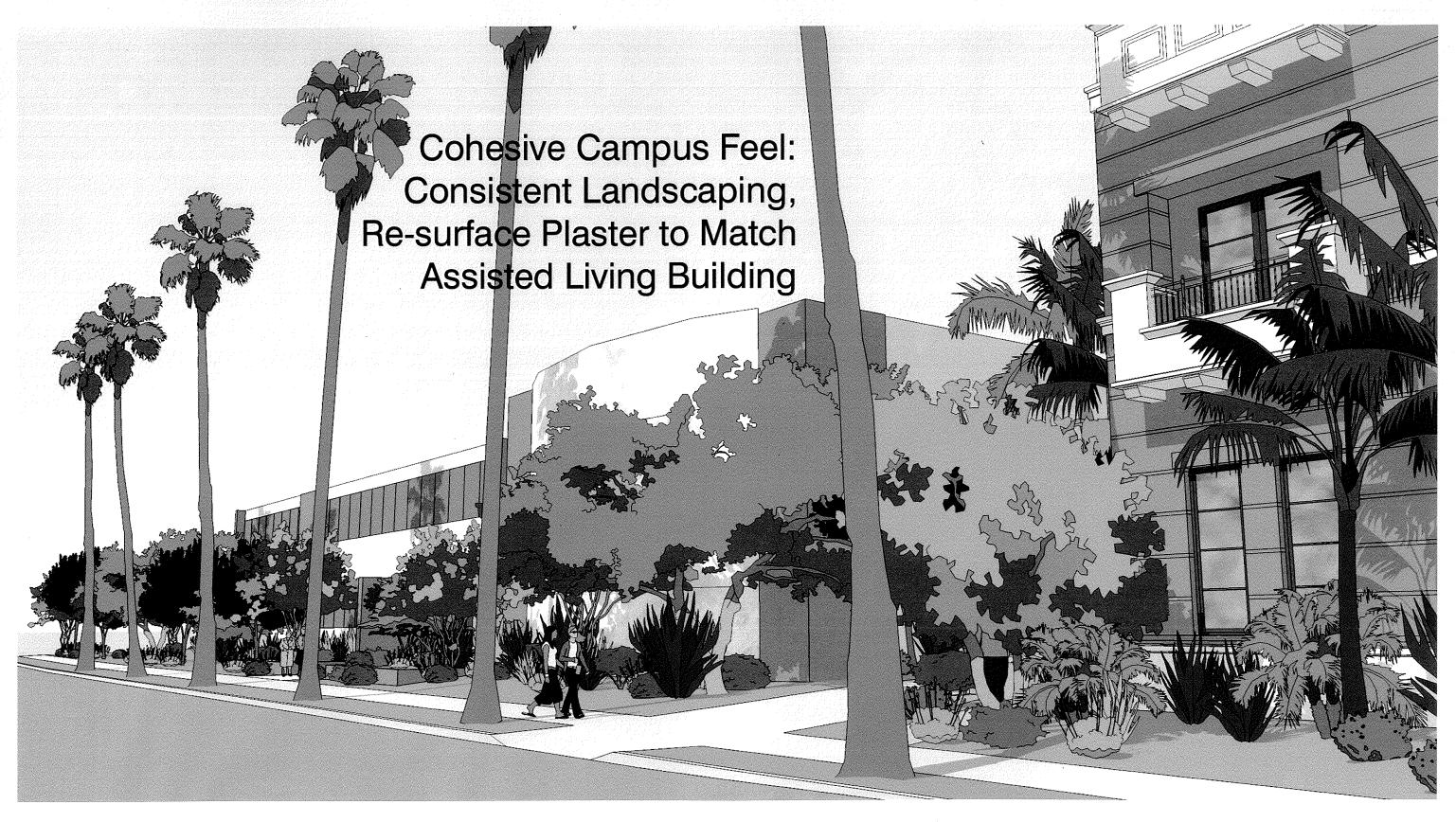


North Facade E. 37th Street



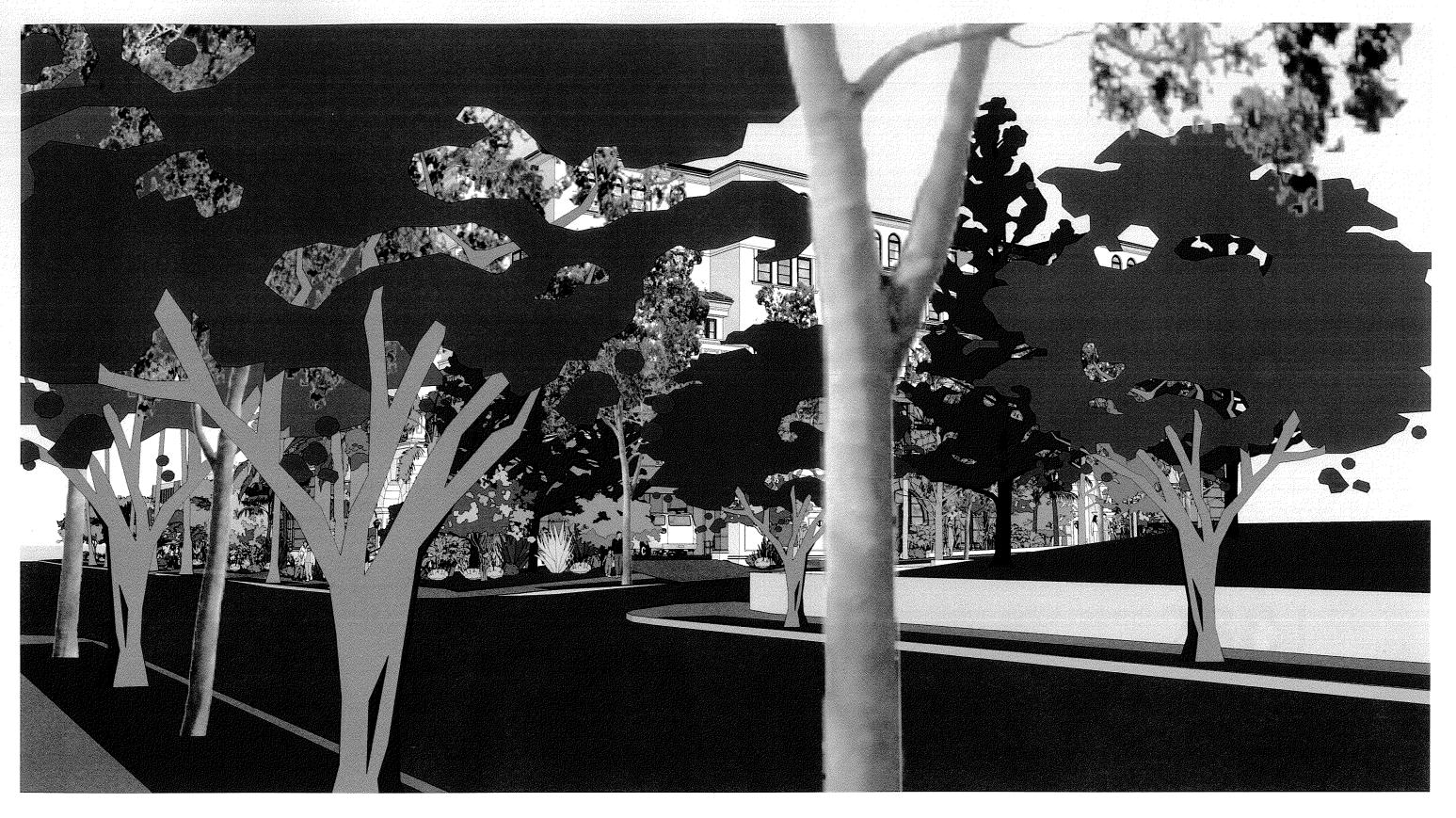


Main Entrance Elm Avenue





Temple Beth Shalom Elm Avenue





Magnolia Trees at Boy Scouts Site Elm Avenue

# Petition of Neighbor Support



Temple Beth Shalom

3635 Elm Avenue, Long Beach, CA 90807 • (562) 426-6413 Fax (562) 426-7824

July 2, 2008

Honorable City of Long Beach Planning Commission and City Council;

As residents within the City of Long Beach, this petition is directed to give the City of Long Beach Planning Commission and City Council our full support and encouragement to approve the Senior Community Housing project that Temple Beth Shalom, Long Beach, is proposing to be located at 3635 Elm Avenue, Long Beach, CA 90807. The Temple representative has presented the Senior Living Community in detail. I understand the proposal is for 65 Senior Housing Units, five story building which shall not exceed 63 ft. tall and this will require a zone change from R-3S to R-4U. This Senior Community Housing project will offer a percentage of the residences affordable housing, as provided by State Law, to those needing assistance and care at such an important time in the life of Senior residents in the City of Long Beach.

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	Signature Flynander Linander Williams	3405 (i-den # 3405 (inden # 34

Letters in Support by Residents in the 3400-3700 Blocks of Elm and Linden Avenues:

126

Petitions in Support by Residents in the 3400-3700 Blocks on Elm and Linden Avenues:

265

Additional Petitions in Support of Senior Community Housing Project:

2381

Total Letters and Petitions in Support of Senior Community Housing Project:

2772

# Letters of Community Support



THE CHURCH OF **IESUS CHRIST** OF LATTER-DAY SAINTS

May 27, 2008

Mr. Jerry Kaufman, President Temple Beth Shalom 3635 Elm Avenuc Long Beach, CA 90807

Dear Mr. Kaufman,

Temple Beth Shalom and the Grace Brethren Church of Long Beach have enjoyed a long and friendly relationship as neighbors along Elm Avenue.

As Church Administrator I attended the public meeting on May 8, 2008 about the upcoming senior assisted living project. I thought you prepared an excellent presentation and I conveyed the details to our Executive Board of Elders at our recent May meeting.

Based on the facts as presented at your meeting, and due to our mutual long and good neighborly relationship, The Executive Board of Elders of Grace Brethren Church wishes to extend to the leadership of Temple Beth Shalom our support and good wishes in the success of the senior assisted living project at the corner of Elm Ave. and 37th Street.

It is our opinion you are doing an excellent job in the design of the project.

February 27, 2008

LONG BEACH CALIFORNIA STAKE

Jerry Kaufman, Co-President Temple Beth Shalom 3635 Elm Ave. Long Beach, CA 90807

Dear Mr. Kaufman:

The purpose of this letter is to support the Temple Beth Shalom Senior Community Assisted Living Facility Project, to be located adjacent to our church, at 3635 Elm Ave.

We appreciate the opportunity to support a project that will beautify our neighborhood, and provide needed support for our deserving citizenry, and members of the various churches in our area.

It is our privilege to work with loyal and outstanding neighbors. If we can be of additional support, do not hesitate to contact us.

Victo Change J. Bradford Pensley Rol Si Deen Long Beach Stake Presidency 4425 Pixie Ave.

Lakewood, CA 90712 (562) 496-2319

Long Beach California State

JESUS CHRIST

Victor C. Thompson, President Bradford Peasley, 1st Counselor Raymond L. Deer, 2nd Counseld

(562) 496-2319 4425 Pixie Ave Lakewood, CA 90712

Grace Brethren Church of Long Beach 3590 Elm Avenue, Long Beach, CA Church of Jesus Christ of LDS 3701 Elm Avenue, Long Beach, CA

# Letters of Community Support

CHRISTIAN FELLOWSHIP West

Charles Latchison Pastor

February 27, 2008 In regards to: Senior Assisted Living Project

Temple Beth Shalom 3635 Elm Ave. Long Beach, CA. 90807 Attention: Jerry Kaufman

Dear Temple Beth Shalom,

I am Charles Latchison, Pastor of Light & Life Christian Fellowship West at 3650 Long Beach Blvd. I, on behalf of our Leadership Council, would like to commend Temple Beth Shalom on their most recent project of the Senior Assisted Living complex. This project will be a wonderful addition to our neighborhood.

I have viewed their plans and heard their vision for this new development. I have also discussed these plans with our Leadership Council. I along with our Leadership Council agree that Temple Beth Shalom' plans is an exceptional vision for this community. We admire their forward thinking and their heart to dream of such a place at this particular location.

