

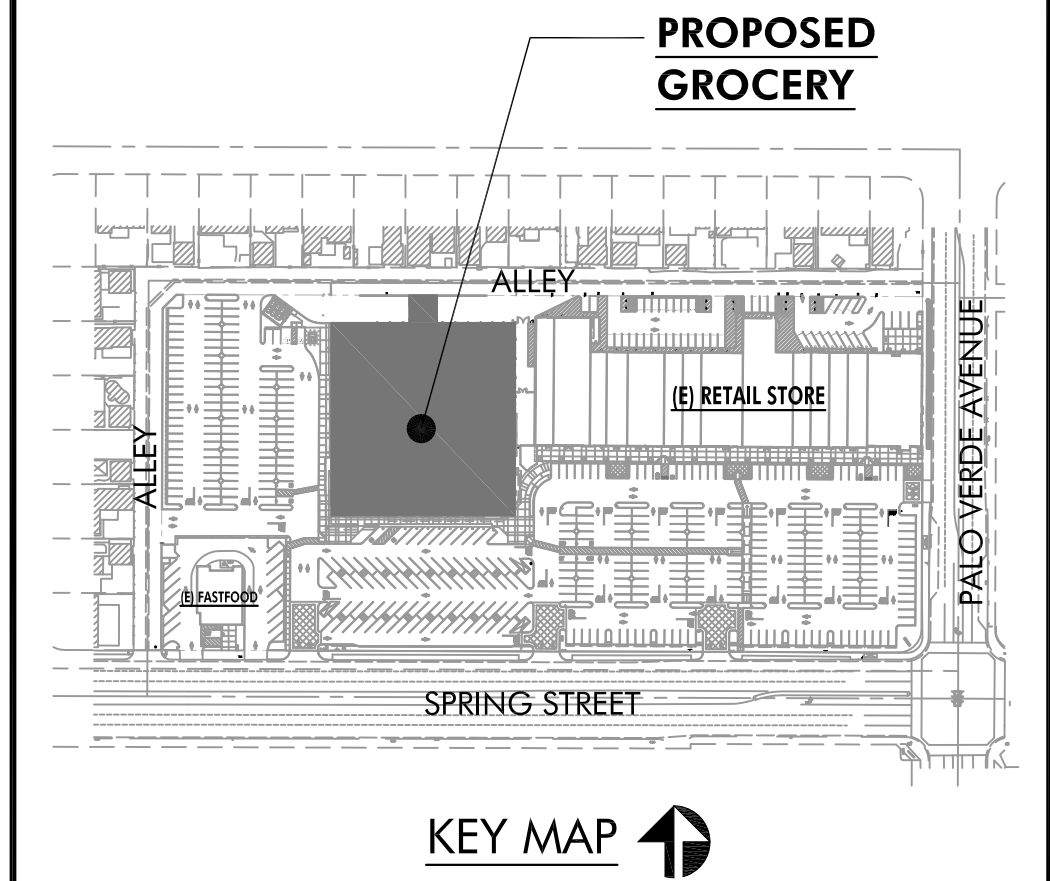
# LAKWOOD PLAZA MARKETPLACE

## NWC OF SPRING STREET AND PALO VERDE AVENUE LONG BEACH, CALIFORNIA

### MODIFICATION TO APPROVED PERMIT SUBMITTAL (REF.: CASE NO. 05095-05)

A PROJECT FOR:

**KFT ENTERPRISES #1**  
11620 Wilshire Boulevard, Suite 420  
Los Angeles, California 90025



#### GENERAL DATA

**PROJECT ADDRESS:** 6223, 6235, 6337 & 6347 E. SPRING STREET  
LONG BEACH, CALIFORNIA

**ASSESSOR'S PARCEL #:** 7191-027-025, 7191-027-027  
7191-027-028, AND 7191-027-029

**LOCATION:** CITY OF LONG BEACH  
CALIFORNIA

**LEGAL DESCRIPTION:** LOTS 493 AND 494 OF TRACT NO. 17701, IN THE  
CITY OF LONG BEACH, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
455 PAGES 41 TO 49 INCLUSIVE OF MAPS, IN THE OFFICE  
OF THE COUNTY RECORDED OF SAID COUNTY.

