



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

CH-2

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

January 9, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the hearing on the proposed Amendments to the General Plan, Amendments to the Atlantic Avenue Planned Development District (PD-25), Rezoning of 560, 561, 566, 567, 572, 575 and 580 East Vernon Street, 500, 504, 508, 520, 530 and 552 East Willow Street (Case No. 0412-06) (District 6); and

1. Adopt the Resolution amending the General Plan from Land Use Districts LUD #1 (Single Family) and #8A (Traditional Retail Strip) to LUD #7, (Mixed Uses); and
2. Declare the Ordinance amending the Atlantic Avenue Planned Development District (PD-25), read the first time and laid over to the next regular meeting of the City Council for final reading; and
3. Declare the Ordinance changing zones from single-family residential (R-1-N) and Community Automobile-Oriented (CCA) to the Atlantic Avenue Planned Development District (PD-25), read the first time and laid over to the next regular meeting of the City Council for final reading.

DISCUSSION

The City Council continued this item from their meeting of October 3, 2006, and November 14, 2006. This item deals with a Redevelopment Agency assisted project by Menorah Housing Foundation to construct a four-story, 66-unit senior housing apartment complex. Updated public notice has been provided for the subject hearing. In order to proceed with the development, this zoning amendment is necessary.

By way of background, on June 15, 2006, the Planning Commission conducted a public hearing to consider a proposed project. In conjunction with the Menorah Housing Development, the Planning Commission also considered an amendment to the Atlantic Avenue Planned Development District (PD-25) and a General Plan Amendment to allow the project to move forward.

The PD-25 amendments create a larger Specific Plan for future development in the vicinity of the southwest corner of Willow Street and Atlantic Avenue (See Attachment 1). Amendments to the General Plan and a Zone Change are required in order to achieve the requested height, setbacks and density that are proposed. The purpose of the rezoning of properties within a larger

triangular area is to create the potential for a more consistent, higher density development pattern in this vicinity.

Amendment to the General Plan

The amendment consists of parcels of land that have a current General Plan designation of LUD #1 (Single-Family) and #8A (Traditional Retail Strip). All properties will be amended to LUD #7, (Mixed Uses). By amending the General Plan, the properties in the area (See Attached Maps) will have the opportunity to be developed as commercial, residential and mixed uses.

Amendment to the Atlantic Avenue Planned Development District (PD-25)

The amendment to the Atlantic Avenue Planned Development District (PD-25) is to expand the boundaries and create a higher density subarea providing a mix of commercial and residential uses that support the nearby Medical Centers.

This triangular area will become Subarea 2 - The Central Village Mixed Use District of PD-25. The intent of the subarea is to create an area that contains a mix of compatible uses in a setting with a stronger street presence and provide an opportunity for medical-oriented uses, and transitions to adjacent residential districts between the Memorial Medical Center activity node and the lower density uses to the south. This proposed amendment and rezoning addresses the needs of the City of Long Beach for residential and commercial uses that include work-force housing and special group residential uses to support St. Mary's Hospital and Long Beach Memorial Hospital.

Zone Changes

The current zoning of the parcels located within the proposed Central Village Mixed Use are not conducive to the proposed development or the intended uses. A rezoning will provide consistency with the intent of the Amendment of PD-25 and the revised General Plan designation. The subject area is currently zoned PD-25, R-1-N and CCA (Attachment 1). Staff recommends a rezoning of this area to the Central Village Mixed Use District of PD-25.

Planning Commission Action

During the hearing, three individuals spoke on this project. The concerns raised by those at the meeting included the potential for creating additional noise and impacts on the traffic in the area.

After discussion, Commissioner Stuhlberg made a motion to certify Mitigated Negative Declaration No. 32-04 and approve the Site Plan Review and Lot Merger and recommend that the City Council approve Amendments to the General Plan from LUD #1 and #8A to LUD #7, the described Amendments to the Atlantic Avenue Planned Development District (PD-25) and rezoning of properties from Single-Family Residential (R-1-N) and Community Automobile-Oriented (CCA) to the Atlantic Avenue Planned Development District (PD-25). Commissioner Gentile seconded the motion. The motion was passed 4-1 with Commissioner Greenberg voting in opposition.

In order to address the concerns raised during the Planning Commission public hearing, a community meeting was subsequently conducted on July 24, 2006.

ENVIRONMENTAL ANALYSIS

A Mitigated Negative Declaration (ND 32-04) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and is attached for your review. Negative Declaration ND 32-04 was certified by the Planning Commission June 15, 2006.

This report was reviewed by Assistant City Attorney Michael J. Mais on September 15, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires upon receipt of the recommendation of Planning Commission or notice of an appeal, the City Clerk shall set a time for consideration of the matter by the City Council.

FISCAL IMPACT

City Council action on this item has no direct fiscal impact. Indirectly the proposed amendments have the potential to generate property and sales tax revenue from residential, mixed-use and commercial projects that may be constructed due to the expanded land use designation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:lh

Attachments:

- 1) Planning Commission Staff Report and Conditions Of Approval dated June 15, 2006
- 2) Planning Commission Minutes
- 3) Negative Declaration ND 32-04
Project Plans
Resolution amending the General Plan
Ordinance Amending the Atlantic Avenue Planned Development District (PD-25)
Ordinance for Zone Changes



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

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June 15, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for approval of a Zone Change, Amendments to the General Plan and the Atlantic Avenue Planned Development District (PD-25), Site Plan Review, and a Lot Merger for a four (4)-story, sixty-six (66)-unit low-income senior citizen apartment complex. (Council District 6)

LOCATION: 2555 Atlantic Avenue

APPLICANT: Menorah Housing Foundation
Anne Friedrich, President
1618 Cotner Avenue
Los Angeles, Ca 90025

RECOMMENDATION

1. Certified Mitigated Negative Declaration No. 32-04; and
2. Recommend that the City Council approve Zone Changes from single-family residential (R-1-N) and Community Automobile-Oriented (CCA) to the Atlantic Avenue Planned Development District (PD-25); and
3. Recommend that the City Council approve the Amendments to the General Plan from LUD #1 and #8A to LUD #7, Mixed Uses; and
4. Recommend that the City Council approve Amendments to the Atlantic Avenue Planned Development District (PD-25); and
5. Approve the requests for Site Plan Review and Lot Merger subject to conditions.

REASON FOR RECOMMENDATION

1. The proposal is consistent with the Subdivision Regulations, and the Land Use Element of the General Plan as approved to be amended.
2. The proposed development will replace provide housing for low-income senior citizen in the City of Long Beach.
3. The propose Amendments will create a new subarea within the existing Atlantic Avenue Planned Development District (PD-25).

4. Positive findings can be made to grant the Zone Changes, Amendments to the General Plan, and the Atlantic Avenue Planned Development District (PD-25), Site Plan Review and Lot Merger requests.

BACKGROUND

The Menorah Housing site is a 0.76-acre parcel bounded by Atlantic Avenue on the east, Vernon Street on the south, the Pacific Railway Planned Development District (PD-22) on the west and a ten-foot (10') wide alley to the north (see attached location map). The site is currently owned by the City and improved with multiple structures (single-family homes and a single-story retail commercial building). The City of Long Beach Redevelopment Division of the Community Development Department has purchased the subject site with the intent of providing low-cost housing for senior citizens in the Central Long Beach area. The Menorah Housing Foundation will be the developer of the subject site.

The project is located in the PD-25 and the R-1-N Zoning Districts. The entitlement application filed with the Planning Bureau included a Zone Change, Amendments to the General Plan and the Atlantic Avenue Planned Development District (PD-25), Site Plan Review and a Lot Merger.

AMENDMENT TO ATLANTIC AVENUE PLANNED DEVELOPMENT DISTRICT (PD-25)

A Zone Change and Amendments to the General Plan and the Atlantic Avenue Planned Development District (PD-25) are required in order to achieve the requested height, setbacks and total number of dwelling units that are proposed. It is staffs' intention to rezone properties within a larger triangular area in order to create a consistent commercial corridor that will act as a transition to the mixed-use developments within PD-25.

This triangular area will become the Central Village Mixed-Use District of PD-25. The creation of Central Village Mixed-Use District will allow the City the Long Beach the opportunity to establish development standards for the subject property and the properties within the newly created district. The boundaries of the proposed subarea will be Willow Street to the north, PD-22 to the south and west and Atlantic Avenue to the east. The intent of the subarea is to create an area that contains a mix of compatible uses in a setting with a stronger street presence and provide an opportunity for medical oriented uses, and transitions well to adjacent residential districts. This project amendment and zone change addresses the needs of the City of Long Beach for residential and commercial uses that include work-force housing, special group home uses to support the Atlantic Avenue medical centers (St. Mary's Hospital and Long Beach Memorial Hospital). A text amendment is also included to allow Senior and/or Handicapped Housing and Special Group Housing (fraternity, sorority, convalescent home, convent monastery, etc.) as permitted uses. The first component of this subarea will be the four (4)-story sixty-six (66)-unit Menorah Housing Senior Housing complex.

ZONE CHANGES

The current zoning of the parcels located within the proposed Central Village Mixed Use are not conducive to the proposed development or the intended uses. A Zone Change must be approved in order to permit the uses, density and heights that are needed to create the intended mixed-use developments to comply with the revised General Plan designation. Property within the subject area is currently zoned PD-25, R-1-N and CCA (Attachment 6). It is staff's request to rezone this area to the Central Village Mixed Use District of PD-25.

CENTRAL VILLAGE MIXED USE DISTRICT

The proposed Central Village Mixed Use District is divided into five (5) Subareas. These Subareas are illustrated in Attachment 6. The Subareas allow the same permitted uses. The difference is the variation of heights and stepbacks. The intent and general standards for each Subarea are as follows:

- Subarea A
 - Height limit of forty-eight feet (48') (sixty feet (60') permitted through Site Plan Review).
- Subarea B
 - Height limit of twenty-eight feet (28').
- Subarea C
 - Height limit of twenty-eight feet (28') (thirty-five feet (35') permitted through Site Plan Review) with a stepback of thirty feet (30').
- Subarea D
 - Height limit of forty-eight feet (48').
- Subarea E
 - Height limit of twenty-eight feet (28') (thirty-five feet (35') to forty-eight feet (48') permitted through Site Plan Review) with a stepback of thirty feet (30').

PERMITTED USES

All uses that are currently permitted within the Atlantic Avenue Planned Development District (PD-25) will also be permitted in the newly created Central Village Mixed Use District, with the exception of the two (2) uses listed in the Revised PD-25 Use Table.

DEVELOPMENT STANDARDS

It is the intent of the City of Long Beach to establish development and performance standards that will guide development within the Atlantic Avenue and Willow Street corridors. It is the intent to provide development that is compatible with the surrounding area. The development standards include minimum requirements for articulation, setbacks, and variations in height in order to relate to adjacent fabric while creating architectural interest. Additional requirements will provide enhanced pedestrian orientation, and the following is a synopsis of design parameters:

Setbacks and Pedestrian Orientation

- a. Buildings shall be located at the street-side property line at Willow Street or as otherwise approved at Site Plan Review.
- b. For properties fronting Atlantic Boulevard, buildings shall be set back a minimum of five feet (5') from the property line.
- c. Where property is adjacent to side yard of a residential district, the setback shall be five feet (5'). Otherwise, no setback shall be required.
- d. Ground floor street frontage shall consist of active uses such as commercial, retail, or other active spaces. For residential projects, common activity areas such as community spaces, recreation areas (with the exception of laundry areas) and/or entries to units shall be located at the ground floor street frontage.
- e. Ground floor street frontage shall provide a minimum of 50% transparency at height between three feet (3') and ten feet (10') above the top of curb, or as otherwise approved at Site Plan Review.

Access and Parking

- a. Vehicular access shall be taken off the alley for all properties facing Willow Street.
- b. Off-street grade-level parking spaces shall not be placed within the street frontage or in between buildings.
- c. All at grade parking shall be screened from the street by active uses. Alternatives such as screening with architectural or landscape treatment may be approved at site plan review.
- d. Alleys and other PE ROW grade-level off-street parking spaces shall be screened with architectural or landscape treatment.

Building Articulation and Height (or as otherwise approved at Site Plan Review)

- a. Buildings shall be fully articulated in accordance with the architectural design concept. At a minimum, articulation shall be provided along building frontage at each public right of way (including alleys). The minimum articulation provided shall be no more than fifteen feet (15') from top of curb, shall be no less than fifteen feet (15') wide and twenty feet (20') in depth, and shall be open to the sky. The stepback of area C shall be exempt from this requirement.
- b. In order to provide a sensitive response to varying site conditions, height requirements shall vary within PD-25.
 - i. At the Willow Street frontage for the length of 372 feet west of the property line on Atlantic Avenue (Area A), the following height restrictions apply: buildings shall be no more than forty-eight feet (48') to top of roof, with the following exceptions: Allowable projections and; thirty percent (30%) of the building footprint may be as high as sixty feet (60') placed anywhere within building footprint, but at corner of Willow Street and Atlantic Avenue additional height shall be located at the corner. A maximum of 50% of building footprint may extend to a height of sixty feet if approved at Site Plan Review.
 - ii. No building facade or massing configuration shall repeat within a distance of 100'.
 - iii. For the remainder of the Willow Street Frontage (Areas B and C), maximum forty-eight feet (48') height applies, with a thirty-foot (30') stepback from both the alley and the PE ROW that shall be a maximum height of twenty-eight feet (28') for a minimum of 50% of the area, with the remainder having a maximum height of thirty-five feet (35'), or as otherwise approved at Site Plan Review.
 - iv. For the area bounded by Vernon Street at the south, Atlantic at the East, Alley on the North and PE ROW on the South, the allowable height shall be forty-eight feet (48') with allowable projections.
 - v. For the area bounded by Vernon at the North, Atlantic at the East (running 110 feet south of Vernon) and PE ROW at the South and West (Area E), maximum forty-eight feet (48') height applies, with a thirty-foot (30') stepback from both the alley and the PE ROW that shall be a maximum height of twenty-eight feet (28') for a minimum of 50% of the area, with the remainder having a maximum height of thirty-five feet (35'), or as otherwise approved at Site Plan Review.

- vi. For the area bounded by Vernon at the North, Atlantic at the East (running 110 feet south of Vernon) and PE ROW at the South and West (Area E), A courtyard with a minimum dimension of thirty feet (30') n/s and seventy-five feet (75') EW fronting Vernon Street shall be provided on any site with a length of more than 200', or as otherwise approved at Site Plan Review.

TEXT AMENDMENTS

It is the intent of the City of Long Beach to amend the current text of the PD-25 Use Table as follows (revision in bold print):

REVISED PD-25 USE TABLE

Residential Uses	Senior and/or Handicapped Housing	AUP Y	
	Special Group Housing (fraternity, sorority, convalescent home, convent, monastery, etc.)	N Y	

MENORAH SENIOR HOUSING PROPOSAL

The site is located within the Atlantic Avenue Planned Development District (PD-25) and the R-1-N zoning districts. The subject site is located in the Central Long Beach Redevelopment Project Area. The applicant is proposing to develop a four (4)-story, sixty-six (66)-unit senior housing apartment complex with one manager's unit with thirty-four (34) ground-level off-street parking spaces.

On the subject site, the applicant plans to develop sixty-six (66)-units (senior residential units) that are 540 square feet each and a manager's unit that is 910 square feet. The ground floor has 450 square feet of office space, a 2,625 square foot multi-purpose room, and a 140 square feet of laundry facilities. The second level will contain a 170 square foot storage room and a 180 square foot computer room for residents. Levels three (3) and four (4) will contain a storage room and residential units. There are two (2) types of floor plans. The floor plans are equal in square footage but vary in layout.

The following table provides the General Plan Land Use designation, zoning designation, and existing land use for the surrounding area:

	Zoning	General Plan	Land Use
Project Site	PD-25 and R-I-N	LUD #7- Mixed Uses & LUD #1- Single-Family	Mixed-uses
North	CCA	LUD #8A- Traditional Retail Strip	Commercial
South	PD-22 (Self Storage)	LUD #9R- Restricted Industry	Self-Storage
East	PD-25	LUD #7- Mixed Uses	Commercial Office Building
West	PD-22 (Self-Storage))	LUD #9R- Restricted Industry	Self-Storage

The required parking for the proposed development is thirty-four (34) spaces, which includes one (1) space for the manager's unit. Section 21.63 of the Long Beach Municipal Code permits a reduced rate of parking for very low-income senior housing development of one (1) space per two (2) beds. Parking for the subject site will be provided in a parking garage consisting of thirty-four (34) grade-level spaces, which complies with code. Access to the parking is provided from Vernon Street.

BUILDING DESIGN

The Redevelopment Agency is acting as the lead agency in reviewing the design of the project. This role is pursuant to the Memorandum of Understanding between the Community Development Department and the Department of Planning and Building (June 2003) and in accordance with the guidelines contained in the Redevelopment Agency Design Review (June 2003). As such, the Agency is responsible for the building architecture through its five-stage design review process. The Planning Commission assumes a supporting role by reviewing and approving the applicant's request for project entitlements once the schematic design has been approved by the Agency. The Agency will review the schematic design of this project (Stage III of the five-stage process) on June 26, 2006.

The project wraps around a courtyard facing Vernon Street. The building massing is well articulated and is expressed as several distinct volumes: a building mass fronting Atlantic Avenue; a building mass adjacent to the alley; and a third which encloses the western edge of the courtyard and fronts onto Vernon Street. The use of shared exterior space at the second floor helps to further separate the north facade into three (3) separate volumes. The building steps down in height from Atlantic Avenue to the west, to respond to the slope of the site. In addition, the building is set back twelve feet (12') from the residential property at the west, and is stepped back further at the second floor. The expression and articulation of the massing therefore helps to reduce the apparent mass and scale of the building to provide an appropriate response to the site, context and adjacent buildings.

The portion of the building that fronts Atlantic features prominent fenestration into the multi-purpose room located on the corner of Atlantic and Vernon. Although the finish floor at the ground floor is higher than the sidewalk grade due to the slope of the site, the terraces on the ground floor and significant landscaping to provide substantial pedestrian orientation.

A substantial part of the building at Vernon is set back from the street to create a generous courtyard space, which provides visual relief and an amenity for the residents. The main entry to the building is at the courtyard, facing the street, which will serve to provide a protected sense of entry for the resident seniors while activating the courtyard. The at-grade parking at the western portion of the building is screened with "Greenscreen" and vines, and the courtyard includes trees and shrubs designed to complement the building design while creating a lush, comfortable and secure environment for the residents.