Light & Life West supports their efforts with encouragement and sincere good wishes. We are glad and pleased to call them our neighbor. Please feel free to contact us if there is any way we can show our complete support of this project further.

Pastor Charles Latchison Senior Pastor

3650 Long Beach Blvd. · Long Beach, CA 90807 · Tel: 562.424.3333 · Fax: 562.424.3866 · www.llcfwest.com

Light & Life Christian Fellowship West 3650 Long Beach Boulevard, Long Beach, CA Tewish Federation

President hirley Ross Presidents

Vice Presidents Mark Beizer Barbara Shoag Jonathan Kass Sandra Horwitz

Secretary Hank Feldman Treasurer Richard Freeman

Executive Director Deborah K. Goldfarb

Board of Directors
Barbara Alpert
James Breslauer
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Shelley Carl
Barry Cogert
Hark Feldman
Gary Fields
Michael Greenspan
Ellen Goldenberg

Michael Greenspan Ellen Goldenberg Sandra Horwitz Don Kaiser Joshua Kaplan Jerry Kaufman Walter Levy Syndee Luxenberg Shari Nemirow Donna Punim Toby Rothschild

Cynthia Schein Harold Seifer Wayne Slavitt Past Presidents Robert Baldwin<sup>a</sup> Jean Blakey Robert Blakey

Robert Blakey\*
Emanuel Gyler\*
Diane Karp
Elbert Kronick\*
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Judith Lentzner
Anne Licht
Richard Lipeles
Arthur Miller
Maurice Rosenbaum
Eugene Schlesinger

Roselle Sommer\*
Mort Stuhlbarg
Agency Presidents
Alpert JCG
Gordon Lentzner

Gordon Lentzner
Jewish Community
Foundatioh
Eugene Lentzner
Hebrew Academy
Ronan Cohen
Hillel
Fatley Hetzek
Renee Simon
LB Senior
Hausine Roard

Live Ge

Mr. Jerry Kaufman President Temple Beth Shalom 3635 Elm Ave. Long Beach, CA 90807

April 18, 2008

Dear Jerry,

The Board of Directors of the Jewish Federation and I are very pleased to provide a recommendation and commend Temple Beth Shalom on your development of the Senior Assisted Living Housing project. Temple Beth Shalom has been an institutional leader in our community for over 55 years, and your leadership in this project will be very important to Greater Long Beach citizens.

The Jewish Federation, in our role as a community convener and organizer, has recognized the demographic challenge on a national basis of caring for a growing senior population. Facilities of the type which you plan to develop will be critical to the future as the elderly population continues to grow in the Long Beach area over the coming decades.

Your recent presentation to our board regarding the non-denominational project left our directors very impressed. Your schematics showed a beautiful facility with large rooms which can only serve to enhance the neighborhood and serve the diverse demographics of the area.

Congratulations on your progress on the project. Please let me know if I, or the Federation Board of Governors, can be of any assistance as you move forward.

Sincerely

Deborah K/Goldfarb Executive Director

> Harry and Jeanette Weinberg Jewish Federation Campus One Sommer Way 3801 East Willow Street, Long Beach, California 90815 (562) 426-7601 FAX (562) 424-3915 www.jewishlongbeach.org

Jewish Federation 3801 East Willow Street, Long Beach, CA

### Commissioner Chair Leslie Gentile

Comments from Planning Commission Meeting August 21st, 2008

"The obvious need for this project, the obvious quality of this project, and the attempts to be cooperative and flexible with the community and the commission."

"Somewhere in the city there's always going to be an edge to a new zone, so just because you're R-1-N, somewhere that R-1-N is going to end and the next zone kicks in. I think that's part of the problem because in this particular area we have seven zones all merging."

"I also think it's an institutional solution and makes sense in this area."

"I am in support of the project."



Northeast Aerial View



Upper Courtyard Terrace

### Commissioner Dr. Charles Durnin

Comments from Planning Commission Meeting August 21st, 2008

"As a physician, I've taken care of senior citizens for most of my career. One of the great problems that we have is where these people live and in what situation they're going to be in. The biggest problem is that we isolate our senior citizens in small nursing homes where people very rarely visit them. It is my considered opinion that being adjacent to a social situation, i.e. a church, is the absolute best place that these types of facilities can be."

"I think that we should approve this building because of our overriding need for these types of high-quality facilities."



Temple Beth Shalom, Long Beach



Increased Width of Outdoor Promenade up to 23'

# Commissioner Becky Blair

Comments from Planning Commission Meeting August 21st, 2008

"I think it's becoming increasingly difficult, from an economic standpoint, for developers to build quality senior housing, and I suspect that was the situation here and I also see that quality was not spared."

"I appreciate [the quality], especially in an area like Bixby-Knolls, a traditional area, a high-end area. I also feel that it's so important for our seniors to remain in a sense of place if they were to sell their homes and scale down to a smaller facility. It is so important to feel the security of being in surroundings that you're familiar with over the years." "This certainly does seem to speak to the housing element and it does provide housing for our seniors."

"I'm also in favor of the project."



Southern Courtyard Orientation Maximizes Sun Exposure



Eucalyptus and Canopy Trees Soften Facade

### Commissioner Melani Smith

Comments from Planning Commission Meeting August 21st, 2008

"We're going to find out that we need this use, we're going to find that out here real quick. We need housing like this. We need housing for this population. I believe that this applicant has really made a huge effort to improve this project."

"I don't believe that this is going to negatively impact that neighborhood."