**TOTAL SITE AREA:** 318,115 S.F. (7.30 ACRES)

**JURISDICTION:** CITY OF LONG BEACH

**EXISTING LAND USE:** SHOPPING CENTER

**EXISTING ZONING:** LBCCA, COMMUNITY COMMERCIAL

**PROPOSED LAND USE:** SHOPPING CENTER

**SETBACKS:** FRONT STREET = 10'-0"  
SIDE STREET = 10'-0"  
REAR ALLEY = 20'-0" FROM ALLEY CENTERLINE  
SIDE INTERIOR = 5'-0"

**BOUNDARIES INFORMATION:** PROPOSED SITE PLAN WAS PREPARED BY  
USING THE EXISTING SITE PLAN BY  
MCKENTLY MALAK ARCHITECTS, INC.,  
DATED 05.01.07

#### PROPOSED BUILDING AND PARKING SUMMARY

	TENANT	UNIT	TYPE OF USE	RENT ROLL/GLA AREA (sqft)	RATIO	TOTAL PARKING REQUIRED
1	BANK OF AMERICA	6351	Bank	6,000	1:200sqft	30.0
2	2ND STREET BEAUTY BOUTIQUE	6345	Retail	2,560	1:250sqft	10.2
3	SUBWAY	6345A	Ready to Eat Restaurant	1,520	1:250sqft	6.1
4	HAPPY HANGER CLEANERS	6343	Retail	2,040	1:250sqft	8.2
5	VACANT	6341	Retail	2,040	1:250sqft	26
6	FITNESS 19	6337	Gym	6,509	1:250sqft	31.0
7	PETCO	6331	Retail	4,640	1:250sqft	18.6
8	VACANT	6291	Retail	2,040	1:250sqft	26
9	THE UPS STORE	6285	Retail	2,040	1:100sqft	20.4
10	GROUNDS BAKERY CAFÉ	6277	Ready to Eat Restaurant	4,080	1:250sqft	16.3
11	FLIPPIN PIZZA	6269	Ready to Eat Restaurant	2,040	1:250sqft	8.2
12	PROHEALTH NAILS & WELLNESS SPA	6261	Retail	2,040	1:250sqft	8.2
13	VITAMIN CITY	6247	Retail	6,400	1:250sqft	25.6
14	H & R BLOCK	6241	Office	2,000	1:250sqft	8.0
15	PROPOSED GROCERY	6235	Grocery	42,689	1:250sqft	170.8
16	JOHN'S HAMBURGERS	6223	Restaurant	1,738	1:100sqft	17.4
<b>TOTAL GROSS LEASE AREA</b>				<b>90,376</b>		<b>431</b>

**NOTE: TOTAL GLA DOESN'T INCLUDE  
OUTDOOR DINING PATIO**

#### PROJECT TEAM

**OWNER:** KFT ENTERPRISES #1  
11620 WILSHIRE BOULEVARD, SUITE 420  
LOS ANGELES, CALIFORNIA 90025  
310.914.4600 TEL 310.914.4606 FAX  
CONTACT: MARK KAPLAN

**APPLICANT & ARCHITECT:** Mc KENTLY MALAK ARCHITECTS, INC.  
35 Hugus Alley, Suite 200  
Pasadena, California 91103  
626.583.8348 TEL 626.583.8387 FAX  
CONTACT: Mr. Hony Malak

**LANDSCAPE ARCHITECT:** TROLLER MAYER, LANDSCAPE ARCHITECT  
1403 Kenneth Road, Suite B  
Glendale, California 91201  
818.956.8101 TEL 818.956.0120 FAX  
CONTACT: Mr. Rick Mayer

#### SHEET INDEX

**ARCHITECTURAL**

T-100 TITLE SHEET

L010 PRELIMINARY IRRIGATION PLAN

L020 PRELIMINARY PLANTING PLAN

A000 EXISTING/DEMOLITION SITE PLAN

A010 OVERALL SITE PLAN

A010.1 OVERALL SITE PLAN WITH TRUCK CIRCULATION (WB-63)

A100 PROPOSED FLOOR PLAN (GROCERY BLDG.)

A200 EXTERIOR ELEVATIONS (GROCERY BLDG.)

A201 EXTERIOR ELEVATIONS (GROCERY BLDG.)