The building is a contemporary design using quality materials, window systems and details. As a result of dialogue regarding the design with RDA staff, Planning staff and the Urban Design Officer, and throughout the Site Plan Review Committee process the project has been improved to provide increased pedestrian orientation, massing and articulation. The corner balconies, horizontal roof and window elements and additional fenestration has been included in the project design to result in a contemporary residential feel which will enhance the environment, improve the neighborhood and provide a terrific home for senior residents.

The proposal has also been reviewed by the Planning and Building Department through the Conceptual and Site Plan Review processes as well as a review by the City of Long Beach Urban Design Officer, Stephanie Reich, AIA.

CURRENT ACTION REQUESTED

The action requested is the approval of an Amendment to the General Plan, Amendment to the Atlantic Avenue Planned Development District (PD-25), Site Plan Review and Lot Merger. Requests for these entitlements may be granted only when the Planning Commission makes positive findings pursuant to Section 20.12.100 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.

PLANNED DEVELOPMENT AMENDMENT FINDINGS

- 1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND**

The proposed zone change will not adversely affect the character, livability, or appropriate development of the surrounding area. The subject site is currently within the Atlantic Avenue Planned Development District (PD 25) and the R-1-N zoning district, while the predominant land use in the surrounding area is mixed-use development. The proposed change from PD-25 and R-1-N to subarea 2 of PD-25, and altering the height limit from twenty-eight (28') feet to forty-eight (48') feet will allow development consistent with existing multi-level senior housing development along the Atlantic Avenue corridor (3747 Atlantic Avenue {Bixby Towers} and 1100-1116 Atlantic Avenue {Atlantic Villas}).

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

The subject site is located within LUD #7-Mixed Uses and LUD #1-Single Family land use designations, which are intended for large vital activity centers, and provide uses including retail, office, and high density residential development (LUD #7) and single-family residential uses (LUD #1). The parcels that are zoned R-1-n and have an LUD #1 designation is inconsistent with the General Plan. Changing the General Plan to reflect the intended used for the area would create a consistent zoning designation and General Plan land use area.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET. (ORD. C-6533 § 1 (PART), 1988).

The proposed change is not a rezoning of an existing mobile home park.

SITE PLAN REVIEW FINDINGS

1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED; AND

The complex will consist of a contemporary building that incorporates open balconies and lush landscaping into it design. A courtyard will be provided on the south elevation (Vernon Street) that will activate the formal entrance into the complex for residents and visitors. The proposal has also been reviewed by the Planning and Building Department through the Conceptual Site Plan Review process as well as a review by the City of Long Beach Urban Design Officer.

2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN;

The project is within the Central Redevelopment Area, and within the Atlantic Avenue Planned Development District. The Redevelopment Agency has reviewed the proposed design and has found it consistent with the guidelines for the Central Long Beach area in conjunction with the Stage III design approval. The project complies with all design guidelines in the Atlantic Avenue Planned Development District.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;

Through the Site Plan Review and Design Review processes the City of Long Beach has determined that the proposed project design is required in order to proceed with the development of residential units. All existing mature trees that will be removed will be replaced with landscaping throughout the complex.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

The proposed improvements in the public right-of-way do not exceed the likely impacts of the proposed project coupled with cumulative development.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).

Not applicable.

LOT MERGER FINDINGS

1. ANY ONE SUCH CONTIGUOUS PARCELS OR UNITS HELD BY THE SAME OWNER DOES NOT CONFORM TO THE MINIMUM SIZE STANDARDS AS REQUIRED BY THE ZONING REGULATIONS, AND AT LEAST ONE OF SUCH CONTIGUOUS PARCELS IS NOT DEVELOPED WITH A SEPARATE BUILDING FOR WHICH A PERMIT HAS BEEN ISSUED BY THE CITY;

The proposed development will be located on contiguous parcel that does not conform to the proposed development standards of the newly created subarea 2 of the Atlantic Avenue Planned Development District.

2. A SINGLE PROJECT IS DEVELOPED ON CONTIGUOUS LOTS IN SUCH A MANNER THAT ONE OR MORE OF THESE RECORDED LOTS COULD BE SOLD SEPARATELY FROM THIS PROJECT BUT WILL RESULT IN REDUCTION OF REQUIRED PARKING, SETBACKS, OPEN SPACES, OR VIOLATION OF THE OTHER DEVELOPMENT STANDARDS AS SPECIFIED IN THE CURRENT ZONING REGULATIONS;

The proposed development is designed in such a manner that if any of the contiguous lots were sold separately from this project would result in a reduction of setbacks.

PUBLIC HEARING NOTICE

A total of 193 Public Hearing Notices were mailed on May 31, 2006 to all owners of properties within a 300-foot radius of the project site, and the elected representative of the 6th Council District.

REDEVELOPMENT REVIEW

The project is located within the Downtown Redevelopment Project Area. The project has received Stage III design approval from the Redevelopment Agency, with the conditions that the final building design and the landscape plan is subject to approval by the Redevelopment Agency.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (ND 32-04) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and is attached for your review. Negative Declaration ND 32-04 was certified by the Redevelopment Agency on June 26, 2006. The Agency will certify an addendum to ND 32-04 on June 26, 2006.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

1. Certified Mitigated Negative Declaration No. 32-04; and
2. Recommend that the City Council approve Zone Changes from single-family residential (R-1-N) and Community Automobile-Oriented (CCA) to the Atlantic Avenue Planned Development District (PD-25); and
3. Recommend that the City Council approve the Amendments to the General Plan from LUD #1 and #8A to LUD #7, Mixed Uses; and
4. Recommend that the City Council approve Amendments to the Atlantic Avenue Planned Development District (PD-25); and
5. Approve the requests for Site Plan Review and Lot Merger subject to conditions.

Chairman and Planning Commissioners

Case No. 0412-06

June 15, 2006

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Respectfully submitted,

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

By: 

LEMUEL HAWKINS
PLANNER IV

Approved: 

CAROLYNE BIHN
ZONING OFFICER

CB:lh

Attachments:

1. Conditions of Approval
2. Negative Declaration ND 32-04
3. Location Map
4. Current Map of PD-25
5. Revised Map of PD-25
6. Central Village Mixed Use Maps
7. Plans of Menorah Housing Development

**SITE PLAN REVIEW AND LOT MERGER
CONDITIONS OF APPROVAL
CASE NO. 0412-06
JUNE 15, 2006**

1. The use permitted on the site, in addition to other uses permitted in The Atlantic Avenue Planned Development District (PD-25) and shall be sixty-six (66)-unit residential senior housing apartment complex with thirty-four (34) off-street ground-level parking spaces in a four (4)-story building.
2. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow **periodic re-inspections**, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
3. The applicant shall comply with all mitigation measures of Mitigated Negative Declaration No. 32-04. Mitigation measures must be printed on all plans submitted for plan review. The mitigation measures are as follows:

a. **AIR QUALITY**

As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- I. Application of soil stabilizers to inactive construction areas.
- II. Quick replacement of ground cover in disturbed areas (as applicable).
- III. Watering of exposed surfaces twice daily.
- IV. Watering of all unpaved haul roads three times daily.
- V. Covering all stockpiles with tarp.
- VI. Reduction of vehicle speed on unpaved roads.
- VII. Post sign on-site limiting traffic to 15 miles per hour or less.
- VIII. Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.

- IX. Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

TIMING: During all phases of construction of the project.
ENFORCEMENT: Building Bureau.

b. **NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)**

- I. Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

TIMING: Prior to issuance of the grading permit.
ENFORCEMENT: Planning & Building Department

- II. Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."

(Source: Section 18.95.050 of the Long Beach Municipal Code).

TIMING: Prior to issuance of the grading permit.
ENFORCEMENT: Planning & Building Department

c. **NOISE**

- I. Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturday's	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

TIMING: During all phases of construction of the project.
ENFORCEMENT: Building Bureau

4. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Planning and Building may require additional preventative measures such as but not limited to, additional lighting or private security guards.
5. This permit and all development rights hereunder shall terminate three years from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the three year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
6. This permit shall be invalid if the owner(s) and applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days form the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.

7. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
8. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
9. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on the site plan or a subsequent reference page.
10. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
11. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
12. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. The plans shall display an approval stamp or signature from the respective agency requiring such apparatus. These devices shall be located on private property and shall be screened by landscaping or other screening method approved by the Director of Planning and Building.
13. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the discretionary approval of the Director of Planning and Building.

Site Plan Review and Lot Merger Conditions

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14. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
15. All landscaped areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of city officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council.
16. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
17. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
18. Any graffiti found on site must be removed within 24 hours of its appearance.
19. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent or abutting residential buildings or neighborhoods pursuant to Section 21.41.259. Other security measures may be required to be provided to the satisfaction of the Chief of Police.
20. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
21. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

22. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
23. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
24. Grading and construction activities shall conform to Rule 403 of the South Coast Air Quality Management District and shall include the following:
 - a. Use water trucks and hoses to wet exposed and graded areas at least twice daily with complete coverage on all active areas and periodic wash-downs of public streets in the vicinity of all entrances and exits to the project site. Increase frequency of watering to three or more times per day whenever winds exceed 15 miles per hour, and cease grading activities during period of winds greater than 30 miles per hour.
 - b. Water material being excavated and stockpiled.
 - c. Water grading and cover materials being transported.
 - d. Maintain grading and construction equipment in proper tune.
 - e. Schedule truck trips to avoid peak hours (7-9 a.m. and 4-6 p.m., weekdays).
 - f. Discontinue construction during stage II smog alerts (ozone more than or equal to 0.35 ppm.).
25. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed
26. The following conditions shall be met to the satisfaction of the Superintendent of Building and Safety:

- a. The Building and Safety Bureau offers, "Permit by FAX" for preliminary processing of your applications. By using this service, you will be able to obtain your project number, the exact amount of the plan check fees to be paid, and shorten your wait time on the 4th floor of Planning and Building. You can obtain all the applications and information from our website at Project shall comply with the requirements of the current building and construction codes in the City of Long Beach. These codes are the 2001 Edition of the California Building Code (based on the 1997 Edition of the Uniform Building Code) as amended by Title 18 of Long Beach Municipal Code, 2001 Edition of the California Mechanical Code (based on the 2001 Edition of the Uniform Mechanical Code by IAPMO), 2004 Edition of the California Electrical Code (based on the 2002 Edition of the National Electrical Code by NFPA), and 2001 Edition of the California Plumbing Code (based on the 2000 Edition of the Uniform Plumbing Code by IAPMO). The Long Beach Municipal Code is available on the department WEB SITE at <http://www.longbeach.gov/apps/cityclerk/lbmc/table-of-contents.htm>. Scroll down and click on Title 18.
- b. Separate building permits are required for miscellaneous structures such as, but not limited to, signs, fences, retaining walls, trash enclosures, flagpoles, and pole mounted yard lighting foundations.
- c. Separate permit applications for electrical, plumbing, and/or mechanical plan checks are required. Please be aware of this for the sub-trade permits at the time you submit your project for building plan review.
- d. Separate grading permit submittal is required for review of the grading plan.
- e. Separate demolition permit is required to demolish any existing structures or buildings at the site.
- f. A separate plan review and approval by the Planning Bureau will be required. For more information regarding Planning Bureau, please call 562-570-6194.
- g. A separate plan review and approval by the Fire Prevention Bureau will be required. For more information regarding Fire Prevention Bureau, please call 562-570-7086.

- h. A separate plan review and approval by the Health Department will be required. For more information regarding Health Department, please call 562-570-4000.
- i. A separate plan review and approval by the Community Development will be required. For more information regarding Community Department, please call 562-570-6841.
- j. A separate plan review and approval by the Public Works Bureau will be required. For more information regarding Public Works Bureau, please call 562-570-7082.
- k. The Building and Safety Bureau offers "Permit by FAX" for preliminary processing of your applications. By using this service, you will be able to obtain your project number, the exact amount of the plan check fees to be paid, and shorten your wait time on the 4th floor of Planning and Building. All the applications and information may be obtained from our website at www.ci.long-beach.ca.us/plan or request the documents at (562) 570-6651. Fill out the appropriate applications and FAX them back to the department at (562) 570-6753.
- l. The building and facilities must be accessible to and usable by the physically disabled per Title 24 of the 2001 Edition of the California Code of Regulations. Please be aware that the Department has neither the responsibility nor the authority to enforce ADA regulations. Nonetheless, the Department strongly advises that the Architect or Designer of record include such requirements in the building design.
- m. Show on the plans a continuous and unobstructed path of travel connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities. The path must satisfy the width, slope and surface condition (i.e., drainage swale) mandated by the 2001 CBC.
- n. When fully completed plans are submitted to the Department for formal building plan review, provide on the title sheet an analysis that establishes justification for the building area and height based on available yards, type of construction, sprinkler systems and occupancy group.

- I. No indication was made on the plans as to the type of construction this building will be. Please pay particular attention to Table 5-A and 5-B regarding allowable floor area of each occupancy proposed and the maximum story and height limit. Based on your preliminary plans, it is assumed that the Type of Construction proposed is Type I-FR below the ground floor and Type V-1HR above. Therefore, the building height exceeds the maximum height (50 ft) and the total floor area exceeds the Maximum area allowed in Table 5-B.
 - II. Please pay particular attention to the occupancy separation between the group R, Division 1 and group S, Division 3 per Table 3-B and 2001 CBC Section 311.2.2. The group R, Division 1 below the three-hour occupancy separation is not allowed per 2001 CBC Section 311.2.2.1.2.
 - III. It is assumed that the building will be fully sprinklered throughout with an NFPA-13 system.
- o. It is required that the proposed building be located on one legally recorded lot. Therefore, you must provide an accurate plot plan of the lot, drawn to scale and fully dimensioned to locate the building on the lot relative to other structures and the property lines. A lot merger may be needed to satisfy building code requirements for property line locations. (Long Beach Municipal Code Section 18.12.020, 2001 CBC Section 503.2 and 503.3.).
 - p. Any lease line, which defines a leaseholder's area limits on a property, shall be treated as a legal property line for purposes of establishing the Building Code requirements.
 - q. No change shall be made in the character of occupancies or use of any building that would place the building in a different division of the same group of occupancy or in a different group of occupancies, unless such building is made to comply with the requirements of this code for such division or group of occupancy.
 - r. If an activity within the facility is in need of an "OSHPD 3" certification, the applicant must make it very clear to the Building Bureau staff the need for such certification and necessary plan review at the time the space or suite is proposed to be developed so that the additional mandated requirements can be verified.

- s. A sewerage permit or an exemption from the Los Angeles County Sanitation District sewer connection fees shall be required for your project. Detailed information may be obtained from the District Senior Engineer at telephone (562) 699-7411 ext 2727.
- t. The Clean Water Act of 1972 requires adequate and proper design and construction measures be taken to protect the storm water system and waterways from contamination. Applicable Best Management Practices (BMP's) must be implemented during construction per the City of Long Beach Municipal Code, Chapter 18.95.

If the disturbed area of the project is 1 acre or greater, construction plans must include features meeting the applicable Construction Activities BMP's (CA-1 through CA-40) and Erosion and Sediment Control BMP's (ESC-1 through ESC-56) of the "California Storm Water Best Management Practice Handbooks" (Construction Activity) (1993). A Storm Water Pollution Prevention Plan (SWPPP) must be submitted to and approved by the City. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down to Chapter 18.95 on the left and click.

If the disturbed area of the project is greater than 5 acres, an SWPPP (Storm Water Pollution Prevention Plan) must be prepared and submitted to both the RWQCB (Regional Water Quality Control Board) and the City of Long Beach per the City of Long Beach Municipal Code, Chapter 18.95. In addition, an NOI (Notice of Intent) to comply with the State Construction Activity Storm Water Permit shall be filed with the RWQCB. Evidence of such filing shall be submitted to the City. Chapter 18.95 is available from the department WEB SITE at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down on the left and click on Chapter 18.95.

Site Plan Review and Lot Merger Conditions

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- u. The project must comply with the additional Standard Urban Storm Water Mitigation Plan (SUSMP) regulations per the City of Long Beach Municipal Code, Chapter 18.95 for 100,000+ square foot commercial developments. Chapter 18.95 is available from the department **WEB** **SITE** at www.longbeach.gov/apps/cityclerk/lbmc/title-18/frame.htm. Scroll down on the left and click on Chapter 18.95. You should be aware that the first 3/4-inch volume of water produced from a rainfall event on the site must be collected and treated prior to its discharge to a storm water conveyance system.
- v. Provide two copies of the project soils report prepared by a California licensed Civil or Geotechnical Engineer or a Certified Engineering Geologist having competence in the field of seismic hazards (liquefaction and/or landslide) evaluation and mitigation. The report shall include the engineer's foundation design recommendations based on the site conditions and State of California mandated Seismic Hazard Mapping Act. The mitigation measures recommended in the report shall be incorporated into the plan.
- w. All sheets of the plans and the first sheet of the calculations are required to be stamped and signed by the California licensed Architect and/or Engineer responsible for the design. The professional license must be current and in good standing.
- x. The engineer of record, or another equally qualified engineer appointed by him/her, shall make "Structural Observation" visits to the jobsite at significant construction stages and at completion of the structural system to verify general conformance of the structural system to the approved plans and specifications per CBC Section 1702.
- y. Since no preliminary plans have been provided at this time for our initial review, please be informed that plan check comments will only be issued after the completed plans have been submitted and a full plan check review has been done. The applicant is responsible for complying with all requirements of the prevailing Building Code, or other local ordinances, state or federal laws.
- z. General comments regarding the submitted preliminary plans:

Group S, Division 3(Parking Level)

- I. The trash chutes shall be terminated in a room separated from the remainder of the building by 2-HR occupancy separation per 2001 CBC Section 711.5 and sprinklers be provided per 2001 CBC Section 904.2.2.
- II. Two required exits shall be separated not less than one half of the length of the maximum overall diagonal dimension of the area served per 2001 CBC Section 1004.2.

Group R, Division 1

- I. Elevators opening into a corridor shall be provided with an elevator lobby at each floor containing such a corridor per 2001 CBC Section 1004.3.4.5.
- II. Exit enclosure shall be two-hour fire-resistive construction per 2001 CBC Section 1005.3.3.2.3.
- III. Two required exits in the multi-purpose room shall be separated not less than one half of the length of the maximum overall diagonal dimension of the area served per 2001 CBC Section 1004.2.

27. The following shall be provided to the satisfaction of the Director of Public Works:

PUBLIC RIGHT-OF-WAY

- a. The Developer shall make an irrevocable offer to dedicate 10 feet of the development site for the widening of Atlantic Avenue.
- b. The Developer shall dedicate and improve the northern 10-foot-wide alley to a new width of 15 feet. The 5-foot alley dedication shall be improved with m 6-inch concrete pavement.
- c. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the additional right-of-way shall be provided.