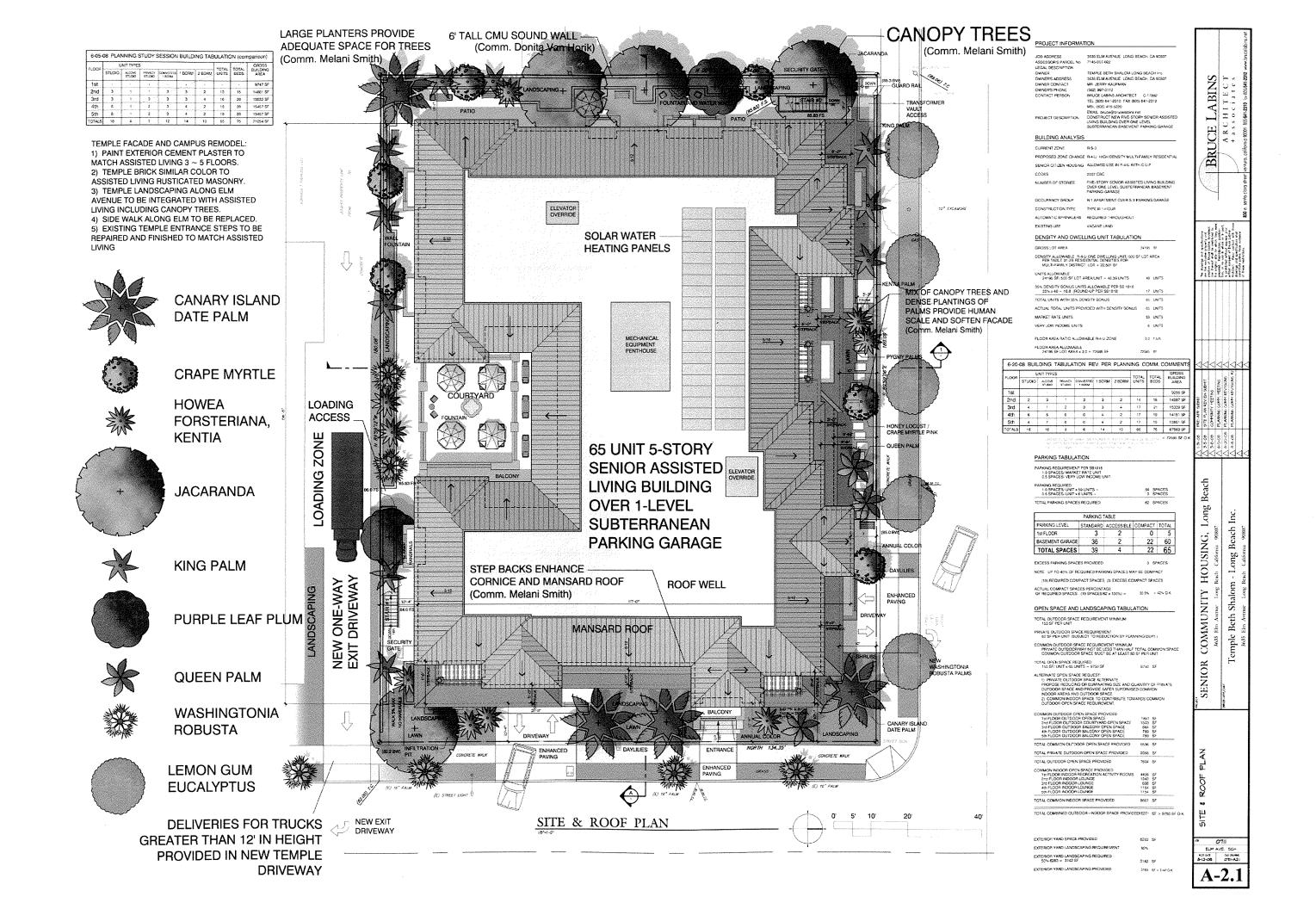
I think it's going to make a positive contribution to the neighborhood."