#### (E) BUILDING AREA TO BE DEMOLISHED:

(E) GROUND FLOOR GROCERY AREA	8,709 sqft.
(E) GROUND FLOOR RECEIVING AREA	1,522 sqft.
(E) GROCERY MEZZANINE FLOOR	5,760 sqft.
<b>TOTAL AREA TO BE DEMOLISHED</b>	<b>15,991 sqft.</b>

#### PARKING SUMMARY:

<b>TOTAL PARKING REQUIRED:</b>	<b>431 stalls</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>470 stalls</b>
<b>PARKING SURPLUS</b>	<b>39</b>

#### PARKING STALLS:

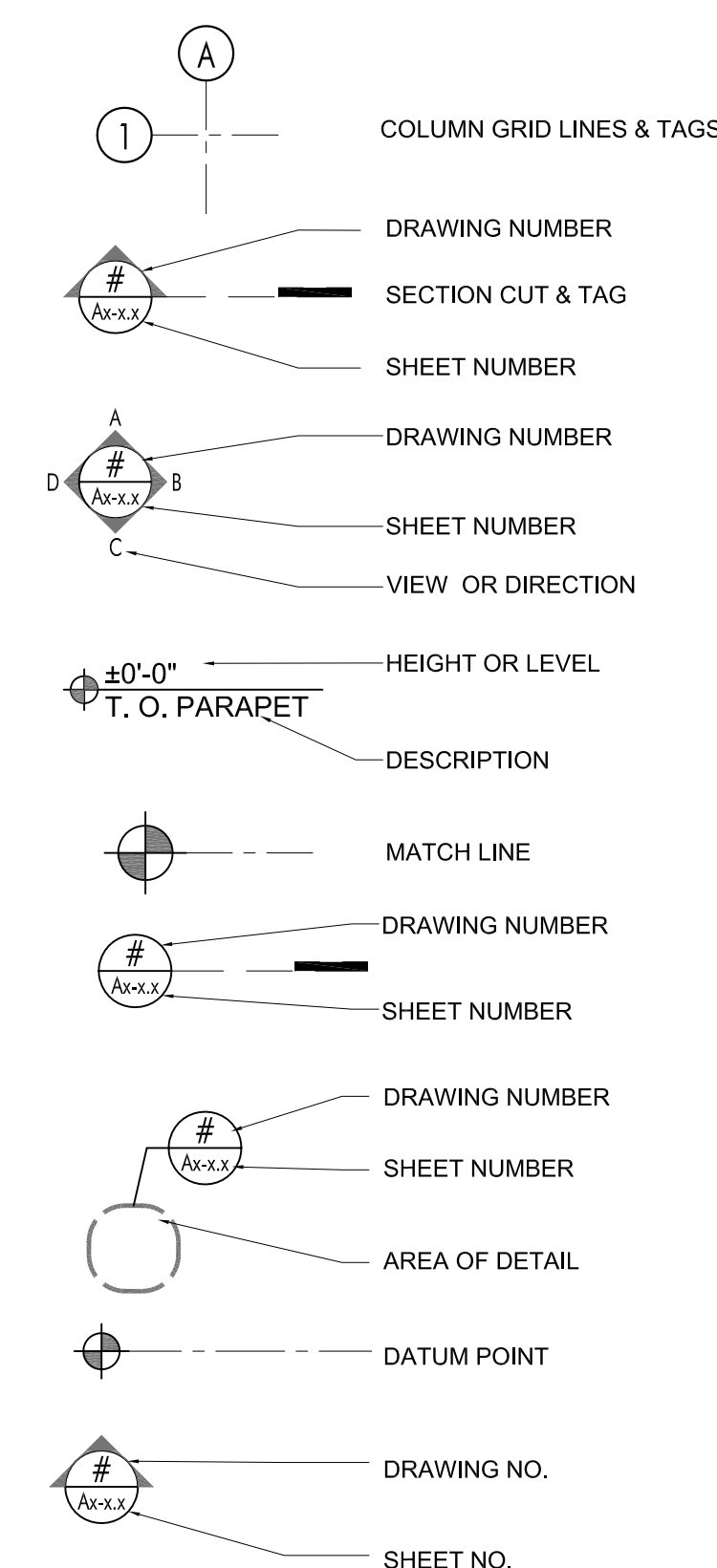
STANDARD (8'-6" & 9'-0" x 18") =	<b>420 stalls</b>
COMPACT (8'-0" x 15') =	<b>35 stalls</b>
HANDICAP (9'-0" x 18') =	<b>13 stalls</b>
EV (9'-0" x 18') =	<b>2 stalls</b>