ENGINEERING BUREAU

- a. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Work Permit Section of the City of Long Beach Development Services Center, 4th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-7082 or 7084.
- b. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
- c. The Developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
- d. The Developer shall demolish and reconstruct the curb ramp at the northwest corner of East Vernon Street and Atlantic Avenue.
- e. The Developer shall reconstruct the southwest corner of the east-west alley and Atlantic Avenue intersection to align with the alley widening. All trees, light poles, power poles, utility vents, hydrants, pullboxes, utility meters, pipes, signs, fences, walls, or other physical obstructions within the proposed alley widening or at the alley entrance shall be removed or relocated by the Developer at his/her expense, or shall agree to have them removed or relocated when requested by the Director of Public Works.
- f. The Developer shall reconstruct depressed, uplifted or deteriorated sections of public sidewalk on Atlantic Avenue Atlantic Avenue to the satisfaction of the Director of Public Works.

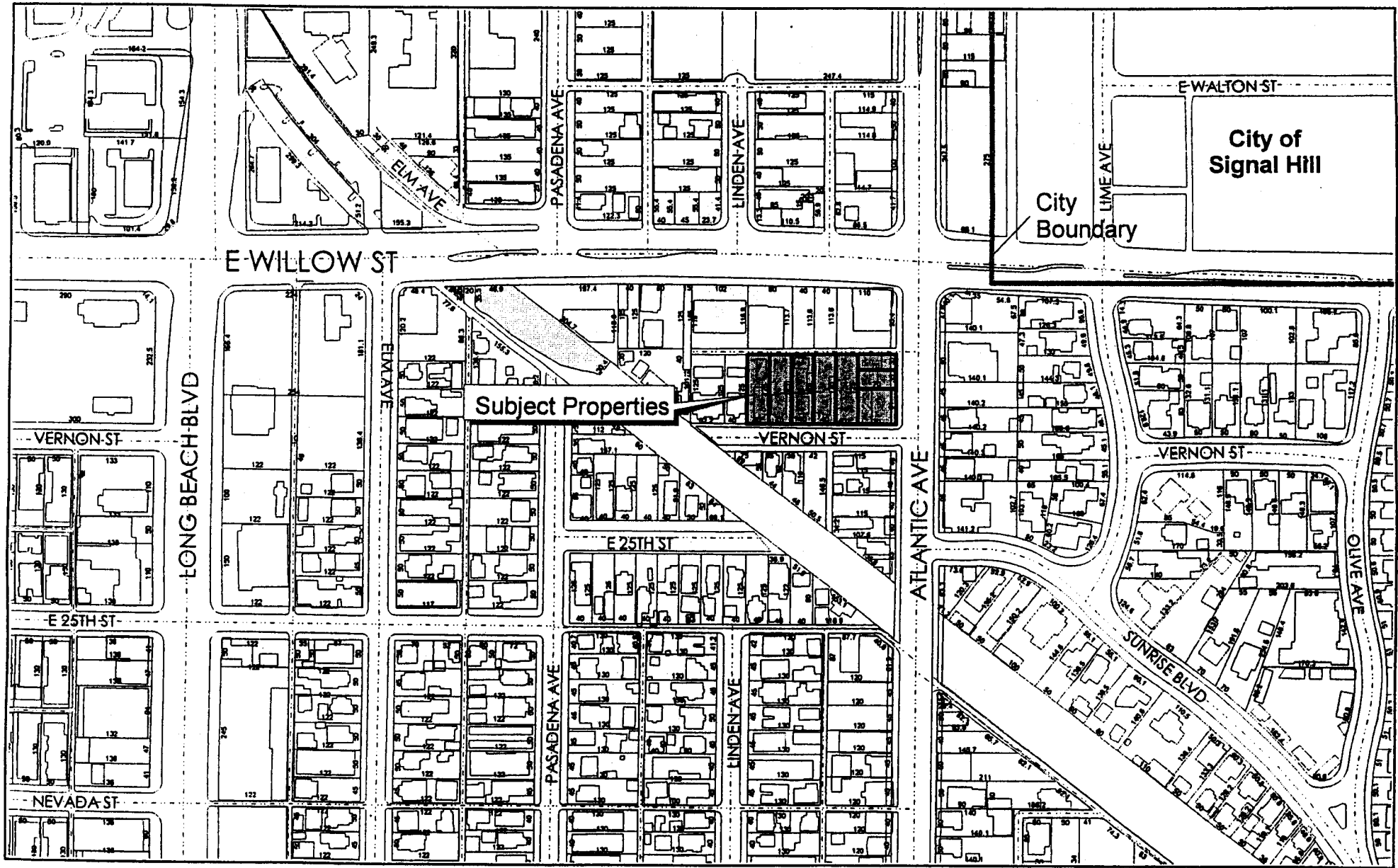
- g. The Developer shall demolish and reconstruct the public sidewalk on East Vernon Street between Atlantic Avenue and the westerly property line of the project. New curb and gutter shall also be provided along this segment of East Vernon Street. All sidewalk improvements shall be constructed with Portland cement concrete.
- h. The Developer shall provide for the resetting to grade of existing manholes, meters and pull boxes in conjunction with project construction and reconstruction within the adjacent public rights-of-way, to the satisfaction of the Director of Public Works.
- i. The Developer shall provide for new street trees and groundcover within the parkway on East Vernon Street between Atlantic Avenue and the westerly property line of the project. All new street trees shall be provided with root barrier and irrigation. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- j. The Developer shall provide for 4-foot-square tree wells and new street trees with root barrier and irrigation on Atlantic Avenue between East Vernon Street and the east-west alley.
- k. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- l. The Developer shall provide on-site alley lighting along the east-west public alley.
- m. The Developer shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. All sidewalk improvements shall be constructed with Portland cement concrete (PCC). The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- n. The Developer shall submit grading and related storm drain plans with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services, and the Director of Public Works prior to the issuance of any building permit.

- o. No cross-lot drainage shall be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works.
- p. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- q. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- r. All traffic control device installations including pavement markings on the parking lot shall be installed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), 2003 edition (i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- s. The Developer shall submit detailed off-site improvement plans to the Department of Public Works for review and approval.
- t. After completion of the required off-site improvements, the Developer or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.
- u. The Developer shall dedicate 8.0 feet of right-of-way for alley purposes along the south side of the project in order to convert Roble Way to two-way traffic, and improve this area with minimum 6-inch concrete pavement.
- v. The Developer shall dedicate 2.0 feet of right-of-way for alley purposes along the east side of the project in order to convert Alamo Court to two-way traffic.
- w. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shown on the map.
- x. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

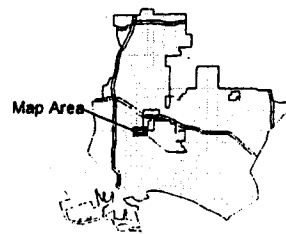
28. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination shall be executed by the third-party easement holder prior to the filing of the final map.
29. A comprehensive sign program shall be submitted prior to the issuance of a building permit and shall be subject to the review and approval of the Director of Planning and Building. Parking garage signs shall match the program for Downtown Long Beach, to the satisfaction of the Director of Planning and Building and the Director of Community Development.
30. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Planning and Building prior to the issuance of a building permit.
31. Adequately sized trash enclosure(s) shall be designed and provided for this project as per Section 21.46.080 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the lot.
32. Any request for installation of an exterior public telephone shall be administered pursuant to Chapter 5.71 of the Long Beach Municipal Code.
33. Prior to issuance of building permits the developer shall comply with all requirements and the construction plans shall incorporate all recommended design changes of the Redevelopment Agency as outlined in the Stage III approval letter dated August 22, 2005.
34. Any loading zone on Long Beach Boulevard or 4th Street to serve the tenants of the proposed project shall be reviewed and approved by the Director of Public Works.
35. The first floor "shopkeeper" storefront spaces facing 4th Street shall be commercial tenancies and business operators shall obtain commercial business licenses.

36. Any residential dwelling units not identified as "shopkeeper" storefront spaces are not to be utilized as commercial businesses, may obtain Home Occupation licenses to conduct business from their residences, and shall comply with all requirements of that license.
37. The entry sign to the garage shall be compatible with all downtown signage, to the satisfaction of the Redevelopment Agency.
38. The parking spaces not allocated for residences shall remain open and available to the public at all times.
39. The storage areas within the building shall be an inseparable part of the project for the sole use of residents and are not to be leased, rented, or sold to non-residents.
40. Lighting levels in the garage shall comply with LBMC Section 21.41.259.
41. The project shall comply with NPDES requirements contained in LBMC Chapter 18.95.
42. A refuse management plan that addresses collection of refuse for all on-site and off-site refuse stored in the enclosures located within the project shall be submitted for approval prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy.
43. All utility meters shall be screened or otherwise obscured from public view to the satisfaction of the Planning Bureau.
44. The final design of the driveways and ingress and egress into all parking areas on Vernon Street shall be subject to the review and approval of the Director of Planning and Building and the Director of Public Works. The ingress, egress and adjacent areas shall provide pedestrian amenities where the driveways intersect the street such as enriched pavement, landscaping, decorative bollards or other appropriate street furniture to identify, protect and enhance the pedestrian pathway.
45. An application for right-of-way vacation shall be filed with the Department of Public Works, and a request for Finding of General Plan Conformity shall be filed with the Department of Planning and Building, prior to issuance of any building permit and shall be approved prior to recordation of the Final Map.
46. The final construction plans shall be approved and stamped by the Redevelopment Agency prior to issuance of a building permit.

50. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



SUBJECT PROPERTY:
2555 Atlantic Ave.
Case No. 0412-06
Council District 6
Zone: PD-25 Subarea 1; R-1-N



Scale = 1:3,000

Attachment #2

imposed on existing dealerships, with a specific time frame for compliance.

Deputy City Attorney Mais recommended that staff work with his office to develop appropriate amortization schedules for such compliance with the new amendment.

Commissioner Gentile moved to continue the item and directed staff to return to the Commission with a revised set of recommendations to include compliance with the amendments for existing auto dealers. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Winn and Rouse were absent.

R E G U L A R A G E N D A

3. Item #3 was temporarily removed from the Regular Agenda to allow discussion with the applicant
4. Case No. 0412-06, General Plan Amendment, PD-25 Amendment, Zone Change, Site Plan Review, Lot Merger, ND 32-04

Applicant: Menorah Housing Foundation
Anne Friedrich, President

Subject Site: 2555 Atlantic Avenue (Council District 6)

Description: Request for approval of a Zone Change, Amendments to the General Plan and the Atlantic Avenue Planned Development district (PD-25), Site Plan Review and a Lot Merger for a four-story, 66-unit low-income senior citizen apartment complex.

Lemuel Hawkins presented the staff report recommending approval of the project since it is consistent with subdivision regulations and the Land Use Element, will replace and provide housing for low-income senior citizens and since positive findings can be made to support the requests.

Stephanie Reich, Urban Design Officer, City of Long Beach, outlined the intent, development envelope and general standards of each sub area, along with the elevations and orientation of the proposed structures.

Anne Friedrich, Executive Director, Menorah Housing Foundation, 2555 Atlantic Avenue, gave a history of the project. In response to a query from Commissioner Greenberg as to why the project was in the path of Memorial's planned extension, Ms. Friedrich explained that they would be including affordable housing for

hospital employees, which they hoped would trigger economic growth in the area.

Commissioner Greenberg expressed concern about the location of the project, saying he felt it should not be the closest to the hospital since this specific property would better used for workforce housing.

Planner Hawkins noted that the intent was to provide workforce housing off of Willow, starting with this project as a kickoff to encourage development.

David White, Project Officer, Central Redevelopment Project Area, noted that the City was in the process of acquiring parcels in the area to include in this project as well as other potential workforce housing development, and that this project would provide its residents with easier access to hospital services and retail needs.

Commissioner Sramek pointed out that under the General Plan revision, this corridor had been specifically earmarked for workforce housing.

Greg Carpenter noted that community input indicated support for this type of use in this location.

Karen Afashehlamantia, 3041 Bonita, suggested that the project incorporate green building standards.

Ms. Frick noted that there was a green building policy in place for public buildings, not private development projects, but that the RDA encouraged applicants to incorporate those elements. Mr. Hawkins added that since this was a HUD project, green standards would be in place.

Sandy Redding, 2530 Atlantic Avenue, adjacent property owner, asked for more information about the project before making a decision.

Polly Johnson, 735 Sunrise Blvd., said she also wanted more information about possible noise and traffic impacts of the project.

Commissioner Stuhlberg moved to certify Mitigated Negative Declaration No. 32-04; and to recommend that the City Council approve Zone Changes from single-family residential (R-1-N) and Community Automobile-Oriented (CCA) to the Atlantic Avenue

Planned Development District (PD-25); to recommend that the City Council approve the Amendments to the General Plan from LUD #1 and #8A to LUD #7, Mixed Uses: to recommend that the City Council approve Amendments to the Atlantic Avenue Planned Development District (PD-25); and to approve the requests for Site Plan Review and Lot Merger subject to conditions.
Commissioner Gentile seconded the motion.

Commissioner Greenberg said he could not support the motion because the location was a vital one for workforce housing, and he asked why the project could not be moved to another site, since this seemed to him to be the wrong project for the wrong location.

In response to a query from Chairman Jenkins regarding the RDA's awareness of the need for workforce housing, David White noted that they were working with the Housing Development Company on a 50-unit project nearby, and added that the project under discussion had received a 15-month HUD grant.

Chairman Sramek stated he would support the motion, but believed there was a need for carefully planned, not piecemeal, workforce housing.

Commissioner Greenberg objected to what he agreed was piecemeal development on a key parcel, and said it would make sense to pull together a master plan involving the Commission earlier than the first project.

Ms. Frick suggested a study session to explain the long-term strategic plan in the area.

The question was called, and the motion passed 4-1-0.
Commissioner Greenberg dissented, and Commissioners Winn and Rouse were absent.

3. (Heard Out of Order)

Case No. 0510-02, Site Plan Review, Vesting Tentative Tract Map, Standards Variance, ND 01-06

Applicant: Jay Scheppmann
Subject Site: 1223-1227 Long Beach Blvd. (Council Dist. 1)
Description: Request for approval of Site Plan Review, Vesting Tentative Tract Map No. 65484 and Standards Variance for less than code-required dimensions for open space and courtyard area for a 51-unit condominium complex with ground floor commercial and live/work uses.



CITY OF LONG BEACH

Planning Commission

333 West Ocean Boulevard, 5th Floor

Long Beach, CA 90802

FAX (562) 570-6610

ENVIRONMENTAL PLANNING

\$25.00 FILING FEE

NOTICE OF PREPARATION

To: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, #1101
Norwalk, CA 90650

From: Community & Environmental Planning Division
Department of Planning and Building
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802

In conformance with Section 15082 of the State CEQA Guidelines, please post this notice for period of 20 days. Enclosed is the required fee of \$25.00 for processing.

Notice is hereby given that the Long Beach City Planning Commission, Lead Agency for purposes of CEQA, proposes to adopt a Mitigated Negative Declaration for the project listed below:

1. Project Location:

PD-25 and 2555 Atlantic Avenue

2. Project Title:

PD-25 and Menorah Housing Senior Units

3. Project Description:

The proposed project would have two components. One component would be an amendment to Zoning District PD-25 to create a Subarea 2 at the southwest quadrant of the Willow Street/Atlantic Avenue intersection. A second component would be a 66-unit low-income senior housing development. Consisting of four stories in height, the development would provide 34 parking spaces at grade.

4. Review period during which the Lead Agency will receive comments on the proposed Negative Declaration:

Starting Date: May 26, 2006

Ending Date: June 14, 2006

5. Public Meeting of the Planning Commission for ND-32-04:

Date: June 15, 2006

Time: 1:30 p.m.

Location: City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

6. Copies of the report and all referenced documents are available for review by contacting the undersigned, or on the web at: www.longbeach.gov/plan/pb/epd/er.asp.
7. The site is not on any list as enumerated under Section 65965.5 of the California Government Code.
8. The Initial Study may find significant adverse impacts to occur to the following resource areas:
Air Quality, NPDES, Noise

For additional information contact:

Jill Griffiths
Planner
Long Beach, CA 90802
333 West Ocean Blvd 5th Floor

CITY OF LONG BEACH
PLANNING COMMISSION

PROJECT:

I. TITLE:

PD-25 and Menorah Housing Senior Units

II. PROPONENT

Menorah Housing Foundation
10780 Santa Monica Blvd., Suite 260
Los Angeles, CA 90025

III. DESCRIPTION

The proposed project would have two components. One component would be an amendment to Zoning District PD-25 to create a Subarea 2 at the southwest quadrant of the Willow Street/Atlantic Avenue intersection. A second component would be a 66-unit low-income senior housing development. Consisting of four stories in height, the development would provide 34 parking spaces at grade.

IV. LOCATION

PD-25 and 2555 Atlantic Avenue

V. HEARING DATE & TIME

June 15, 2006 1:30 p.m.

VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature: _____

Jill Griffiths

Date: _____

May 25, 2006

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

PD-25 and Menorah Housing Senior Units

INITIAL STUDY



Prepared by

City of Long Beach
Department of Planning and Building
Community and Environmental Planning

INITIAL STUDY

1. Project title:

PD-25 and Menorah Housing Senior Units

2. Lead agency name and address:

Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802

3. Contact person and phone number:

Jill Griffiths
333 West Ocean Blvd 5th Floor
Long Beach, CA 90802

4. Project location:

PD-25 and 2555 Atlantic Avenue

5. Project sponsor's name and address:

Menorah Housing Foundation
10780 Santa Monica Blvd., Suite 260
Los Angeles, CA 90025

6. General Plan:

LAND USE DISTRICT #1: SINGLE-FAMILY RESIDENTIAL
Properties fronting on Vernon Street.

LAND USE DISTRICT #7: MIXED USES
Properties fronting on Atlantic Avenue.

LAND USE DISTRICT #8A: TRADITIONAL RETAIL STRIP COMMERCIAL
Properties fronting on Willow Street.

7. Zoning:

ATLANTIC AVENUE PLANNED DEVELOPMENT DISTRICT (PD-25)

This planned development district encompasses Atlantic Avenue from Pacific Coast Highway to Willow Street. The purpose of PD-25 is "to ensure that the recycling and reinvestment that occur along this portion of Atlantic Avenue result in high quality development and provide compatible uses that complement and serve the adjoining residential neighborhood."