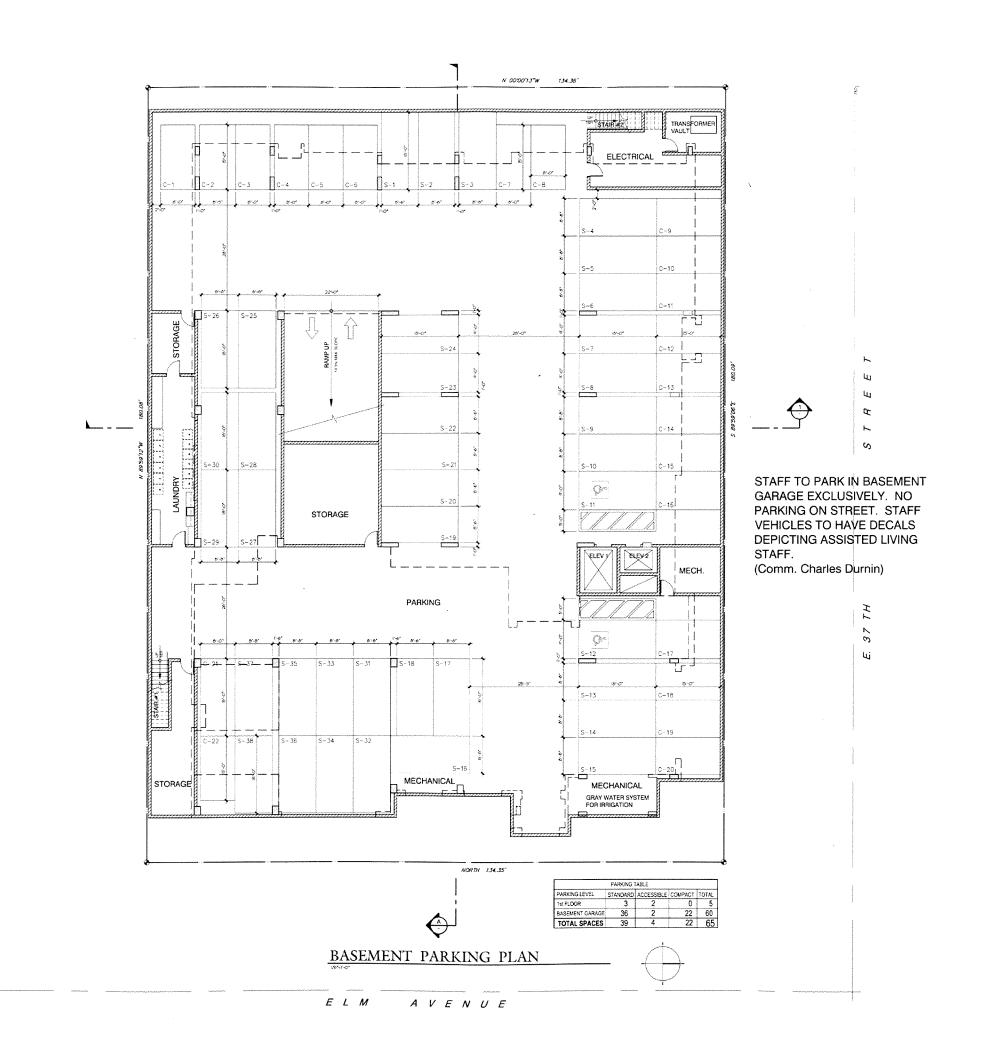


Canopy Trees Soften Facade at Elm Avenue Entrance



North Facade with Step-backs and Eucalyptus Trees





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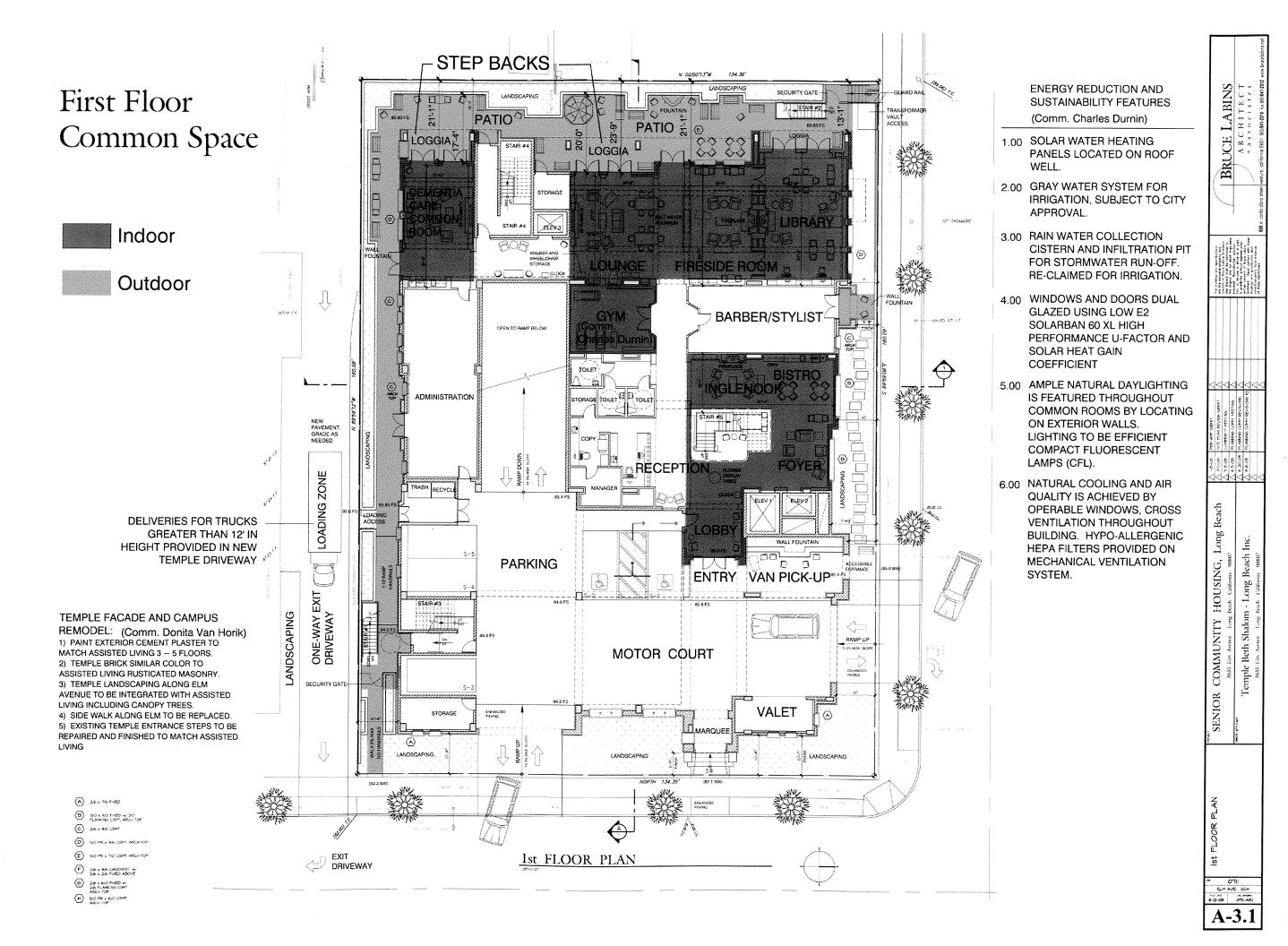
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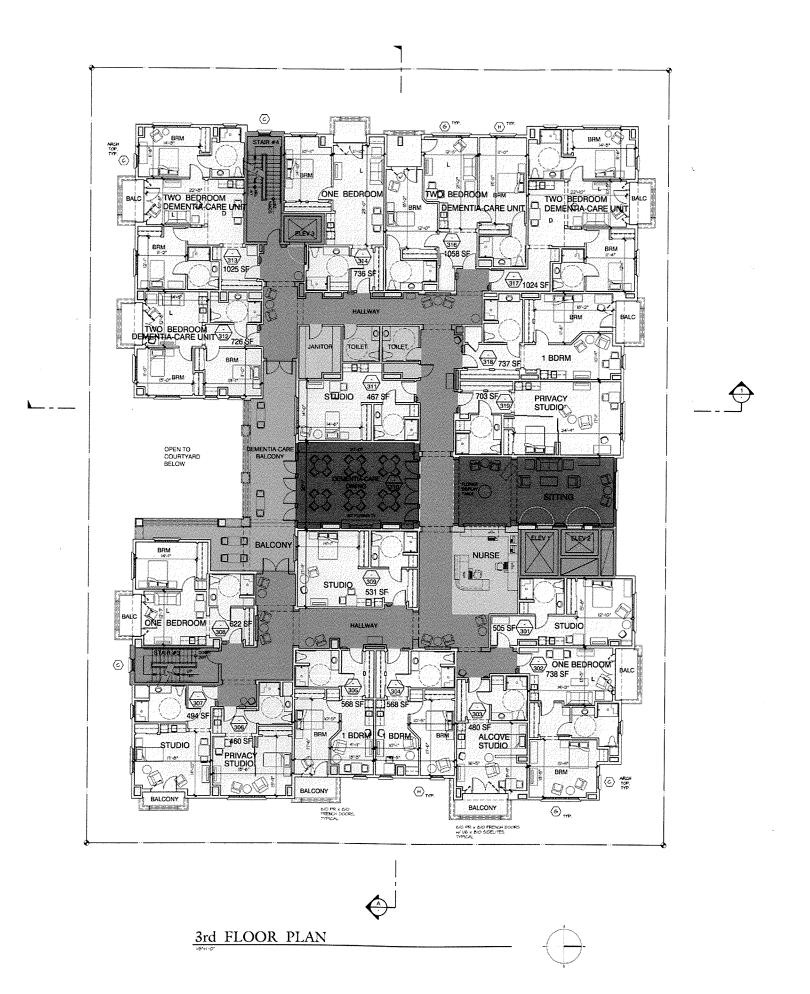