LOT SIZE (NET):	(±7.30 ACRES)	±318,115 S.F.
LOT COVERAGE:	(±90,376 S.F. / ±318,115 S.F.)	28.40 %
FLOOR AREA RATIO:	(±90,376 S.F. / ±318,115 S.F.)	0.28

#### NOTE:

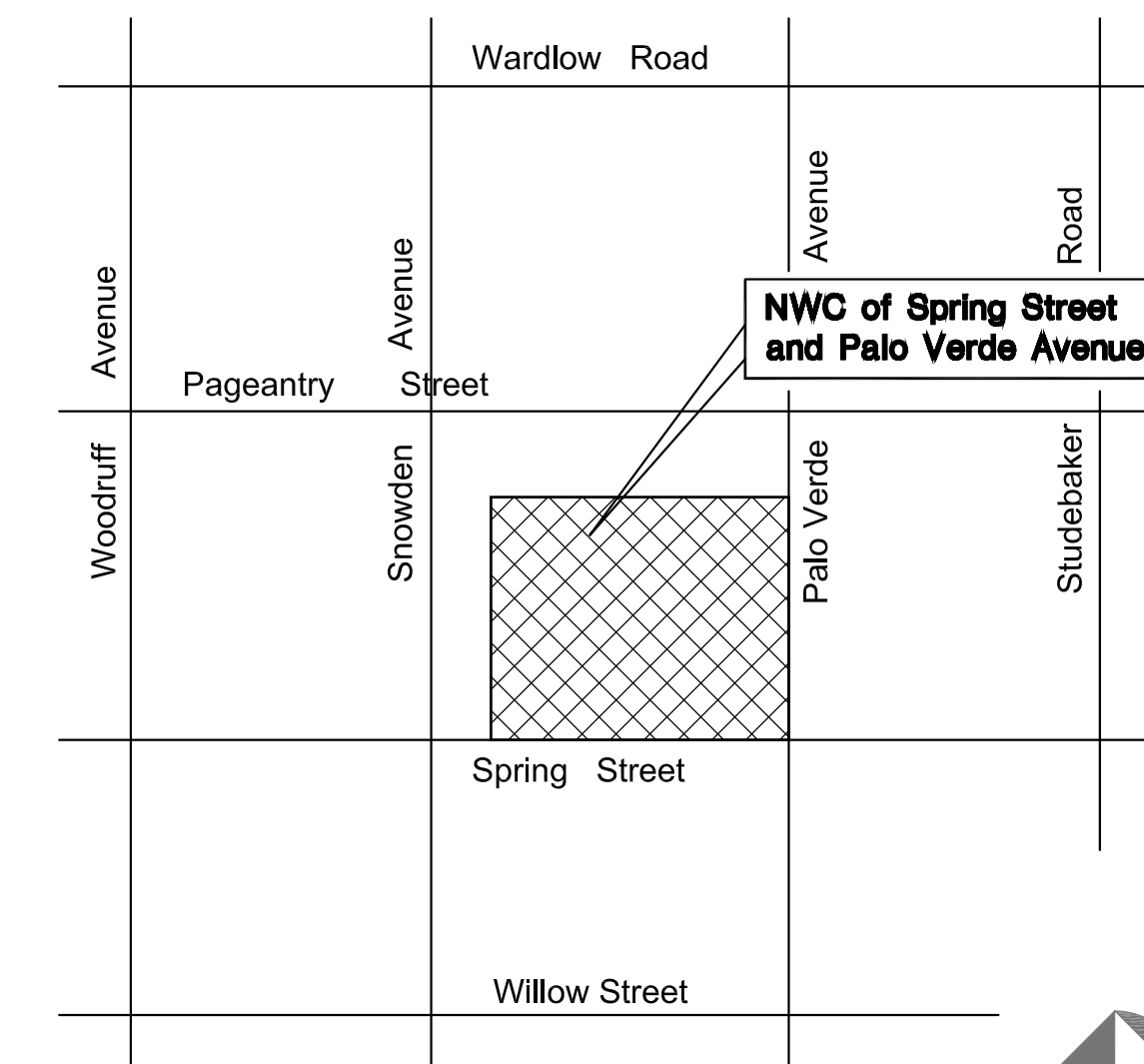
STANDARD VARIANCE CONDITIONS OF APPROVAL CASE NO. 0509-08, DATE: NOVEMBER 7, 2005.  
THE CODE EXCEPTION APPROVED FOR THIS PROJECT WITH REDUCTION IN REQUIRED PARKING TO PERMIT  
470 PARKING SPACES INSTEAD OF NOT LESS THAN 524 PARKING SPACES IN CONJUNCTION WITH THE REMODEL OF  
THE EXISTING SHOPPING CENTER. THE PARKING ANALYSIS WAS PREPARED BY LINSOFT, LAW & GREENSPAN  
ENGINEERS.