8. Description of project:

One component of the proposed project would be the designation of a new Subarea 2 in the Atlantic Avenue Planned Development District (PD-25). The new subarea would encompass 29 parcels, Vernon Street and an east-west alley in the southwest quadrant of Willow Street and Atlantic Avenue. The subarea would acknowledge existing structures that are considered historic or cultural resources. The subarea would provide development standards that would encourage new projects of varying height along Willow Street and Atlantic Avenue. Guidance for architectural articulation would also be included in the development standards. Please refer to Attachment 1: Page 6 of Assessor Map Book 7208, which illustrates the area to be included in Subarea 2.

The second component of the proposed project would be a low-income senior housing complex on a .768 acre site at the northwest corner of Atlantic Avenue and Vernon Street. Proposed by the Menorah Housing Foundation, the complex would provide 66 units in a U-shaped, four-story structure. The residential units would consist of three different floor plans, each approximately 540 square feet in size. A total of 34 covered parking spaces would be provided at grade with access to the complex from Vernon Street. Please refer to Attachments 2 through 5 for more information.

9. Surrounding land uses and setting:

The new Subarea 2 of PD-25 would anchor the southwest corner of the Willow Street / Atlantic Avenue intersection. Located north of the intersection is the Long Beach Memorial Hospital campus and numerous office buildings occupied by supporting medical businesses. East of the intersection is the city of Signal Hill and the Sunrise Boulevard Historic District. South of the area that would be Subarea 2 is the heart of the Atlantic Avenue Planned Development District. Atlantic Avenue consists of established commercial businesses, older residential units, institutional uses and newer residential units developed by the Redevelopment Agency. West of the project area is the Willow Street corridor, consisting of commercial and multi-family land uses and established residential south of Willow Street. Internal to the project area, Vernon Street is occupied by multi-family and single-family residential units. The entire area is within the Central Long Beach Redevelopment Project Area (CPAC).

10. Other public agencies whose approval is required:

City Council (on appeal only)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	◆ Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	◆ National Pollution Discharge Elimination System	◆ Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

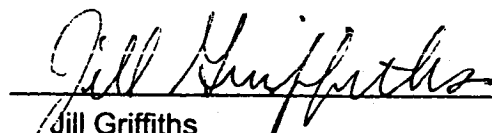
I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

✓ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Jill Griffiths
Planner

May 25, 2006

EVALUATION OF ENVIRONMENT IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the score of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
 II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS –
 Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS –				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact.

The project area is located in the southwest quadrant of the Willow Street / Atlantic Avenue intersection. The component of the proposed project that would create a Subarea 2 in PD-25 could affect views in the immediate area. The component could ultimately result in four stories of building mass. Because new development would alter the appearance of the project area, the response to the question cannot be "No Impact." A change in the appearance of the project area would not be anticipated to be substantially adverse. Therefore, new development that could occur in the new Subarea 2 of PD-25 would be less than significant in its impact upon the surrounding area.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less Than Significant Impact.

The project area is located in an urbanized area that does not contain any natural scenic resources. It is not located adjacent to any State Scenic Highway. Please see the response to V.a. for a detailed discussion regarding historic resources.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact.

The component of the proposed project that would create Subarea 2 in PD-25 could alter the visual character of the project area over time. The creation of Subarea 2 would allow for the appearance of the project area to evolve. The evolution would not be expected to substantially degrade the area or its surroundings.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact.

The project site is located in an area that is urbanized with nighttime light sources. While the senior housing component of the proposed project would introduce additional light sources into the vicinity over that which currently exists, the light sources would not be expected to adversely affect views in the immediate area.

II. AGRICULTURE RESOURCES

No Impact. (for a, b and c)

The project area is not located within an agricultural zone, and there are no agricultural zones within the vicinity of the project. The proposed project would be located within a sector of the city that has been built upon for well over half a century. Development of the proposed project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project would include development of a 66-unit low-income senior housing complex. The complex is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less than Significant Impact with Mitigation Incorporated.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government

actions that generate emission greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
SO _x	150	150

Construction emissions would involve demolition and new construction. The related emissions would be estimated to be below threshold levels. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-1 Screening Table for Estimating Total Construction Emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Construction Emissions	17.92	24.15	43.81	29.74
AQMD Thresholds	75	100	550	150
Exceeds Thresholds	No	No	No	No

The primary long-term emission source from the proposed project would be vehicles driven by residents and guests of the proposed development. A secondary source of operational emissions would be the consumption of natural gas and the use of landscape maintenance equipment. Estimated automobile emissions from the project are listed in the table below. The sources of these estimates are based on the CEQA Air Quality Handbook, revised 1993, Table 9-7 Screening Table for Estimating Mobile Source Operation Emissions. Based upon these estimates, the proposed project would not exceed threshold levels for mobile emissions. The table below indicates the results.

	ROC	NO _x	CO	PM ₁₀
Project Emissions	8.37	10.41	42.61	16.41
AQMD Thresholds	55	55	550	150
Exceeds Thresholds	No	No	No	No

The following mitigation measure is included to reduce the possibility that the proposed project would violate any air quality standard or contribute to an existing or projected air quality violation during all phases of demolition and construction:

II-1 As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stockpiles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact.

Please see III (a) and (b) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large.

With the implementation of Mitigation Measure II-1, the proposed project would not be anticipated to produce substantial levels of any pollutant concentration that could affect sensitive receptors.

e. Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact.

One component of the proposed project would involve the development of 66 low-income senior housing units. This would require demolition and new construction. The project would be required to comply with City requirements applicable to the maintenance of refuse areas to minimize potential odors, including the frequency of refuse collection at the site.

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The location of proposed Subarea 2 and the senior housing project site are both within an urbanized portion of the city, and are adjacent to other existing residential and commercial structures. The vegetation consists of common horticultural species in landscaped areas. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The proposed site is not located in a protected wetlands area. Also, the development of the proposed project is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the neighborhood is limited to that typically found in highly populated and urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominantly located in the southeast sector of the city.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

Less Than Significant Impact.

The following Historic Resources CEQA Assessment was prepared by Janet Ostashay, City of Long Beach Historic Preservation Officer:

The survey study area includes both sides of the 500 block of Vernon Street and a portion of Atlantic Avenue between the old Pacific Electric right-of-way to the south and East Willow Street to the north. Developed primarily within the Junction Park Tract in the Central Long Beach area the survey area includes 20 parcels with 25 properties. Eighteen of these parcels are developed with improvements while the remaining lots are vacant. The improvements along Vernon Street are comprised of residential dwellings, the majority of which were built within the first quarter of the twentieth century. The 8 lots along the west side of the 2500 block of Atlantic Avenue were developed between 1910 and 1988. And a small grouping of residential structures accessed from East Willow Street were built in the mid-1930s with the exception of two dwellings which were erected just after the turn of the twentieth century.

The survey study area includes land that was once covered by farms and ranches. Such ranches included the Densmore Ranch which grew fruit, the Moore Ranch that consisted of a 40-acre orange grove, the small Harnett Ranch, and the Saunders Ranch on the east side of Atlantic Avenue. The area was slow to develop until the Pacific Electric Railway came to Long Beach in 1902. The Huntington Beach segment of the Pacific Electric line was completed from the Long Beach line at the Willow Street Station to Huntington Beach in 1904, and later to Newport Beach (in 1905) and Balboa (in 1906). Along this line between Willow Street and Atlantic Avenue a triangular shaped tract was formed called the Junction Park Tract. This tract was divided in an east-west direction by Vernon Street. It was eventually subdivided into irregular shaped lots and further developed by various individuals with the construction of small residential dwellings. Most of the structures built were modest single-family, wood-family bungalows. A large Spanish Colonial Revival style multi-family complex comprised of a number of attached and detached units was built during a span of years from 1927 to 1937. These structures are along Willow Street, though much of it extends south to the Pacific Electric Railway's right-of-way and Vernon Street. Commercial development occurred along Atlantic Avenue right after the conclusion of World War II. Since this area was initially developed, many of the buildings have undergone unsympathetic changes to their exterior and interior features. Nonetheless, the neighborhood is reflective of the early residential development patterns of the central Long Beach area.

Just east of the survey study area is the Sunrise Boulevard Historic District. This small neighborhood is located south of Willow Street, east of Atlantic Avenue, and north of the old Pacific Electric Railway right-of-way. Interior streets of the district include Lime Avenue, Olive Avenue, Vernon Street, and Sunrise Boulevard. The area has a distinctive history and visual identity, reflecting specific historical, cultural, and architectural characteristics. With approximately 47 contributing properties, the neighborhood was deemed a City of Long Beach Landmark Historic District in 1990.

The properties located within the survey study area were identified and evaluated based on the California Office of Historic Preservation survey methodology, which allows for a 45-year old threshold for surveying properties for historical significance. Additionally, the survey approach recommended by the National Park Service in their technical assistance bulletin entitled "Guidelines for Local Surveys: A Basis for Preservation Planning," was also utilized.

Upon concluding the survey process three properties, which together form a distinctive cluster of multi-family dwellings, were identified as potentially eligible for local designation as an individual landmark. The grouping of Spanish Colonial Revival designed apartment units at 520 East Willow Street and those at 539-545 and 547-549 Vernon Street are significant for their distinctive historical and architectural importance to the area. Historically, they physically manifest elements of the City's early residential development patterns in their style, property type, use, location, and age. Architecturally, they are very good representative examples of the Spanish Colonial Revival style as evident in multi-family housing. Much of their integrity qualities, which includes location, design, setting, materials, workmanship, feeling, and association are still intact. Upon concluding the historic assessment these properties have been assigned an OHP California Historical Resource Status Code rating code of 5S3: appears to be individually eligible for local listing or designation through survey evaluation. For the purpose of CEQA compliance these properties are considered historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

Nine additional properties within the survey study area were found to merit special consideration in the local planning process because of their architectural character. In particular, the structure located at 2555-2565 Atlantic Avenue. Comprised of three separate structures they appear, from the street, as one because of the row of prominently placed gable ends flanking each of the storefront openings. Built at various times (1945, 1947, 1988), these properties were made to look as one when the new building at 2555 Atlantic Avenue was built in 1988. However, all of the structures along this block of Atlantic (new and old) have been

severely altered thereby compromising their integrity. These buildings along with the other properties along Vernon Street and Atlantic Avenue that were identified as eligible for special consideration in the planning process were also assessed as ineligible for federal, state, and local designation because they lacked sufficient historical and architectural importance for such recognition. All of these properties were assigned an OHP rating code of 6L: determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

The remaining 12 properties, including the vacant/parking lots, were found to be ineligible for any type of designation or special consideration due to lack of architectural and/or historical significance and compromised integrity. These properties were assigned an OHP rating code of 6Z: ineligible for National Register, California Register, or local designation. For the purposes of CEQA compliance those properties given an OHP evaluation rating code of either a 6L or 6Z are not considered historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

The findings of this survey assessment are summarized in the table below:

Table 1
Properties Surveyed within Survey Study Area

Address	APN	Property Type	Date Built	Style	OHP Rating
520 East Willow Street	7208-006-007, -005, -004	MFR	1901/1927 /1937	Spanish Colonial Revival	5S3
539-545 Vernon Street	7208-006-016	MFR	1937	Spanish Colonial Revival	5S3
547 Vernon Street	7208-006-017	MFR	1937	Spanish Colonial Revival	5S3
550 Vernon Street	7208-006-034	SFR	1922	Craftsman Bungalow	6Z
555 Vernon Street	7208-006-910	SFR	1918	Craftsman Bungalow	6L
560 Vernon Street	7208-006-033	SFR	1918	Craftsman Bungalow	6Z
561 Vernon Street	7208-006-902	SFR	1921	Craftsman Bungalow	6L
566 Vernon Street	7208-006-032	SFR	1919	Craftsman Bungalow	6Z
567 Vernon Street	7208-006-020	SFR	1918	Craftsman Bungalow	6L
572 Vernon Street	7208-006-031	SFR	2000	Contemporary	6Z
575 Vernon Street	7208-006-903	SFR	1912	Craftsman Bungalow	6L
No Address (Vernon St.)	7208-006-904	Vacant	N/A	Parking Lot	6Z
580-86 Vernon Street	7208-006-026	MFR	1948	Vernacular	6Z

Negative Declaration ND-32-04
 PD-25 and Menorah House Senior Units

592 Vernon Street	7208-006-026	SFR	1910	Craftsman Bungalow	6Z
2515 Atlantic Avenue	7208-006-030	SFR	1922	Craftsman Bungalow	6L
2517 Atlantic Avenue	7208-006-030	SFR	1921	Craftsman Bungalow	6L
2525 Atlantic Avenue	7208-006-029	Commercial	1940	Vernacular	6Z
2525 ½ Atlantic Avenue	7208-006-029	SFR	1921	Craftsman Bungalow	6Z
2527 Atlantic Avenue	7208-006-028	Vacant	N/A	Vacant Lot	6Z
2535 Atlantic Avenue	7208-006-027	SFR	1922	Vernacular	6Z
2537-39 Atlantic Avenue	7208-006-027	Commercial	1966	Vernacular	6Z
2545 Atlantic Avenue	7208-006-026	Commercial	1947	Vernacular	6Z
2551-55 Atlantic Avenue	7208-006-907	Commercial	1988	Vernacular	6L
2557-59 Atlantic Avenue	7208-006-906	Commercial	1947	Vernacular	6L
2565-71 Atlantic Avenue	7208-006-905	Commercial	1945	Vernacular	6L

Key:

APN: Assessor's Parcel Number

OHP: (California) Office of Historic Preservation

5S3: Appears to be individually eligible for local listing or designation through survey evaluation

6L: Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning

6Z: Found ineligible for National Register, California Register, or local designation through survey evaluation

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

No Impact.

The project site is located outside the area of the City expected to have the higher probability of latent artifacts. The development component of the proposed project would involve demolition and new construction, but would not involve excavation. The proposed project would not be expected to affect or destroy any archaeological resource due its geographic location.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

There are no known paleontological resources or unique geologic features associated with the project site. No impact to these types of resources would be anticipated.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact.

The project site would not be anticipated to house any human remains. Therefore, there would be no impact to such a resource.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact.

Per Plate 2 of the Seismic Safety Element of the General Plan, no faults are known to pass directly beneath the project area. The Alquist-Priolo Special Studies Zone is located east of what would be Subarea 2 of PD-25. The most significant system in the vicinity of the project area is the Newport-Inglewood fault zone. Because faults do exist in the City, "No Impact" would not be an appropriate response, but a less than significant impact could be anticipated.

ii) Strong seismic ground shaking?

Less Than Significant Impact.

The relative close proximity of the Newport-Inglewood fault zone could create substantial ground shaking in the project area if a seismic event occurred along the fault. However, there are numerous variables that determine the level of damage to a specific location. Given these variables, it is not possible to determine the level of damage that may occur in the area during a seismic event. All new development in the project area would be required to be constructed in conformance with all current state and local building codes relative to seismic safety. A less than significant impact would be anticipated.

iii) Seismic-related ground failure, including Liquefaction?

No Impact.

Per Plate 7 of the Seismic Safety Element, the proposed project is located in a part of the city where the potential for liquefaction to occur is minimal. Therefore, no Impact is anticipated.

iv) Landslides?

No Impact.

Per the Seismic Safety Element, the project site is outside the area where landslides would be anticipated to occur. Therefore, no impact would be expected.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact.

New development in the project area would be expected to result in minimal soil erosion during demolition and construction. The project area is relatively flat and the requirements of Rule 403 would be enforced, which would also minimize erosion. A less than significant impact would be anticipated.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

According to the Seismic Safety Element, the project site is located on soil made up of predominantly granular non-marine terrace deposits overlying Pleistocene granular marine sediments at shallow depths. There is nothing in the Element to indicate this type of soil in the location of the proposed project would become unstable as a result of the project.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact.

Please see VI. (c) above for discussion.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?

No Impact.

Sewers are in place in the vicinity of the project site. The use of septic tanks or an alternative waste water disposal system would not be necessary and no impact would be anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact.

The proposed project includes two components: an amendment to create a Subarea 2 in PD-25 and a 66-unit low-income senior housing complex. Neither the land uses permitted in the new Subarea 2 nor the function of the senior housing complex would involve the transport, use or disposal of hazardous materials. The project area would not be anticipated to create any significant hazard to the public or the environment, but because some demolition would be necessary, a less than significant impact response is appropriate.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact.

Please see VII (a) above for discussion.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

No Impact.

The project area is located approximately one quarter-mile from Burnett Elementary School. The proposed land uses in the project area are not

ones that would be anticipated to involve the handling ore emission of any hazardous materials. No impact would be anticipated.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. The Cortese List does not list any lots within the project area as contaminated with hazardous materials.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

The site of the proposed project is not located within any airport land use plan.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

Please see VII (e) above for discussion.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact.

The component of the proposed project that would involve the development of a senior housing complex would be required to comply with all current Fire and Health and Safety codes and would be required by code to have posted evacuation routes to be utilized in the event of an emergency. The proposed project would not be expected to impair the

implementation of or physically interfere with an emergency evacuation plan from the building or any adopted emergency response plan.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact.

The project area is located within an urbanized setting and would not expose people or structures to a significant risk of loss, injury or death involving wild land fires.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact:

While development and operation of the proposed project would involve the discharge of water into the system, the project would not be expected to violate any wastewater discharge standards. The project area is in a part of the city that is not adjacent to any major water source. New development in project area would be required to comply with all state and federal requirements pertaining to preservation of water quality.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact.

The project area is in an urban setting with water systems in place that were designed to accommodate development. The operation of the

proposed land uses in the new Subarea 2 would not be expected to substantially deplete or interfere with the recharge of groundwater supplies.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

No Impact.

The project area is in an urban setting and is not near any stream or river. All public rights-of-way are in place. No new streets are proposed as part of the project. The proposed project would result in minimal erosion or siltation on or off the site.

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?

No Impact:

The proposed project would be constructed with drainage infrastructure in place to avoid a situation where runoff would result in flooding or upset. Please see the response to VIII.c. above for further explanation.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

No Impact:

Please see the responses to VIII.c. and VIII.d. above for discussion.

f. Would the project otherwise degrade water quality?

Less Than Significant Impact.

During construction and operation, the project would be expected to comply with all laws and code requirements relative to maintaining water quality. The project would not be expected to significantly impact or degrade the quality of the water system.

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact.

According to Plate 10 of the Seismic Safety Element, the project area is located just outside of the inundation limit of the 100-year flood. No impact to the project area would be anticipated.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact.

Please see the response to VIII.g. above for discussion.

i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact.

The project area is not located where flooding would be expected to impact it, nor is it located within proximity of a levee or dam. There would be no impact.

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact.

According to Plate 11 of the Seismic Safety Element, the project site is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Therefore, there would be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

Less Than Significant Impact.