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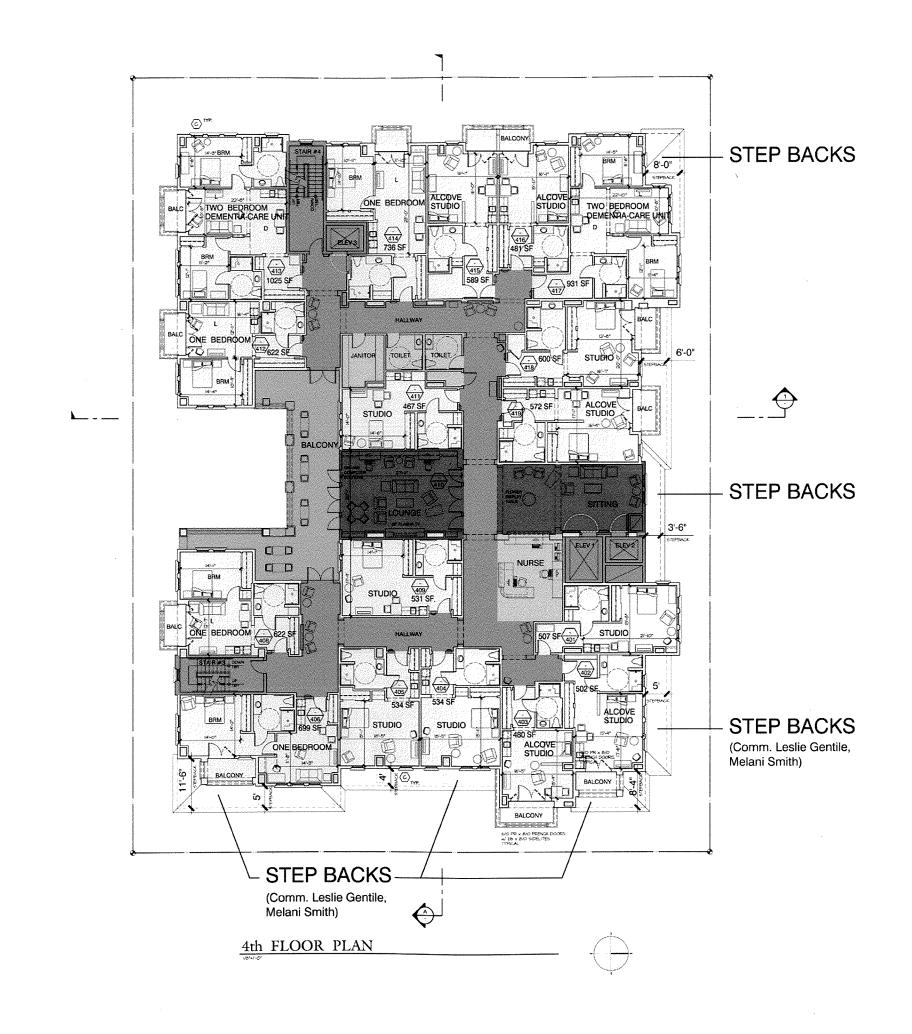
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Temple Beth Shalom - Long Beach Inc.
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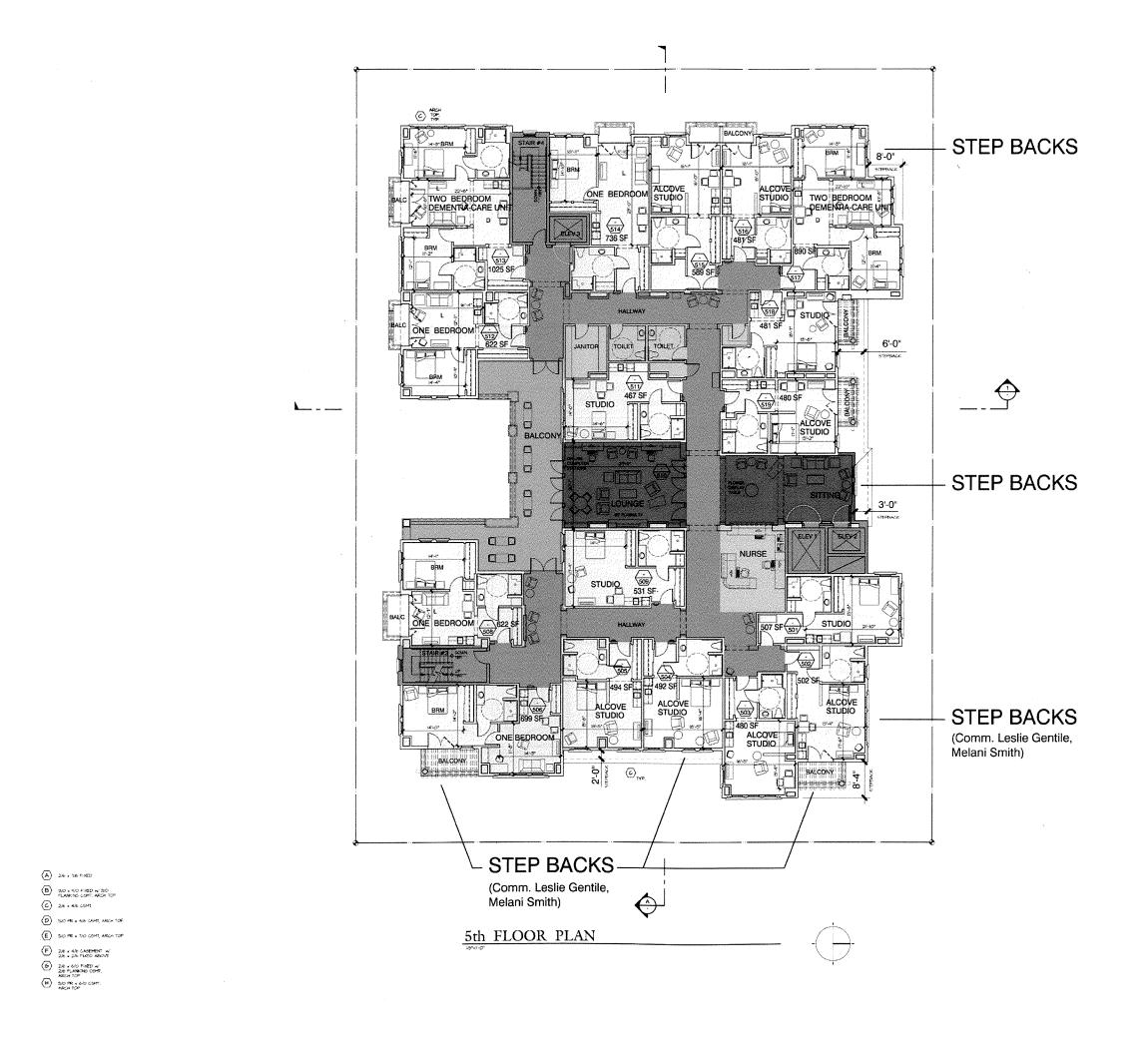