#### SHEET LEGEND



#### VICINITY MAP

SCALE: N.T.S.



**LAKWOOD PLAZA MARKETPLACE**  
NWC of Spring Street & Palo Verde Avenue  
Long Beach, California

#### ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	05.06.19	MODIFICATION TO APPROVED PERMIT AND CUPEX SUBMITTAL

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN  
ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MCKENTLY  
MALAK ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO  
OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER  
THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND  
DEVELOPED WITHOUT THE WRITTEN CONSENT OF MCKENTLY MALAK  
ARCHITECTS, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL  
CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**JOB NUMBER:** 04108TMA  
**DRAWN BY:** CR **CHECKED BY:** HM  
**DATE:** 05.01.19  
**SHEET DESCRIPTION:**

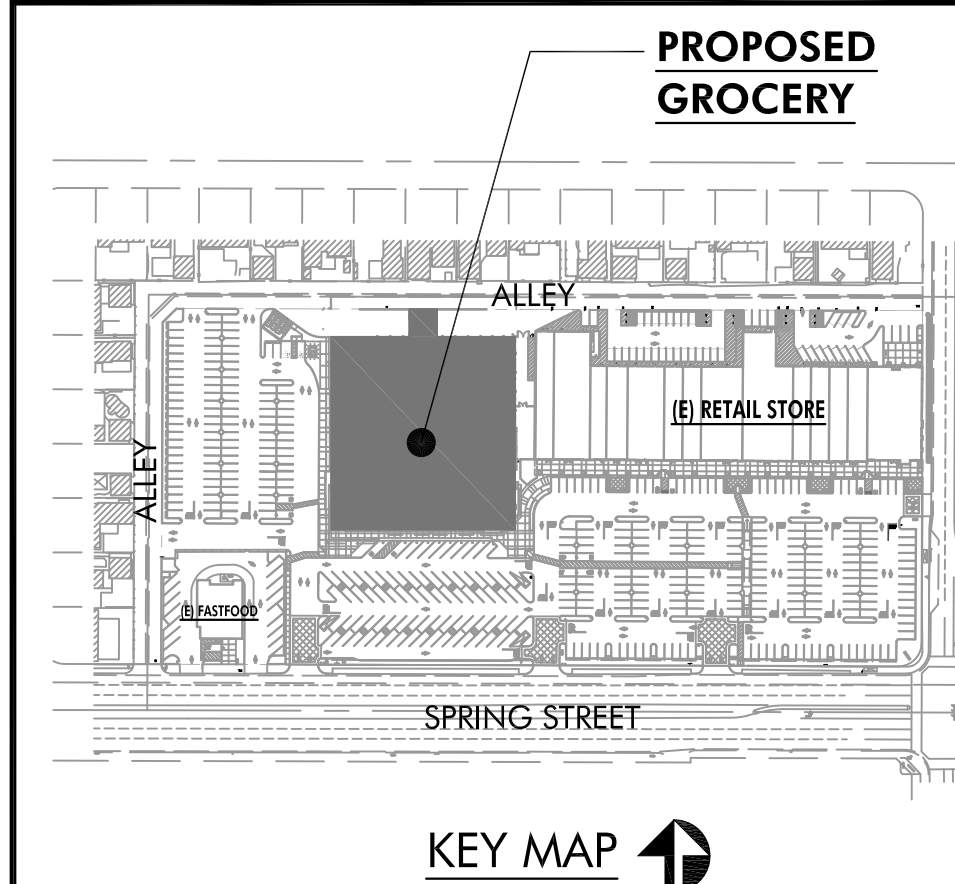
**TITLE SHEET**

**SHEET NUMBER:**

**T-100**

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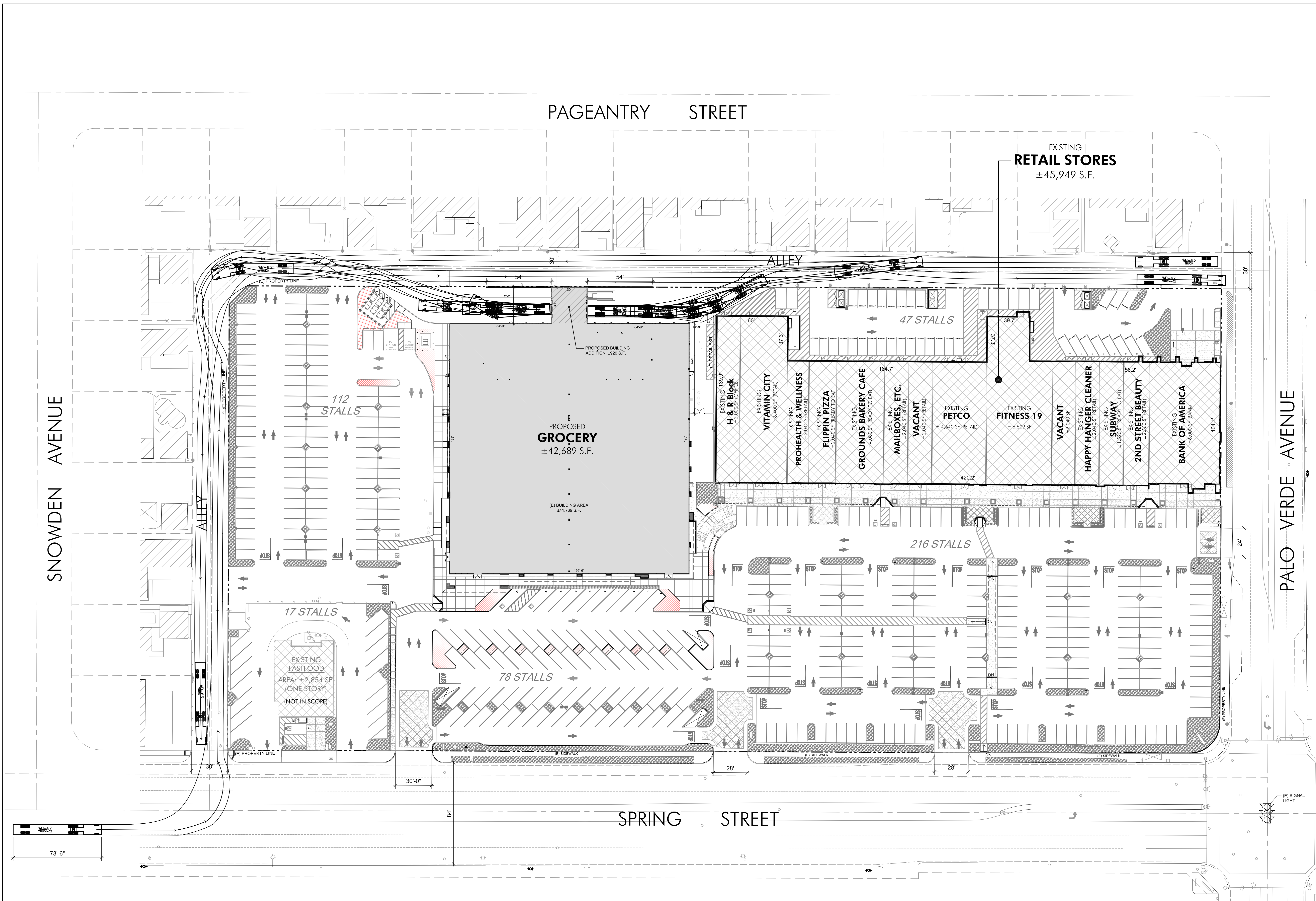
JOB NUMBER: 04108TMA  
DRAWN BY: CR CHECKED BY: HM  
DATE: 05.01.19  
SHEET DESCRIPTION:

**OVERALL SITE PLAN WITH TRUCK CIRCULATION (WB-63)**

SHEET NUMBER:

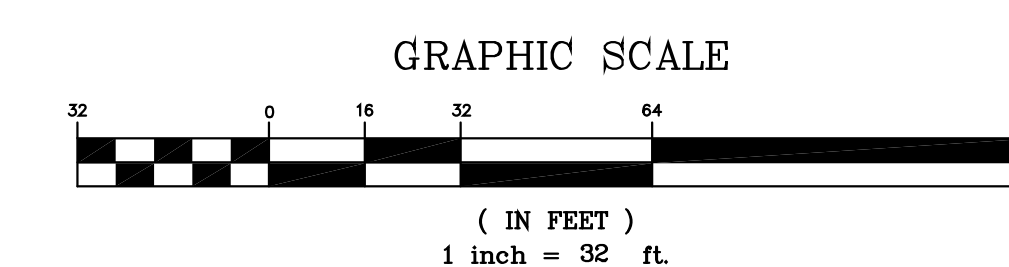
**A010.1**

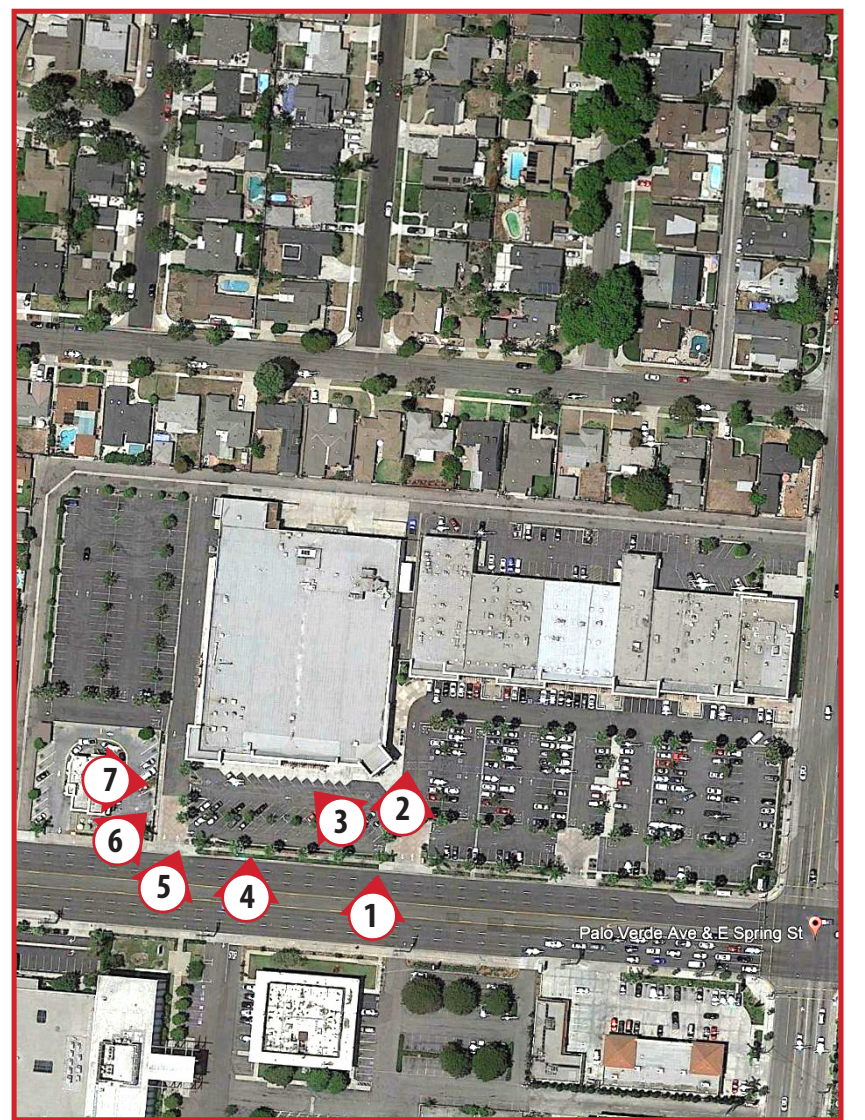
BASED ON SP-15



SITE LEGEND

	PROPERTY LINE		BUILDING TO BE MODIFIED
	EXISTING LANDSCAPED AREA.		EXISTING BUILDING - "NOT IN SCOPE"
	NEW PLANTER AREA		
	BUILDING AREA ADDITION (±920 S.F.)		





KEYPLAN