The proposed project would be the establishment of a Subarea 2 in the Atlantic Avenue Planned Development District (PD-25), which has a northern boundary at Willow Street and a southern boundary at Pacific

Coast Highway. Subarea 2 would encompass the southwest quadrant of the Willow Street / Atlantic Avenue intersection, with the Pacific Electric Railroad right-of-way functioning as the southwest boundary of the subarea. The designated subarea is illustrated on Attachment 1, which is Page 6 of Los Angeles County Assessor's Map Book 7208. The project area is also located in the Central Redevelopment Project Area (CPAC). A notable landmark in the area is the Long Beach Memorial Hospital / Miller Children's Hospital campus, located further north along Atlantic Avenue. Neighborhoods surrounding the project area are built-out with residential land uses in the interior and commercial land uses on the corridors. The two components of the proposed project, the creation of a Subarea 2 in PD-25 and a proposed 66-unit, low-income senior housing complex, would be appropriate for the area. The components of the proposed project would not be expected to physically divide any established community.

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The project area has more than one General Plan Land Use District, as listed on page two of this document. The required discretionary applications for the proposed project include a General Plan Amendment, a Zone Change from R-1-N and CCA to PD-25, a Text Amendment to PD-25, including new development standards, and a Site Plan Review for the senior housing component. All of the discretionary applications would be voted upon by the Planning Commission and would be the required vehicles in order for the project to not conflict with any land use plans or regulations. As proposed, the project area would not be anticipated to have a significant impact upon, or conflict with, the applicable land use regulations.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact:

The project area is located in an urban setting. No habitat conservation plan or natural community conservation plan would be impacted by the project.

X. MINERAL RESOURCES

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past. The proposed site does not contain any oil extraction operations and development of the proposed project would not be anticipated to have a negative impact on this resource. There are no other known mineral resources on the site that could be negatively impacted by development.

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact.

The project area is located in an urbanized setting. New development in the project area would not impact or result in the loss of availability of any known mineral resource.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact.

Please see X (a) above for discussion.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project would include the establishment of a Subarea 2 in PD-25 and the development of a 66-unit, low-income senior housing complex at 2555 Atlantic Avenue.

a. Would the project result in a significant loss of pervious surface?

Less Than Significant Impact.

The senior housing component of the proposed project would require some structures to be demolished before new construction could occur.

This component could result in some loss of pervious surface but it would not be anticipated to be significant.

b. Would the project create a significant discharge of pollutants into the storm drain or water way?

Less Than Significant Impact.

The senior housing component of the proposed project would not be anticipated to discharge a significant level of pollutants into the storm drain. The impact would be expected to be less than significant.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

Less Than Significant With Mitigation Incorporated.

It would be necessary for the applicant to practice Best Management Practices during development of the senior housing component of the proposed project. Due to the urban setting and the size of the project site, the following mitigation measures shall apply:

- XI-1 Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.
- XI-2 Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."
(Source: Section 18.95.050 of the Long Beach Municipal Code).

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types

of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

Less Than Significant Impact With Mitigation Incorporated.

Development of the proposed project is not expected to create noise levels in excess of those established by the Long Beach City Ordinance. During periods of demolition and construction, the development may cause temporary increases within the ambient noise levels but it is not expected to exceed established standards. However, project construction must conform to the City of Long Beach Noise Ordinance with regard to when it takes place. Due to the close proximity of the project site to existing retail and residential buildings, the following mitigation measure shall apply:

XII-1 Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

Less Than Significant Impact.

The proposed project could expose persons to periodic ground borne noise or vibration during phases of demolition and construction. However, this type of noise would be typical for a construction site and would be expected to have a less than significant impact.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact.

Although the proposed project could result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the project, given the proposed land use, the permanent increase would not be expected to be substantial. Therefore, such an increase would not be expected to require mitigation.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact.

Development of the proposed project would involve temporary noise typically associated with new construction. Such noise could create a temporary increase in the ambient noise level in the surrounding neighborhood. Once the proposed project is completed, the noise levels created by the project would be expected to be non-disruptive and consistent with other similar developments in the neighborhood.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact:

The proposed project is not located within any airport land use plan.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

No Impact:

The proposed project is not located within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

Less Than Significant Impact.

One component of the proposed project would create a Subarea 2 in PD-25 that could result in new development in the future. Another component of the proposed project would be the development of a low-income senior housing complex consisting of 66 units with 34 on-site parking spaces. This component would introduce a new housing type into the neighborhood. The new units could be occupied by residents already in the immediate neighborhood or in the greater Long Beach area. The senior housing complex would not be classified as "substantial" growth.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact.

The proposed project area would encompass some lots already acquired by the Redevelopment Agency. Other lots occupied by residential units in the project area would remain and would continue to function as housing. The component of the proposed project that would be a senior housing complex would include the demolition of some structures. The new

complex would provide 66 new units targeted for low-income senior residents. Any impact would be anticipated to be less than significant.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact.

Please see the response to XIII.b. above for discussion.

XIV. PUBLIC SERVICES

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood. The District has been operating at or over capacity during the past decade.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

Less Than Significant Impact.

The proposed project would include the creation of a Subarea 2 in PD-25 and senior housing complex consisting of 66 low-income units. The senior housing component would be plan checked and inspected by the Fire Department to ensure compliance with all applicable requirements of the Fire Code. As a result, the proposed senior housing would not be expected to have an adverse impact upon Fire services.

b. Police protection?

Less Than Significant Impact.

The project area would be served by the Police Department's West Division. During review of the senior housing component and any subsequent development projects in Subarea 2, the Police Department would have the opportunity to provide verbal and written input to the applicant regarding defensible design, security lighting, locks, and other related issues. New developments in the project area would not be anticipated to have an adverse impact upon Police services.

c. Schools?

No Impact.

The senior housing component of the proposed project would be the development of 66 low-income, senior housing units. The units would not be anticipated to house any school-age children. The anticipated impact of the proposed project upon the local schools would not be expected to be adverse.

d. Parks?

Less Than Significant Impact With Mitigation Incorporated.

The project area would be located in one of a sector of the City that is park deficient. At the time of issuance of building permits, the applicant would be required to pay a Park Impact Fee based upon the type and quantity of dwelling units to be constructed. While the required fee would not compensate for the lack of parks in the immediate vicinity of the project site, the monies collected would assist in the acquisition and development of future park sites in the City.

e. Other public facilities?

No Impact.

No other public facilities have been identified that would be adversely impacted by the proposed project.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact

The senior housing component of the proposed project could potentially increase the use of existing nearby park facilities in the City. However, the increased use by the senior residents would not be expected to result in physical deterioration. Development of the project would not be anticipated to place an increased burden on the recreational facilities of the City. And, as indicated in XIV.d., a Park Impact Fee would be collected, based upon the type and number of dwelling units constructed.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact.

The proposed senior housing component of the project would provide on-site open garden and terrace areas and a multi-purpose room that would be available to all of the residents. Each unit would also have private open space. The project would not require the construction or expansion of any facilities that would have an adverse physical effect upon the environment.

XVI. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less than Significant Impact.

The proposed project consists of two components, the creation of a new Subarea 2 in PD-25 and a 66-unit, low-income senior housing complex. Neither component would be anticipated to have an impact upon the streets and intersections in the area that would be substantial to the point of congestion. The project area could accommodate the expected

volumes of the proposed senior housing. The increased impact would be expected to be less than significant.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less than Significant Impact.

Please see XV (a) for discussion. The proposed project would not be expected to result in a volume of trips that would exceed the capabilities of the surrounding streets and intersections.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact.

The proposed project would have no impact upon air traffic patterns and would be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact.

Access to the senior housing component of the proposed project would be from Vernon Street. With regard to design features and hazards, Zoning staff and the City's Traffic Engineer would work in consort with the applicant to resolve any design issues relating to access prior to the issuance of building permits to ensure that any impact would be less than significant.

e. Would the project result in inadequate emergency access?

Less Than Significant Impact.

During preliminary review and plan check, the Fire Department and Police Department would both have input into the floor plans and the vehicular and pedestrian accesses for the senior housing component of proposed project. As a result, the project would not be expected to result in inadequate emergency access. The same process would apply for any subsequent new development in the newly created Subarea 2.

f. Would the project result in inadequate parking capacity?

Less Than Significant Impact.

The senior housing component of the proposed project would provide 34 covered parking spaces at grade. According to the project plans, the amount of parking provided meets the amount of parking required for the proposed land use. Provided the parking spaces are utilized as they were intended, the proposed project would not be expected to result in an inadequate parking supply.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact:

The project area would be located along Willow Street and Atlantic Avenue, which are both transit routes. As proposed, the components of the proposed project would not be expected to conflict with any adopted policies related to Long Beach Transit or any other alternative forms of transportation.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate

capacity to serve the project's projected demand in addition to the provider's existing commitments?

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The proposed project would not be expected to place an undue burden on any utility or service system. The project would include the establishment of Subarea 2 in PD-25, the adopted Zoning for Atlantic Avenue. The area is an urbanized setting with established utilities and services in place. The project would also result in 66 low-income senior housing units, which could be accommodated by the existing system.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact.

The proposed project would be located within an established urbanized setting. There would be no anticipated negative impact to any known fish or wildlife habitat or species.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact.

The amendment to PD-25 to create a Subarea 2 with associated development standards would provide for future development alternatives

at the Willow Street/Atlantic Avenue node. The proposed senior housing development would offer a new residential choice for the senior population in the City and would be an addition to the growing synergy on Atlantic Avenue. Together, the two components of the project would foster opportunity. They would not be anticipated to have impacts on the environment that would be cumulatively considerable.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

There are no adverse environmental effects to human life either directly or indirectly related to the proposed project.

**MITIGATION MONITORING PLAN
MITIGATED NEGATIVE DECLARATION 32-04
PD-25 AMENDMENT TO CREATE SUBAREA 2
MENORAH HOUSING SENIOR COMPLEX AT 2555 ATLANTIC AVENUE**

II. AIR QUALITY

II-1 As required by South Coast Air Quality Management District Rule 403-Fugitive Dust, all construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of project development to reduce the amount of particulate matter entrained in the ambient air. The measures shall be printed on the project plans. They include the following:

- Application of soil stabilizers to inactive construction areas.
- Quick replacement of ground cover in disturbed areas (as applicable).
- Watering of exposed surfaces twice daily.
- Watering of all unpaved haul roads three times daily.
- Covering all stock piles with tarp.
- Reduction of vehicle speed on unpaved roads.
- Post sign on-site limiting traffic to 15 miles per hour or less.
- Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
- Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.

TIMING: During all phases of construction of the project.
ENFORCEMENT: Building Bureau

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

XI-1 Prior to the release of the grading permit, the applicant shall prepare and submit a Storm Drain Master Plan to identify all storm run-off and methods of proposed discharge. The Plan shall be approved by all impacted agencies.

TIMING: Prior to issuance of the grading permit.

ENFORCEMENT: Planning & Building Department

- XI-2** Prior to the release of any grading or building permit, the project plans shall include a narrative discussion of the rationale used for selecting or rejecting BMPs. The project architect or engineer of record, or authorized qualified designee, shall sign a statement on the plans to the effect: "As the architect/engineer of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored and maintained to ensure their effectiveness. The BMPs not selected for implementation are redundant or deemed not applicable to the proposed construction activities."
(Source: Section 18.95.050 of the Long Beach Municipal Code).

TIMING: Prior to issuance of the grading permit.

ENFORCEMENT: Planning & Building Department

XII. NOISE

- XII-1** Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.

The only exception shall be if the Building Official gives authorization for emergency work at the project site.

TIMING: During all phases of construction of the project.

ENFORCEMENT: Building Bureau

7208 6
SCALE 1" = 80'

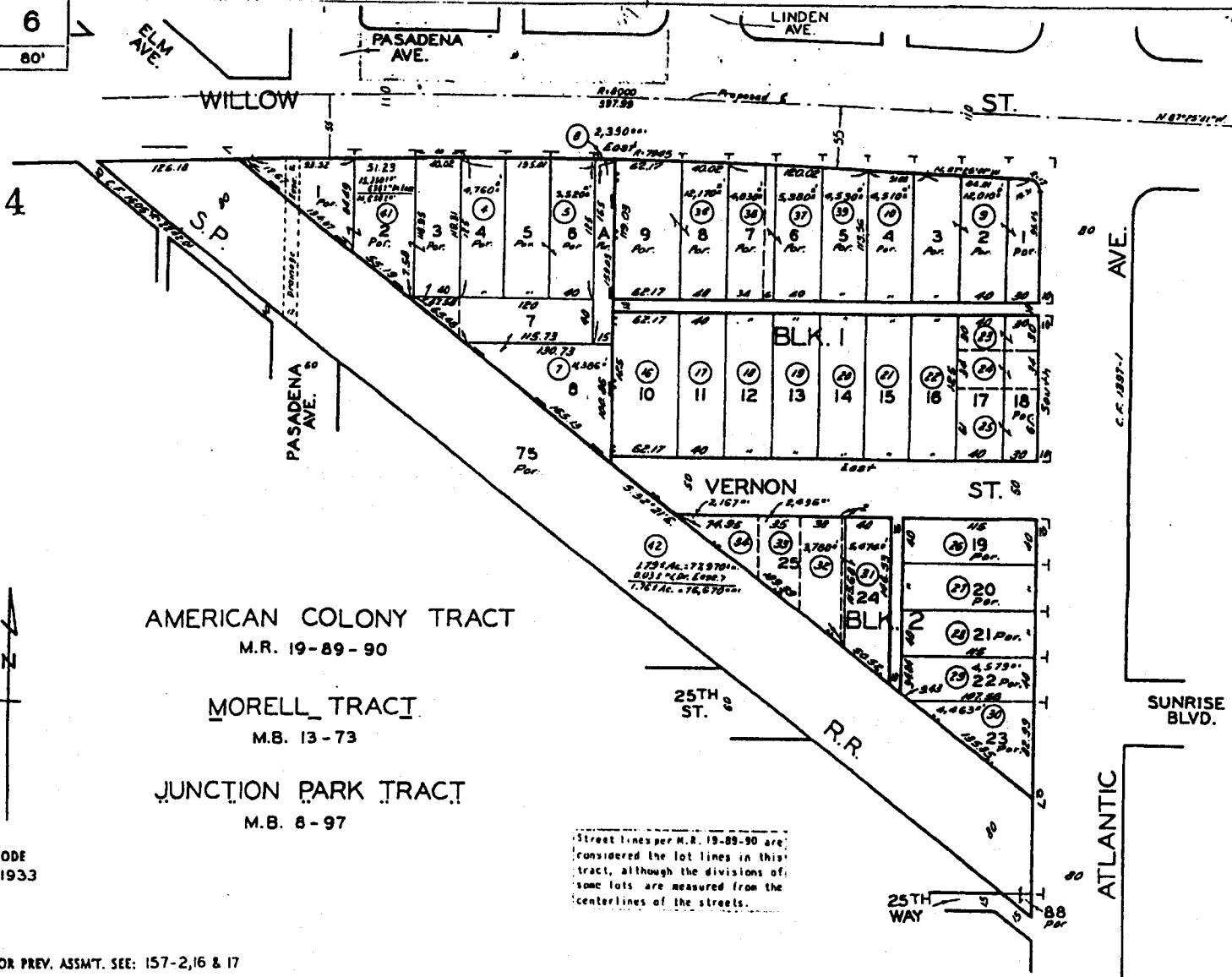
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11933

FOR PREV. ASSMT. SEE: 157-2,16 & 17

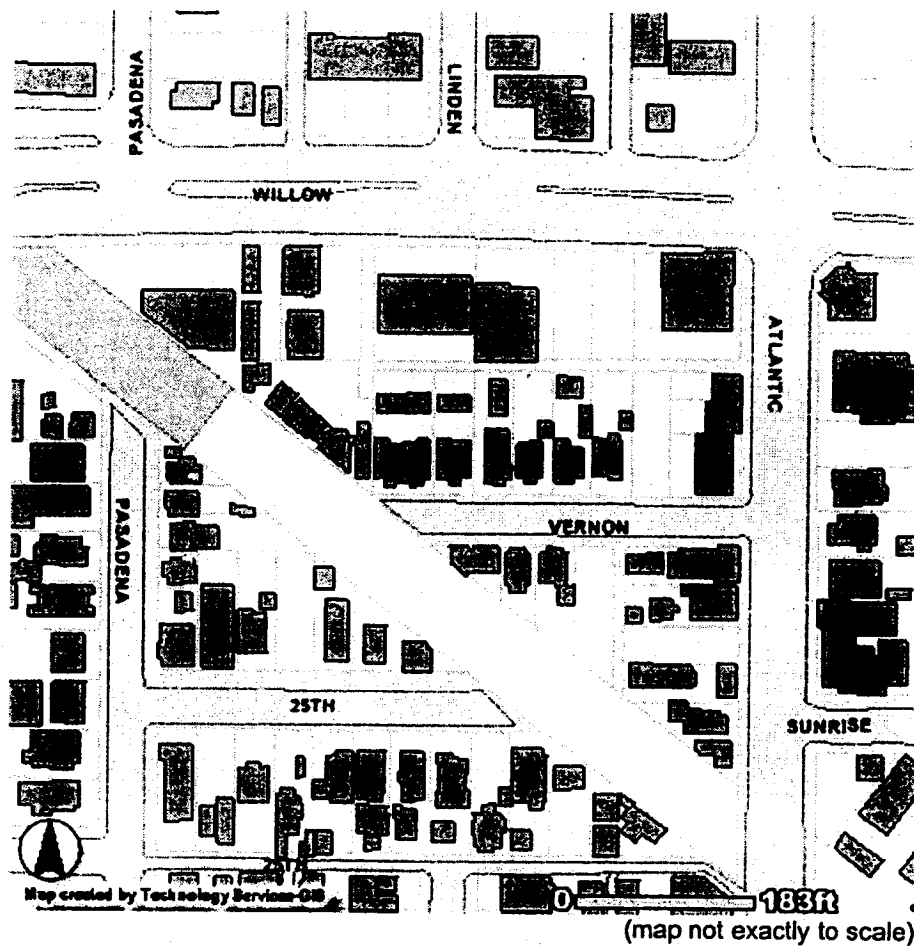


Street lines per M.R. 19-89-90 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