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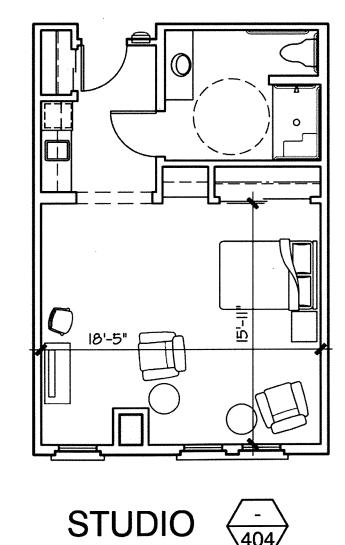
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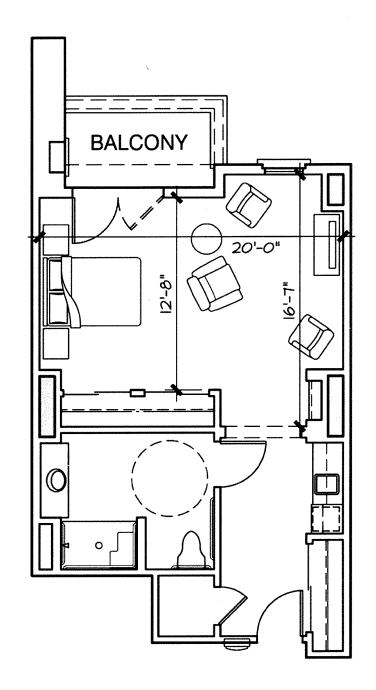
BRUCE LABINS
ARCHITECT SENIOR COMMUNITY HOUSING, Long Beach Temple Beth Shalom - Long Beach Inc.



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ARCHITECT SENIOR COMMUNITY HOUSING, Long Beach
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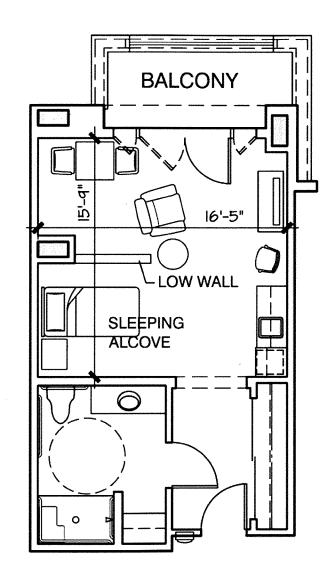


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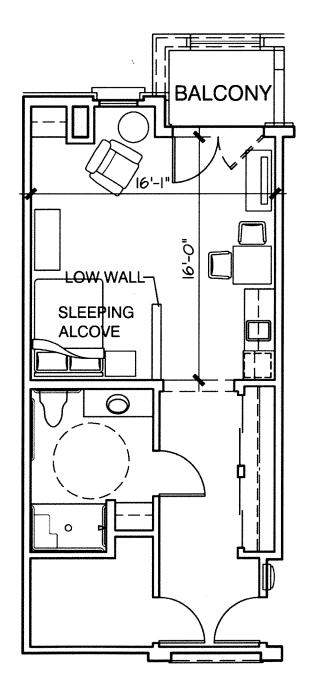








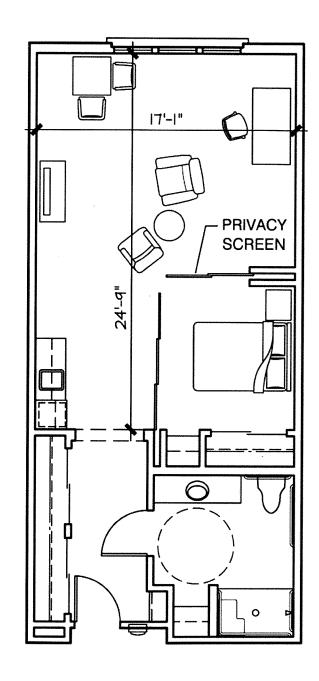




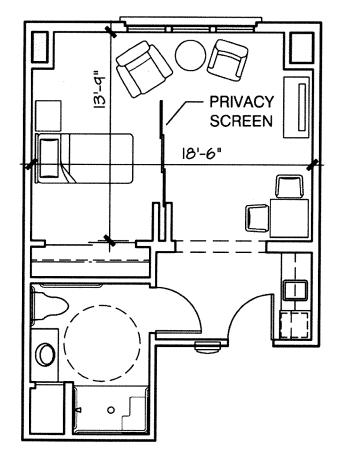
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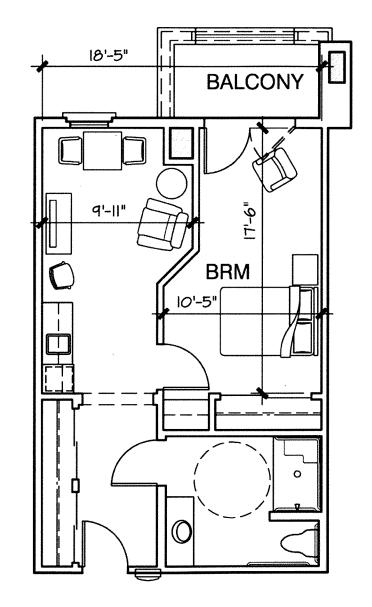