MAR 16 1994
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

Attachment 1

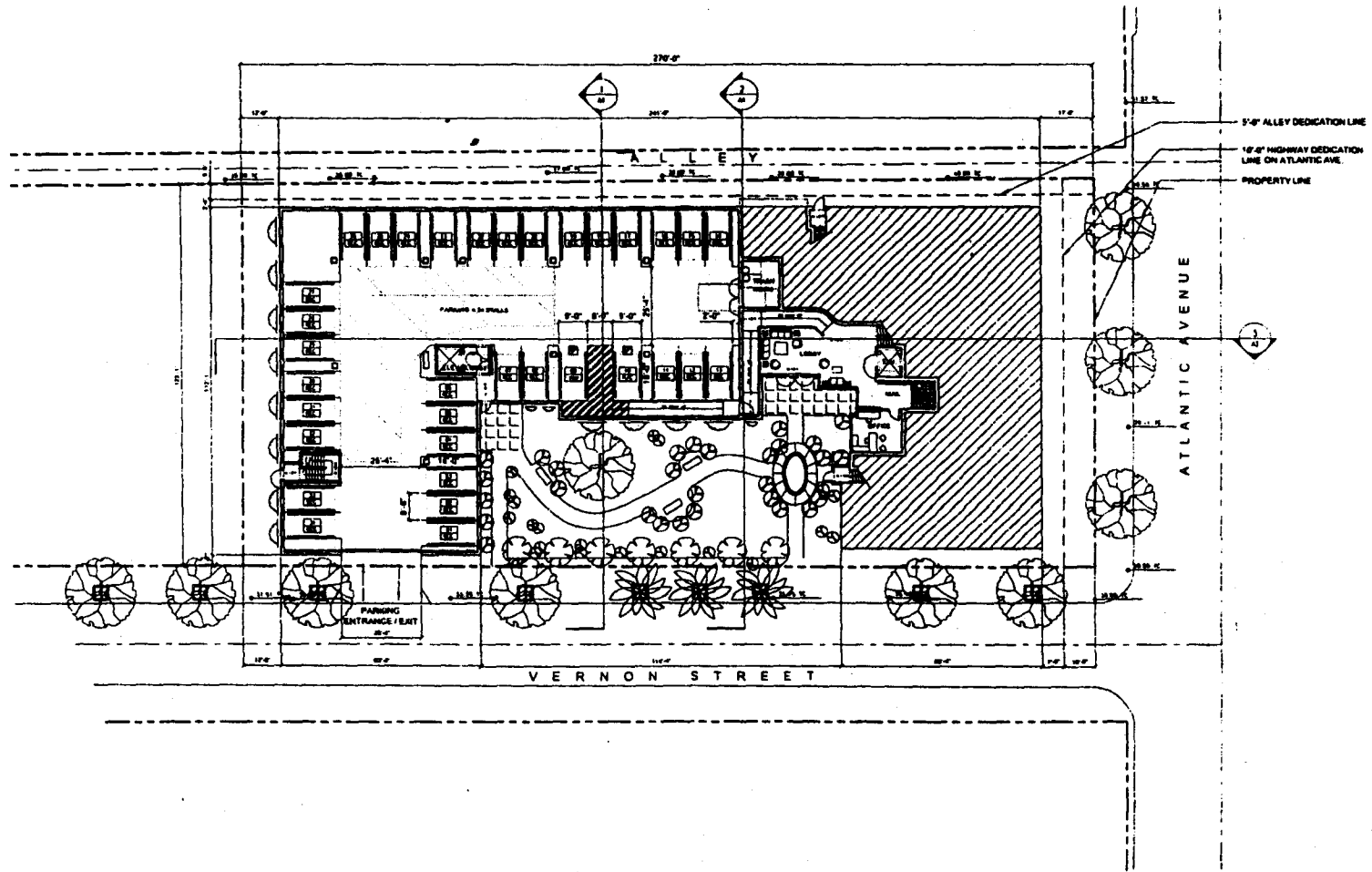
VICINITY MAP



Project Site: PD-25 and 2555 Atlantic Avenue
Southwest quadrant of the Willow Street /
Atlantic Avenue intersection.

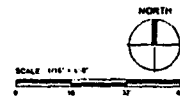
Project: Creation of a Subarea 2 in the Atlantic
Avenue Planned Development District.
Development of a low-income senior
housing complex at the northwest corner
of Atlantic Avenue and Vernon Street. The
complex would consist of 66 units and 34
covered parking spaces at grade.

Attachment 2

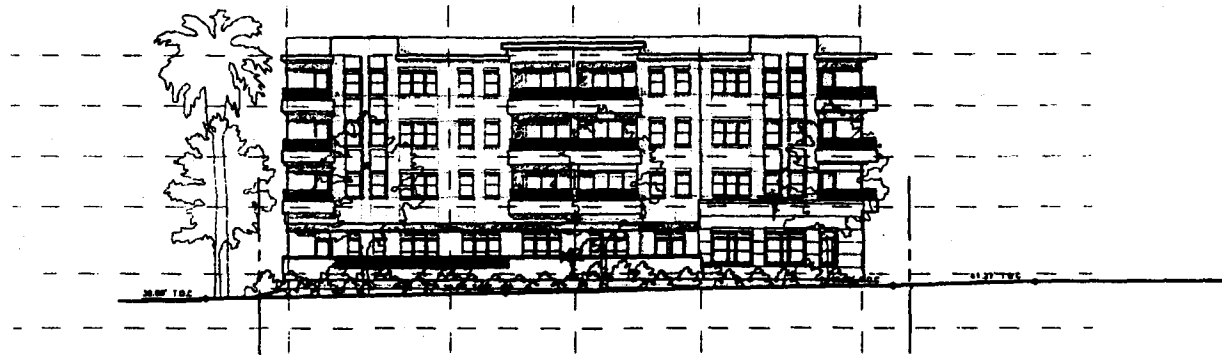


A1.1
PARKING LEVEL

ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION



**VAN TILBURG
 BANYARD &
 SOHRBACH, AIA**
 ARCHITECTURAL PLANNING DIVISION



ATLANTIC AVENUE ELEVATION



VERNON STREET ELEVATION

A4
ELEVATIONS

ATLANTIC / VERNON SENIOR HOUSING

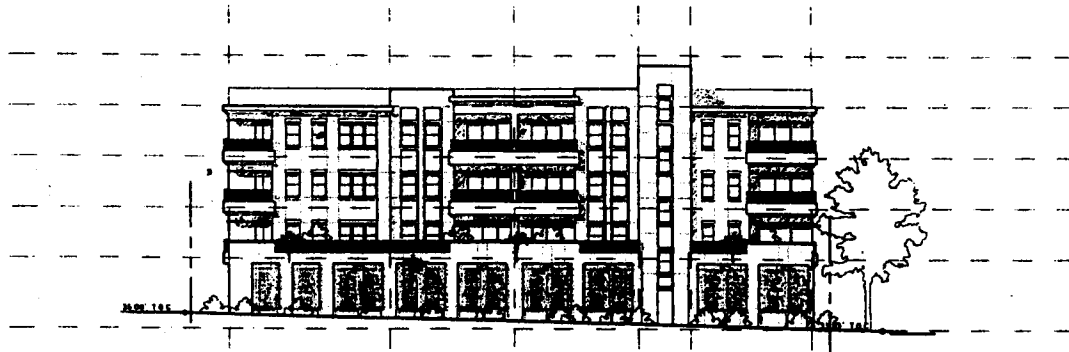
575 EAST VERNON STREET
LONG BEACH, CA

FOR
MENORAH HOUSING FOUNDATION

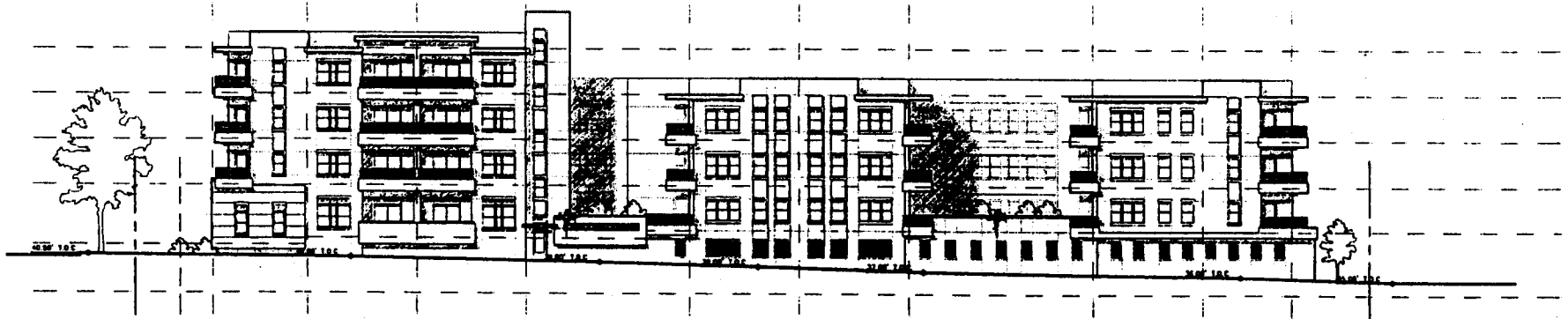
SCALE 3/8" = 1'-0"



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CHECKED BY: [illegible]



REAR ELEVATION



ALLEY ELEVATION

A5
ELEVATIONS

ATLANTIC / VERNON SENIOR HOUSING
575 EAST VERNON STREET
LONG BEACH, CA
FOR
MENORAH HOUSING FOUNDATION

SCALE 1/8" = 1'-0"



DESIGNED BY
VAN TILBURG BANVARD & SODABERG
ARCHITECTS

Attachment 5

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENTS TO THE LAND USE ELEMENT
OF THE GENERAL PLAN OF THE CITY OF LONG BEACH

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to
Section 65302 of the California Government Code, a Land Use Element as part of the
City's General Plan.

B. The City Council desires to amend the Land Use Element of the
General Plan of the City of Long Beach as set forth in this resolution.

C. The Planning Commission held a public hearing on June 15, 2006, on
an amendment to the Land Use Element of the General Plan of the City of Long Beach.

D. At that hearing, the Planning Commission gave full consideration to all
pertinent facts, information, proposals, environmental documentation and
recommendations respecting all parts of the amendments to the General Plan of the
City of Long Beach as to the amendments to the map of the Land Use Element and to
the views expressed at the public hearing, and afforded full opportunity for public input
and participation.

E. On June 15, 2006, following the public hearing, the Planning
Commission certified Negative Declaration No. ND 32-04 on the basis of the initial
study and any comments received, that there is no substantial evidence that the project
will have a significant effect on the environment.

F. Following receipt of all appropriate environmental documentation, full

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 hearings and deliberation, the City Planning Commission recommended approval of the
2 amendments to the Land Use Element of the City of Long Beach General Plan and
3 further directed that said recommendation be forwarded to the City Council for
4 consideration.

5 G. That on October 3, 2006, the City Council conducted a duly noticed
6 public hearing at which it gave full consideration to all pertinent facts, information,
7 proposals, environmental documentation and recommendations respecting all parts of
8 the amendments to the Land Use Element of the General Plan and the views
9 expressed at the public hearing and afforded full opportunity for public input and
10 participation.

11 H. Following receipt of all appropriate environmental documentation, full
12 hearings and deliberation, the City Council did concur with the recommendations of the
13 Planning Commission and did approve and adopt the environmental documentation
14 and the amendment to the Land Use Element of the General Plan from LUD 8A
15 (Traditional Retail Strip Commercial) and LUD 1 (Single Family Residential) to LUD 7
16 (Mixed Uses) as for that certain property as indicated on Exhibit "A", which is attached
17 hereto and incorporated herein by this reference.

18 Sec. 2. The City Council of the City of Long Beach hereby formally
19 approves and adopts the amendment to the map of the Land Use Element of the
20 General Plan of the City of Long Beach relating to that certain property located in the
21 City of Long Beach, as certified and recommended by the Planning Commission of the
22 City of Long Beach as depicted in Exhibit "A", which is attached hereto and
23 incorporated herein by this reference.

24 Sec. 3. This resolution shall take effect immediately upon its adoption by
25 the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2006, by the following vote:

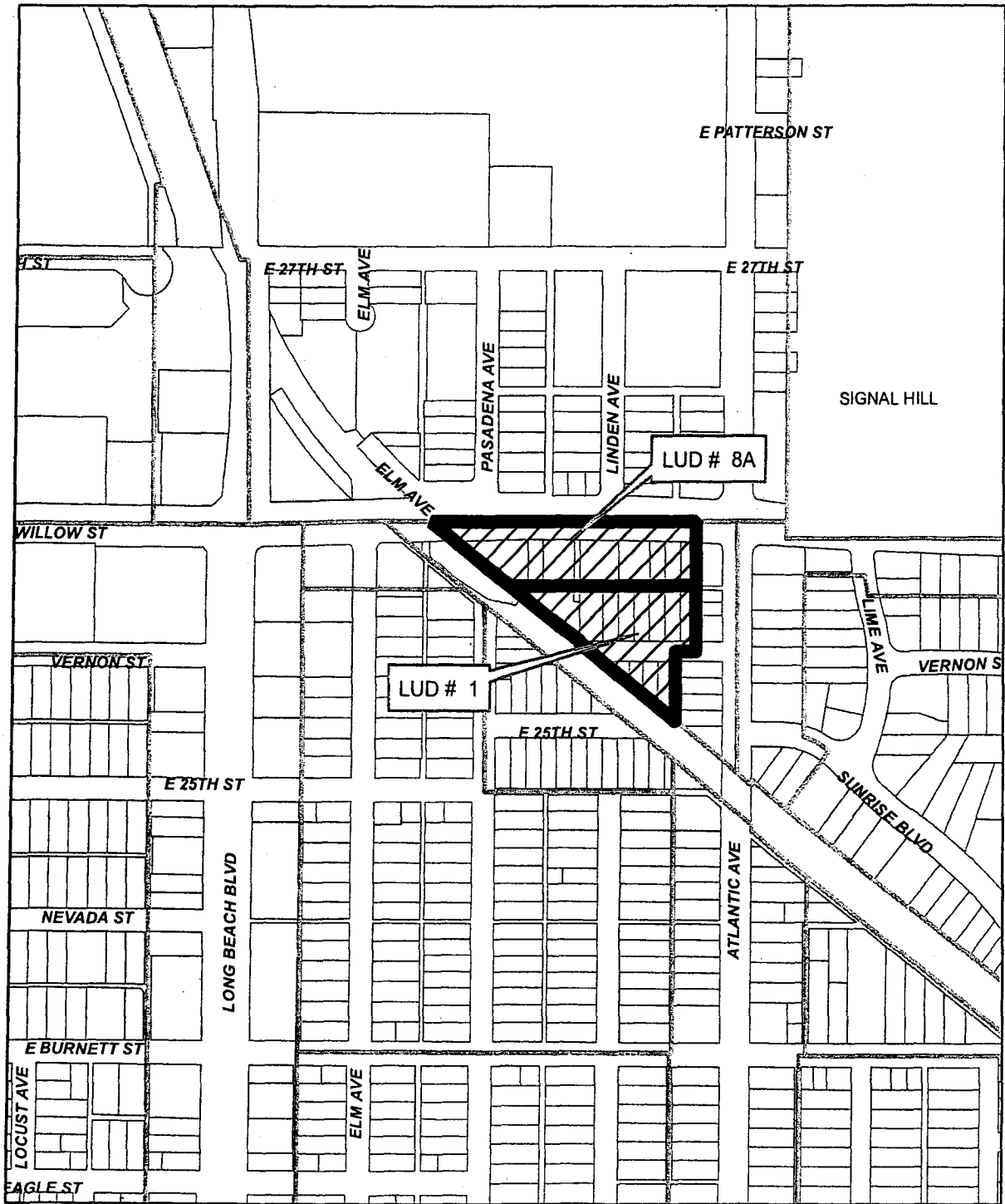
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200



Area to be changed from 8A & 1 to 7



PROPOSED
 AMENDMENT TO A PORTION OF PART 15
 OF THE LANDUSE DISTRICT MAP

LU amend #
 1-06

EXHIBIT "A"

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
ATLANTIC AVENUE PLANNED DEVELOPMENT DISTRICT
(PD-25)

WHEREAS, the Planning Commission, at its hearing on June 15, 2006,
reviewed the proposed amendment and recommended the City Council adopt same;
and

WHEREAS, the City Council, hereby finds that the proposed amendments
to the Atlantic Avenue Planned Development District (PD-25) will not adversely affect
the character, livability or appropriate development of the surrounding properties and
that the proposed amendments are consistent with the goals, objectives and provisions
of the General Plan.

NOW, THEREFORE, the City Council of the City of Long Beach ordains
as follows:

Section 1. The Development and Use Standards for the Atlantic Avenue
Planned Development District (PD-25) are hereby adopted, amended, and restated as
set forth in Exhibit "A", which exhibit is attached hereto and incorporated herein by this
reference.

Sec. 2. The City Clerk shall certify to the passage of this ordinance by the
City Council of the City of Long Beach and cause the same to be posted in three
conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first
day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of
the City of Long Beach at its meeting of _____, 2006, by the
following vote:

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor

ATLANTIC AVENUE PLANNED DEVELOPMENT DISTRICT (PD-25)

Ordinance No. C-7882

I. PURPOSE AND INTENT

- A. The intent of this Atlantic Avenue Planned Development Plan is to establish guidelines for the use and the development of those parcels of land along Atlantic Avenue generally between Pacific Coast Highway to the south and Willow Street to the north.
- ~~B.~~ This Atlantic Avenue Planned Development District is divided into two (2) subareas. Subarea 1 consists of parcels of land along Atlantic Avenue generally between Pacific Coast Highway to the south and Willow Street to the north. Subarea 2 also known as the Central Village Mixed Use Subarea boundaries are Willow Street to the north, PD-22 to the south and west and Atlantic Avenue to the east.
- ~~B.C.~~ This area currently suffers from blighted conditions, including vacant and underutilized commercial structures, deteriorated commercial and residential structures and incompatible land uses. These conditions have increased crime in the area and have had a negative impact on the adjacent residential neighborhood.
- D. The purpose of this Planned Development Ordinance (PD-25) is to ensure that the recycling and reinvestment that occur along this portion of Atlantic Avenue result in high quality developments and provide compatible uses that complement and serve the adjoining residential neighborhood. In addition to prohibiting certain uses that might have a negative impact on the area, certain uses such as childcare are specifically encouraged.
- E. Subarea 2 (Central Village Mixed Use District) is intended to recognize the importance of the intersection of Willow Street and Atlantic Avenue and opportunities to provide a mix of commercial and residential uses that support the nearby Memorial Medical Center.

II. DEVELOPMENT REVIEW PROCESS

- A. Except for interior and exterior remodeling, no building permit shall be issued for any development in the PD-25 Zoning District until a Site Plan Review has been approved, or conditionally approved, for that development by the Site Plan Review Committee under the procedures for Site Plan Review set forth in the Zoning Regulations. Utility and infrastructural facilities shall be part of the Site Plan Review. No building

permits shall be issued until construction plans have been approved and surety provided for all utility and infrastructural improvements. No grading permits shall be issued until all soil studies and drainage plans relevant to such grading have been approved and surety provided for. Each applicant shall also submit detailed plans of the security package to the Crime Prevention Unit of the Police Department for review.