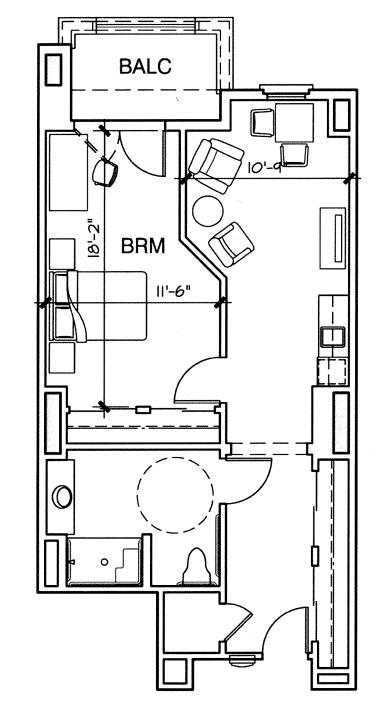










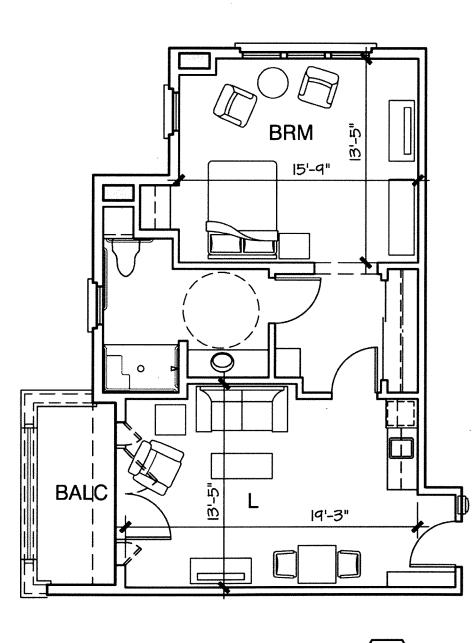


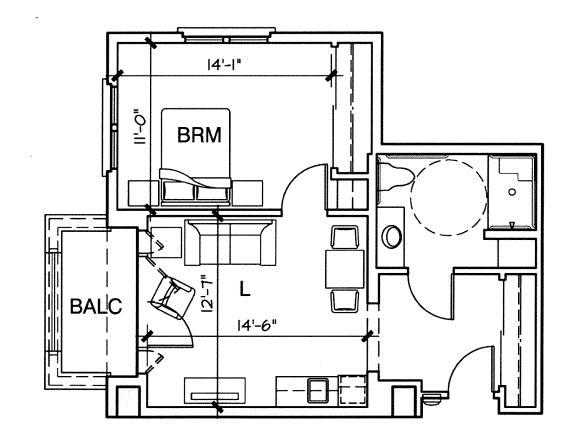












ONE BEDROOM

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ONE BEDROOM

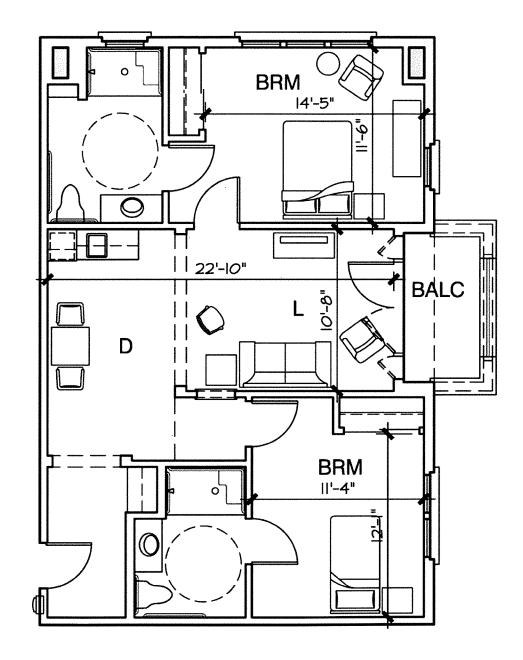


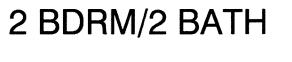
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ARCHITECT

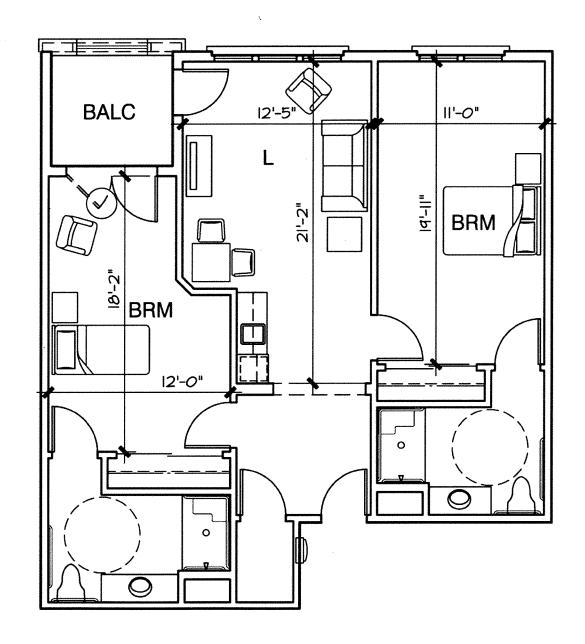
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2 BDRM/2 BATH