III. LAND USE AND DEVELOPMENT STANDARDS FOR SUBAREA 1

A. Uses.

The use and development standards shall be as follows:

1. Residential Development

Residential projects shall be of a town home design and conform to the R-3-T standards. However, the height, front and rear yard setbacks shall conform to the CNR standards.

2. Residential Use Limitation

No new residential development shall be located on the ground floor within one hundred feet of any existing liquor store (defined as any establishment which sells distilled spirits for off-premise consumption) unless it can be demonstrated, to the satisfaction of the Director of Planning and Building, that the design of the project mitigates the negative locational aspects of locating next to a liquor store.

3. Commercial Development

All commercial projects shall conform to the development standards of the CNR zone.

a. The attached "PD-25 Use Table" indicates the classes of uses permitted, not permitted, or permitted by special hearing processes which, as set forth, shall apply in the PD-25 Zoning District.

b. Access for new commercial developments shall be from a side street or alleyway.

4. Landscaping

The landscaping along Atlantic Avenue shall be of a uniform treatment using London Plan Trees for street trees and Bradford Pear Trees and mounded grass within the front yard area.

5. Historical District

The permitted use for properties located within a designated historical district shall be the same as that permitted by the historical district. In addition, a residential care facility may be permitted with a Conditional Use Permit by using the same requirements as the CO zone provided that such a facility shall be established within a designated landmark building, and no new construction of additional floor areas shall be permitted.

IV. LAND USE AND DEVELOPMENT STANDARDS FOR SUBAREA 2 (THE CENTRAL VILLAGE MIXED USE DISTRICT)

A. Uses

The use and development standards shall be as follows:

1. Residential Development

Residential projects shall be of mixed use, multi-family and townhome designs and conform to the R-4-N standards. However, the height, front, side, rear yard setbacks including stepbacks shall conform to the Central Village Mixed Use District Land Use and Development Standards.

2. Commercial Development

Refer to the Revised PD-25 Use Table.

B. Setbacks and Pedestrian Orientation

1. For properties fronting Willow Street, eighty percent (80%) of the ground floor building frontage shall be constructed with a zero setback or as otherwise approved at Site Plan Review.
2. For properties fronting Atlantic Boulevard, buildings shall be set back a minimum of five feet (5') from the property line.
3. For properties fronting Vernon Street, buildings shall be set back a minimum of five feet (5') from the property line.
4. Interior property lines - Where property is adjacent to side yard of a residential district, the setback shall be five feet (5'). Otherwise, no setback shall be required. Where property is adjacent to the Planned Development District (PD-22), the setback shall be zero feet (0').

5. Rear property lines – No rear setback shall be required. Where property is adjacent to the Planned Development District (PD-22), the setback shall also be zero (0).
6. Ground floor street frontage shall consist of active uses such as commercial, retail, or other active spaces. For residential projects, common activity areas such as community spaces, recreation areas (with the exception of laundry areas) and/or entries to units shall be located at the ground floor street frontage.
7. Ground floor street frontage shall provide a minimum of 50% transparency at height between three feet (3') and ten feet (10') above the top of curb, or as otherwise approved at Site Plan Review.

C. Access and Parking

1. Vehicular access shall be taken off the alley for all properties facing Willow Street.
2. Off-street grade-level parking spaces shall not be placed within the street frontage or in between buildings.
3. All at grade parking shall be screened from the street by active uses. Alternatives such as screening with architectural or landscape treatment may be approved at site plan review.
4. Alleys and other PE ROW grade-level off-street parking spaces shall be screened with architectural or landscape treatment.

D. Building Height

In order to provide a sensitive response to varying site conditions, height requirements shall vary within PD-25 (Per Map within Attachment 6) and by the specific standards below.

1. Subarea 2a
 - a. Buildings shall be no more than forty-eight feet (48') to top of roof, with the following exceptions: thirty percent (30%) of the building footprint may be as high as sixty feet (60') placed anywhere within building footprint. For development at the corner of Willow Street and Atlantic Avenue, additional height shall be located at the corner of the building and a maximum of 50% of building footprint may extend to a height of sixty feet if approved at Site Plan Review.

2. Subarea 2b

- a. Height limit of twenty-eight feet (28') (thirty-five feet (35') permitted through Site Plan Review).

3. Subarea 2c

- a. A maximum forty-eight feet (48') height applies, with a thirty-foot (30') setback from both the alley and the PE ROW that shall be a maximum height of twenty-eight feet (28') for a minimum of 50% of the area, with the remainder having a maximum height of thirty-five feet (35'), or as otherwise approved at Site Plan Review.

4. Subarea 2d

- a. Height limit of forty-eight feet (48').
- b. The allowable height shall be forty-eight feet (48') with allowable projections.

5. Subarea 2e

- a. Height limit of twenty-eight feet (28') (thirty-five feet (35') to forty-eight feet (48') permitted through Site Plan Review) with a setback of thirty feet (30').
- b. A maximum forty-eight feet (48') height applies, with a thirty-foot (30') setback from both the alley and the PE ROW that shall be a maximum height of twenty-eight feet (28') for a minimum of 50% of the area, with the remainder having a maximum height of thirty-five feet (35'), or as otherwise approved at Site Plan Review.

E. Building Articulation

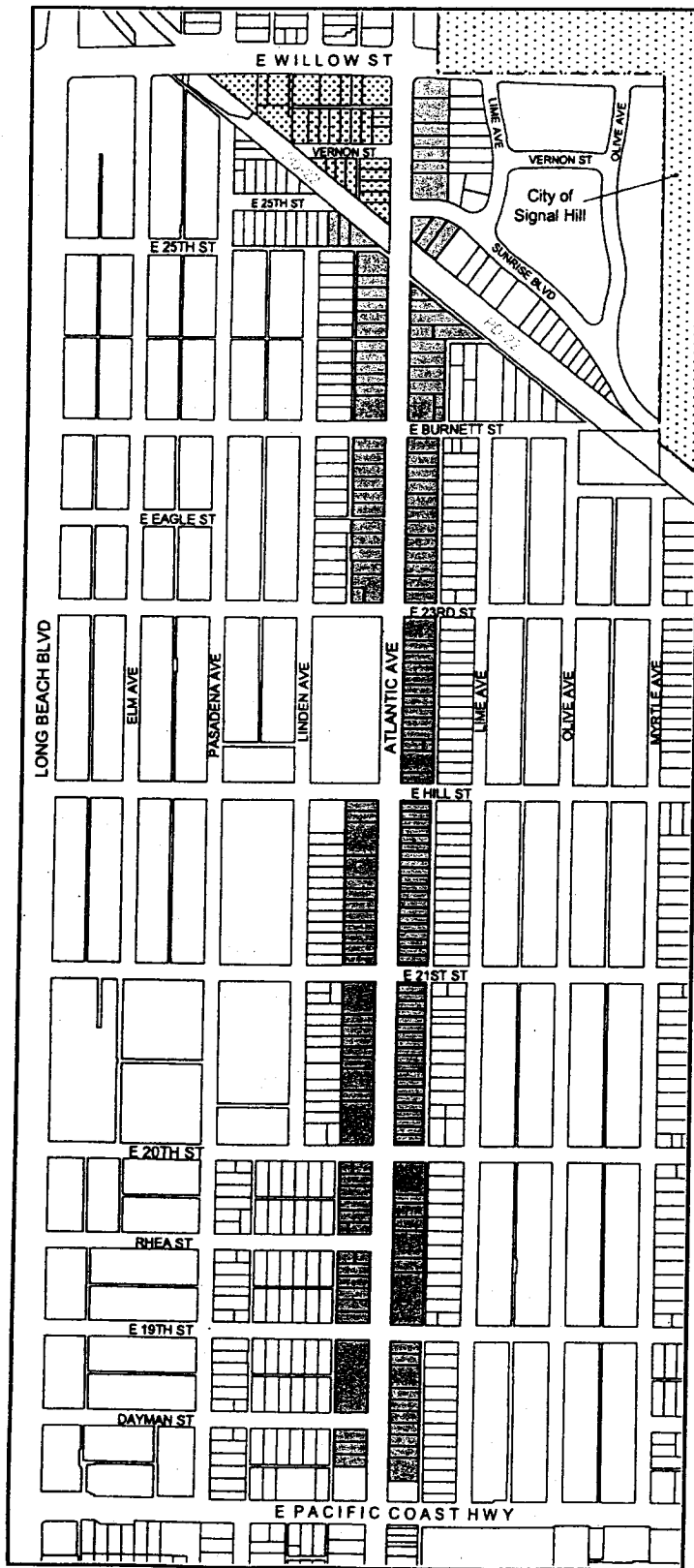
The following building articulation requirements shall apply unless alternative designs are approved through Site Plan Review.

1. Buildings shall be fully articulated in accordance with the architectural design concept (Per Map within Attachment 6). At a minimum, articulation shall be provided along building frontage at each public right of way (including alleys). The minimum articulation provided shall be no more than fifteen feet (15') above grade, shall be no less than fifteen feet (15') wide and twenty feet (20') in depth, and shall be open to the sky. The setback of area C shall be exempt from this requirement.


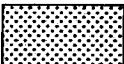
2. No building facade or massing configuration shall repeat within a distance of 100'.

3. For Subarea 2e a courtyard with a minimum dimension of thirty feet (30') n/s and seventy-five feet (75') EW fronting Vernon Street shall be provided on any site with a length of more than 200', or as otherwise approved at Site Plan Review.

Atlantic Avenue Planned Development District (PD-25)

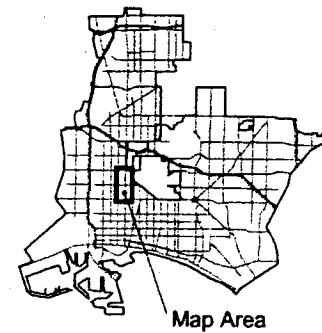


PD-25

-  Subarea 1
-  Subareas 2a, 2b, 2c, 2d, 2e



Scale = 1:4,000



PD-25 USE TABLE			
Uses			Comments
ALCOHOLIC BEVERAGE SALES:	Off-premises sales as accessory use to a full line grocery store	C	Note: For alcoholic beverage sales exempted from the CUP process, see Footnote #2. Note: The concentration of existing ABC licenses & the area crime rate are factors considered in reviewing applications for alcohol sales.
	All other off-premise sales	N	
	On-premise sales as accessory use to a restaurant	C	
	All other on-premise sales	N	
AUTOMOBILE (VEHICLE) USES:	Auto Detailing (with hand held machines only)	AP	Mobile businesses prohibited.
	Car Wash	N	
	Gasoline Sales	C	Site plan review is required. For auto repair, see "Minor Auto Repair".
	General Auto Repair (body work, painting, etc)	N	
	Minor Auto Repair, Tune Up & Lube, Smog Test	N	
	Limousine Service	Y	Fully enclosed garage required.
	Motorcycle/Jet Ski Sales & Repair	N	
	Parking Service - principal use	C	
	Recreational Vehicle Storage	N	
	Rental Agency (does not include repair)	N	
	Sales (does not include auto repair)	N	
	Towing	N	
	Vehicle Parts (with installation); Tire Store	N	
	Vehicle Parts (w/o installation)	AP	
BILLBOARDS:	Mini-poster or Poster (up to 300 sq. ft)	N	
	Painted Board (300 sq. ft or more)	N	
BUSINESS OFFICE SUPPORT	Copy, Fax, Mail Box, or Supplies	Y	

PD-25 USE TABLE			
Uses			Comments
	Equipment Sales, Rental or Repair	Y	
	Off-set Printing	N	
ENTERTAINMENT	Amusement Machines (4 or fewer)	N	
	Arcades	C	See Section 21.52.203
	Computer Arcades	C	See Section 21.52.220.5
	Dancing (accessory use)	N	
	Drive-in Theater	N	
	Hall Rental	AP	
	Live or Movie Theater (w/100 seats or less)	AP	For theaters w/100+ seats, see "Movie"
	Mock Boxing or Wrestling	N	
	Moving Theater (or Live Theater w/100+ seats)	N	
	Pool Tables (up to 3 tables)	A	Accessory to restaurant, tavern, community center, cultural center, or church (See 21.51.260)
	Private Club, Social Club, Night Club	N	
	Restaurant with Entertainment	Y	City Council hearing is required for new and transferred business licenses
	Other Entertainment Uses (bowling alley, miniature golf, tennis club, skating rink)	AP	
FINANCIAL SERVICES:	ATM (walk-up machine)	A	Requires 2(5 min) parking spaces for each machine. Spaces must be within 100'. Such spaces may be existing required parking. (See 21.32.240) Special standards of CNR zone apply.
	Bank, Credit Union, Saving & Loan	Y	
	Bank (with drive-up ATM or window)	AP	
	Check Cashing	AP	
	Escrow, Stocks & Bonds Brokerage	Y	

PD-25 USE TABLE			
Uses			Comments
	All Financial Services Not Listed	AP	
INSTITUTIONAL USES:	Church or Temple	AP	
	Community Center/Cultural Center	AP	Operator must be a non-profit agency
	Convalescent Hospital or Home	N	
	Crematorium	N	
	Daycare or Pre-school	Y	
	Elementary or Secondary School	N	Permitted in Institutional zones only
	Industrial Arts Trade School or Rehabilitation Workshop	N	
	Mortuary	N	
	Parsonage	A	Accessory to church or temple.
	Professional School/Business School	Y	
	Social Service Office (without food distribution)	AP	
	Social Service Office (with food distribution)	AP	
	Other Institutional Uses	C	
	PERSONAL SERVICES:	Basic Personal Services (barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances/bicycles/ electronic equipment, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic without boarding)	Y
Catering, Party Counseling (w/o trucks)		Y	For catering w/trucks, see Table 33-1
Fitness Center/Health Club, Dance/Karate Studio		AP	Limited to 5000 sq. ft.
Fortune-telling		N	
	Gun Repair Shop	N	

PD-25 USE TABLE			
Uses			Comments
	House Cleaning Service	Y	
	Laundromat	Y	
	Laundry (commercial customers)	N	Permitted in Industrial zones only.
	Massage Establishment	Y	
	Recycling Center	N	Permitted in Industrial zones only.
	Recycling Collection Center for cans & bottles (staff attended)	N	
	Recycling Containers for cans & bottles	A	Accessory to grocery store only (See 21.51.265).
	Repair Shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	For small appliance repair, see "Basic Personal Services".
	Self-storage (indoor only)	N	
	Shoe Repair	Y	
	Shoe-shine Stand	A	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
	Tattoo Parlor	N	
	Termite & Pest Control	N	See "MISC.-Storage of Haz. Materials".
	Veterinary Clinic w/boarding	N	Also see "Basic Personal Services"
	All Personal Services Not Listed	AP	
PROFESSIONAL SERVICES	Accounting, Advertising, Architecture, Artist Studio, Bookkeeping, Business Headquarters, Chiropractics, Computer Programming, Consulting, Contracting, Dentistry, Engineering, Insurance, Law, Marketing, Medicine, Photography, Private Investigator, Psychiatry, Psychology, Real Estate, or Tax Preparation	Y	
	All Professional Offices Not Listed	AP	
RESIDENTIAL USES	Artist Studio with Residence	Y	
	Caretaker Residence	AP	

PD-25 USE TABLE			
Uses			Comments
	Group Home (care of six or less)	Y	
	Residential Care Facility (care of seven or more)	N	
	Senior and/or Handicapped Housing	AP Y	
	Special Group Housing (fraternity, sorority, convalescent home, convent, monastery, etc)	NY	
	Single-family or Multi-family Residential	Y	See Table 31-2B (R-3-T) for permitted densities.
RESTAURANTS & READY-TO-EAT FOODS	Restaurants & Ready-to-Eat Foods without drive-thru lanes	Y	Note: For use selling alcoholic beverages, see "ALCOHOLIC BEV. SALES"
	Restaurants & Ready-to-Eat Foods with drive-thru lanes	C	Special standards apply. (See 21.45.130)
RETAIL SALES	Basic Retail Sales (except uses listed below)	Y	Note: Antiques, art, books (new & used), coins, collectibles, jewelry, and trading cards are included in "Basic Retail"
	Building Supply or Hardware Store with lumber, drywall, or masonry	N	For hardware store w/o lumber, drywall, or masonry, see "Basic Retail Sales"
	Auxiliary Flower, Plant, Fruit, or Vegetable Sales (outdoor stand or nursery)	A	Accessory to the sale of related products in a retail store. (See 21.51.255)
	Flower Stand or News Stand	Y	Requires special permit. (See 21.45.135)
	Gun Shop	N	
	Itinerant Vendor	T	
	Major Household Appliances (refrigerator/stoves/etc.)	N	
	Manufacture of Products Sold on Site	A	See 21.51.140
	Merchandise Mall, Indoor Swap Meet	N	
	Outdoor Sales Events (flea mkts/swap meet)	N	

PD-25 USE TABLE			
Uses			Comments
	Pawn Shops	N	
	Superstore (Retail > 100,000 SF with > 10% non-taxable merchandise)	N	See 21.15.2985
	Thrift Store, Used Merchandise	AP	Also see Note under "Basic Retail"
	Vending Machines	A	Accessory to existing retail sales. (See 21.51.295)
TEMPORARY LODGING	Bed & Breakfast Inn	AP	
	Hotel	AP	
	Motel	N	
	Inn	N	
	Shelters	N	
TEMPORARY USES	Carnival, Event, Fair, Trade Show, etc.	T	
	Construction Trailer	T	
TRANSPORTATION AND COMMUNICATION FACILITIES	Transportation Facilities (bus terminals, cab stands, heliports, helistops)	N	
	Communication Facilities (cellular telephone cell site, electrical distribution station)	N	
MISCELLANEOUS	Storage of Hazardous Materials Accessory to Principal Use (such as pest control)	C	A CUP is required if amount of material stored exceeds 55 gal. of liquid, 500 lbs of solids, 200 cubic feet of compressed gas, or any amount of acutely hazardous material.

Abbreviations:

- Y = Yes (permitted use)
- N = Not permitted
- C = Conditional Use Permit is required
- A = Accessory Use
- AP = Administrative Use Permit is required
- T = Temporary use subject to provisions contained in Chapter 21.53.

Footnotes:

- (1) Any use in excess of 10,000 sq. ft. requires an Administrative Use Permit.
- (2) The following alcoholic beverage sales shall be exempted from the CUP permit requirement:
 - a. Restaurant with alcoholic beverage service only with meal. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge with a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a condition use permit to continue to sell alcohol.
 - b. Use located more than 500 feet from zoning districts allowing residential use.
 - c. Department store or florist with accessory sale of alcoholic beverages.
 - d. Existing legal, nonconforming uses.

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.

ATLANTIC AVENUE PLANNED DEVELOPMENT DISTRICT (PD-25)

I. PURPOSE AND INTENT

- A. The intent of this Atlantic Avenue Planned Development Plan is to establish guidelines for the use and the development of those parcels of land along Atlantic Avenue generally between Pacific Coast Highway to the south and Willow Street to the north.
- B. This Atlantic Avenue Planned Development District is divided into two (2) subareas. Subarea 1 consists of parcels of land along Atlantic Avenue generally between Pacific Coast Highway to the south and Willow Street to the north. Subarea 2 also known as the Central Village Mixed Use Subarea boundaries are Willow Street to the north, PD-22 to the south and west and Atlantic Avenue to the east.
- C. This area currently suffers from blighted conditions, including vacant and underutilized commercial structures, deteriorated commercial and residential structures and incompatible land uses. These conditions have increased crime in the area and have had a negative impact on the adjacent residential neighborhood.
- D. The purpose of this Planned Development Ordinance (PD-25) is to ensure that the recycling and reinvestment that occur along this portion of Atlantic Avenue result in high quality developments and provide compatible uses that complement and serve the adjoining residential neighborhood. In addition to prohibiting certain uses that might have a negative impact on the area, certain uses such as childcare are specifically encouraged.
- E. Subarea 2 (Central Village Mixed Use District) is intended to recognize the importance of the intersection of Willow Street and Atlantic Avenue and opportunities to provide a mix of commercial and residential uses that support the nearby Memorial Medical Center.

II. DEVELOPMENT REVIEW PROCESS

- A. Except for interior and exterior remodeling, no building permit shall be issued for any development in the PD-25 Zoning District until a Site Plan Review has been approved, or conditionally approved, for that development by the Site Plan Review Committee under the procedures for Site Plan Review set forth in the Zoning Regulations. Utility and infrastructural facilities shall be part of the Site Plan Review. No building permits shall be issued until construction plans have been approved and surety provided for all utility and infrastructural improvements. No grading

permits shall be issued until all soil studies and drainage plans relevant to such grading have been approved and surety provided for. Each applicant shall also submit detailed plans of the security package to the Crime Prevention Unit of the Police Department for review.

III. LAND USE AND DEVELOPMENT STANDARDS FOR SUBAREA 1

A. Uses.

The use and development standards shall be as follows:

1. Residential Development

Residential projects shall be of a town home design and conform to the R-3-T standards. However, the height, front and rear yard setbacks shall conform to the CNR standards.

2. Residential Use Limitation

No new residential development shall be located on the ground floor within one hundred feet of any existing liquor store (defined as any establishment which sells distilled spirits for off-premise consumption) unless it can be demonstrated, to the satisfaction of the Director of Planning and Building, that the design of the project mitigates the negative locational aspects of locating next to a liquor store.

3. Commercial Development

All commercial projects shall conform to the development standards of the CNR zone.

a. The attached "PD-25 Use Table" indicates the classes of uses permitted, not permitted, or permitted by special hearing processes which, as set forth, shall apply in the PD-25 Zoning District.

b. Access for new commercial developments shall be from a side street or alleyway.

4. Landscaping

The landscaping along Atlantic Avenue shall be of a uniform treatment using London Plan Trees for street trees and Bradford Pear Trees and mounded grass within the front yard area.

5. Historical District

The permitted use for properties located within a designated historical district shall be the same as that permitted by the historical district. In addition, a residential care facility may be permitted with a Conditional Use Permit by using the same requirements as the CO zone provided that such a facility shall be established within a designated landmark building, and no new construction of additional floor areas shall be permitted.

IV. LAND USE AND DEVELOPMENT STANDARDS FOR SUBAREA 2 (THE CENTRAL VILLAGE MIXED USE DISTRICT)

A. Uses

The use and development standards shall be as follows:

1. Residential Development

Residential projects shall be of mixed use, multi-family and townhome designs and conform to the R-4-N standards. However, the height, front, side, rear yard setbacks including stepbacks shall conform to the Central Village Mixed Use District Land Use and Development Standards.

2. Commercial Development

Refer to the Revised PD-25 Use Table.

B. Setbacks and Pedestrian Orientation

1. For properties fronting Willow Street, eighty percent (80%) of the ground floor building frontage shall be constructed with a zero setback or as otherwise approved at Site Plan Review.
2. For properties fronting Atlantic Boulevard, buildings shall be set back a minimum of five feet (5') from the property line.
3. For properties fronting Vernon Street, buildings shall be set back a minimum of five feet (5') from the property line.
4. Interior property lines - Where property is adjacent to side yard of a residential district, the setback shall be five feet (5'). Otherwise, no setback shall be required. Where property is adjacent to the Planned Development District (PD-22), the setback shall be zero feet (0').

5. Rear property lines – No rear setback shall be required. Where property is adjacent to the Planned Development District (PD-22), the setback shall also be zero (0).
6. Ground floor street frontage shall consist of active uses such as commercial, retail, or other active spaces. For residential projects, common activity areas such as community spaces, recreation areas (with the exception of laundry areas) and/or entries to units shall be located at the ground floor street frontage.
7. Ground floor street frontage shall provide a minimum of 50% transparency at height between three feet (3') and ten feet (10') above the top of curb, or as otherwise approved at Site Plan Review.

C. Access and Parking

1. Vehicular access shall be taken off the alley for all properties facing Willow Street.
2. Off-street grade-level parking spaces shall not be placed within the street frontage or in between buildings.
3. All at grade parking shall be screened from the street by active uses. Alternatives such as screening with architectural or landscape treatment may be approved at site plan review.
4. Alleys and other PE ROW grade-level off-street parking spaces shall be screened with architectural or landscape treatment.

D. Building Height

In order to provide a sensitive response to varying site conditions, height requirements shall vary within PD-25 (Per Map within Attachment 6) and by the specific standards below.

1. Subarea 2a
 - a. Buildings shall be no more than forty-eight feet (48') to top of roof, with the following exceptions: thirty percent (30%) of the building footprint may be as high as sixty feet (60') placed anywhere within building footprint. For development at the corner of Willow Street and Atlantic Avenue, additional height shall be located at the corner of the building and a maximum of 50% of building footprint may extend to a height of sixty feet if approved at Site Plan Review.

2. Subarea 2b
 - a. Height limit of twenty-eight feet (28') (thirty-five feet (35') permitted through Site Plan Review).
3. Subarea 2c
 - a. A maximum forty-eight feet (48') height applies, with a thirty-foot (30') setback from both the alley and the PE ROW that shall be a maximum height of twenty-eight feet (28') for a minimum of 50% of the area, with the remainder having a maximum height of thirty-five feet (35'), or as otherwise approved at Site Plan Review.
4. Subarea 2d
 - a. Height limit of forty-eight feet (48').
 - b. The allowable height shall be forty-eight feet (48') with allowable projections.
5. Subarea 2e
 - a. Height limit of twenty-eight feet (28') (thirty-five feet (35') to forty-eight feet (48') permitted through Site Plan Review) with a setback of thirty feet (30').
 - b. A maximum forty-eight feet (48') height applies, with a thirty-foot (30') setback from both the alley and the PE ROW that shall be a maximum height of twenty-eight feet (28') for a minimum of 50% of the area, with the remainder having a maximum height of thirty-five feet (35'), or as otherwise approved at Site Plan Review.

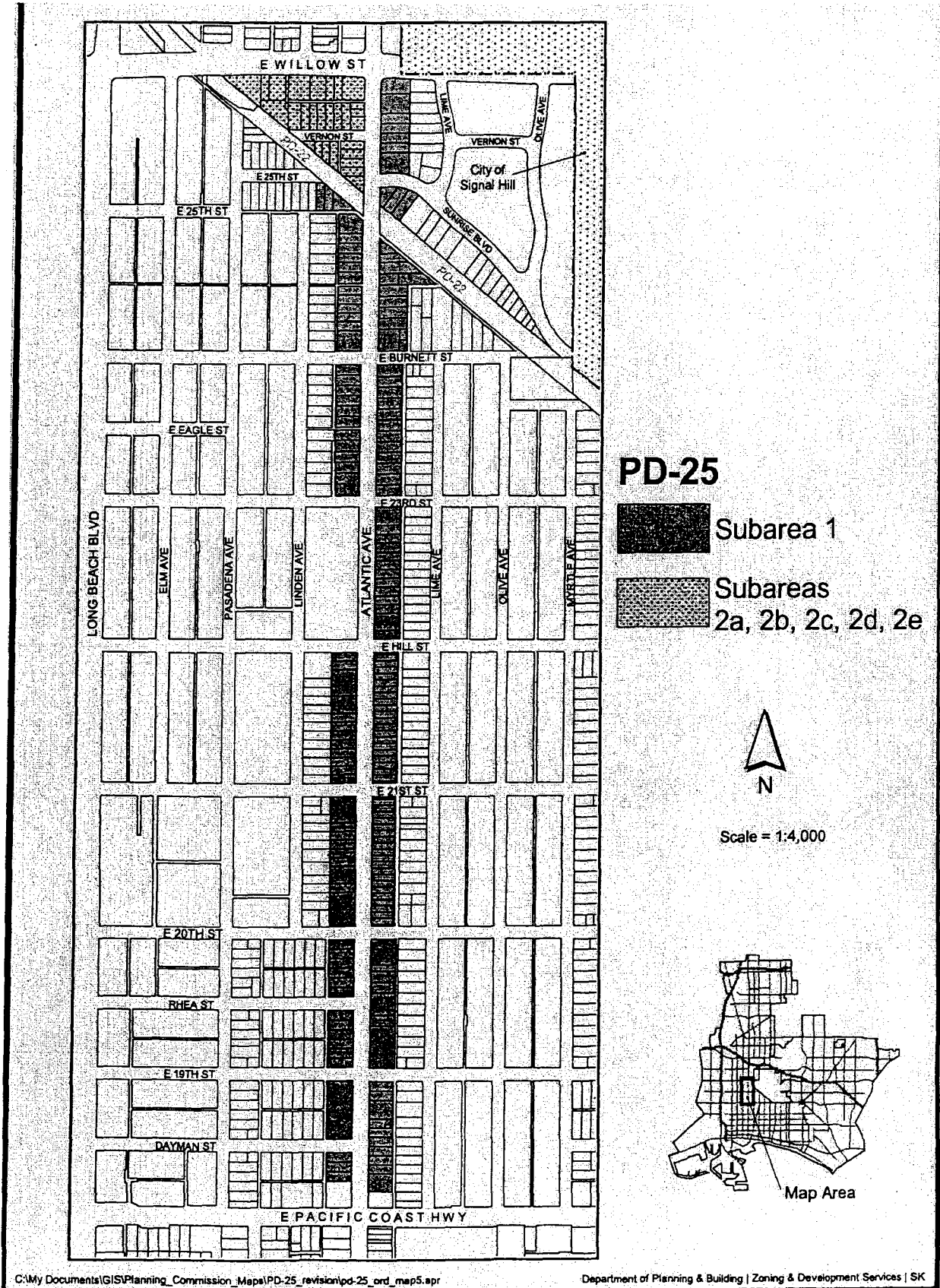
E. Building Articulation

The following building articulation requirements shall apply unless alternative designs are approved through Site Plan Review.

1. Buildings shall be fully articulated in accordance with the architectural design concept (Per Map within Attachment 6). At a minimum, articulation shall be provided along building frontage at each public right of way (including alleys). The minimum articulation provided shall be no more than fifteen feet (15') above grade, shall be no less than fifteen feet (15') wide and twenty feet (20') in depth, and shall be open to the sky. The setback of area C shall be exempt from this requirement.

2. No building facade or massing configuration shall repeat within a distance of 100'.

3. For Subarea 2e a courtyard with a minimum dimension of thirty feet (30') n/s and seventy-five feet (75') EW fronting Vernon Street shall be provided on any site with a length of more than 200', or as otherwise approved at Site Plan Review.



PD-25 USE TABLE			
Uses			Comments
ALCOHOLIC BEVERAGE SALES:	Off-premises sales as accessory use to a full line grocery store	C	Note: For alcoholic beverage sales exempted from the CUP process, see Footnote #2. Note: The concentration of existing ABC licenses & the area crime rate are factors considered in reviewing applications for alcohol sales.
	All other off-premise sales	N	
	On-premise sales as accessory use to a restaurant	C	
	All other on-premise sales	N	
AUTOMOBILE (VEHICLE) USES:	Auto Detailing (with hand held machines only)	AP	Mobile businesses prohibited.
	Car Wash	N	
	Gasoline Sales	C	Site plan review is required. For auto repair, see "Minor Auto Repair".
	General Auto Repair (body work, painting, etc)	N	
	Minor Auto Repair, Tune Up & Lube, Smog Test	N	
	Limousine Service	Y	Fully enclosed garage required.
	Motorcycle/Jet Ski Sales & Repair	N	
	Parking Service - principal use	C	
	Recreational Vehicle Storage	N	
	Rental Agency (does not include repair)	N	
	Sales (does not include auto repair)	N	
	Towing	N	
	Vehicle Parts (with installation); Tire Store	N	
	Vehicle Parts (w/o installation)	AP	
BILLBOARDS:	Mini-poster or Poster (up to 300 sq. ft)	N	
	Painted Board (300 sq. ft or more)	N	
BUSINESS OFFICE SUPPORT	Copy, Fax, Mail Box, or Supplies	Y	

PD-25 USE TABLE			
Uses			Comments
	Equipment Sales, Rental or Repair	Y	
	Off-set Printing	N	
ENTERTAINMENT	Amusement Machines (4 or fewer)	N	
	Arcades	C	See Section 21..52.203
	Computer Arcades	C	See Section 21.52.220.5
	Dancing (accessory use)	N	
	Drive-in Theater	N	
	Hall Rental	AP	
	Live or Movie Theater (w/100 seats or less)	AP	For theaters w/100+ seats, see "Movie"
	Mock Boxing or Wrestling	N	
	Moving Theater (or Live Theater w/100+ seats)	N	
	Pool Tables (up to 3 tables)	A	Accessory to restaurant, tavern, community center, cultural center, or church (See 21.51.260)
	Private Club, Social Club, Night Club	N	
	Restaurant with Entertainment	Y	City Council hearing is required for new and transferred business licenses
	Other Entertainment Uses (bowling alley, miniature golf, tennis club, skating rink)	AP	
FINANCIAL SERVICES:	ATM (walk-up machine)	A	Requires 2(5 min) parking spaces for each machine. Spaces must be within 100'. Such spaces may be existing required parking. (See 21.32.240) Special standards of CNR zone apply.
	Bank, Credit Union, Saving & Loan	Y	
	Bank (with drive-up ATM or window)	AP	
	Check Cashing	AP	
	Escrow, Stocks & Bonds Brokerage	Y	

PD-25 USE TABLE			
Uses			Comments
	All Financial Services Not Listed	AP	
INSTITUTIONAL USES:	Church or Temple	AP	
	Community Center/Cultural Center	AP	Operator must be a non-profit agency
	Convalescent Hospital or Home	N	
	Crematorium	N	
	Daycare or Pre-school	Y	
	Elementary or Secondary School	N	Permitted in Institutional zones only
	Industrial Arts Trade School or Rehabilitation Workshop	N	
	Mortuary	N	
	Parsonage	A	Accessory to church or temple.
	Professional School/Business School	Y	
	Social Service Office (without food distribution)	AP	
	Social Service Office (with food distribution)	AP	
	Other Institutional Uses	C	
PERSONAL SERVICES:	Basic Personal Services (barber/beauty shop, diet center, dog/cat grooming, dry cleaner, locksmith, mailbox rental, nail/manicure shop, repair shop for small appliances/bicycles/ electronic equipment, tailoring, shoe repair, tanning salon, travel agent, or veterinary clinic without boarding)	Y	
	Catering, Party Counseling (w/o trucks)	Y	For catering w/trucks, see Table 33-1
	Fitness Center/Health Club, Dance/Karate Studio	AP	Limited to 5000 sq. ft.
	Fortune-telling	N	
	Gun Repair Shop	N	

PD-25 USE TABLE			
Uses			Comments
	House Cleaning Service	Y	
	Laundromat	Y	
	Laundry (commercial customers)	N	Permitted in Industrial zones only.
	Massage Establishment	Y	
	Recycling Center	N	Permitted in Industrial zones only.
	Recycling Collection Center for cans & bottles (staff attended)	N	
	Recycling Containers for cans & bottles	A	Accessory to grocery store only (See 21.51.265).
	Repair Shop (stove, refrigerator, upholstery, lawn mowers, etc.)	N	For small appliance repair, see "Basic Personal Services".
	Self-storage (indoor only)	N	
	Shoe Repair	Y	
	Shoe-shine Stand	A	Accessory to barber, car wash, grocery, hotel, office, or restaurant use.
	Tattoo Parlor	N	
	Termite & Pest Control	N	See "MISC.-Storage of Haz. Materials".
	Veterinary Clinic w/boarding	N	Also see "Basic Personal Services"
	All Personal Services Not Listed	AP	
PROFESSIONAL SERVICES	Accounting, Advertising, Architecture, Artist Studio, Bookkeeping, Business Headquarters, Chiropractics, Computer Programming, Consulting, Contracting, Dentistry, Engineering, Insurance, Law, Marketing, Medicine, Photography, Private Investigator, Psychiatry, Psychology, Real Estate, or Tax Preparation	Y	
	All Professional Offices Not Listed	AP	
RESIDENTIAL USES	Artist Studio with Residence	Y	
	Caretaker Residence	AP	

PD-25 USE TABLE			
Uses			Comments
	Group Home (care of six or less)	Y	
	Residential Care Facility (care of seven or more)	N	
	Senior and/or Handicapped Housing	Y	
	Special Group Housing (fraternity, sorority, convalescent home, convent, monastery, etc)	Y	
	Single-family or Multi-family Residential	Y	See Table 31-2B (R-3-T) for permitted densities.
RESTAURANTS & READY-TO-EAT FOODS	Restaurants & Ready-to-Eat Foods without drive-thru lanes	Y	Note: For use selling alcoholic beverages, see "ALCOHOLIC BEV. SALES"
	Restaurants & Ready-to-Eat Foods with drive-thru lanes	C	Special standards apply. (See 21.45.130)
RETAIL SALES	Basic Retail Sales (except uses listed below)	Y	Note: Antiques, art, books (new & used), coins, collectibles, jewelry, and trading cards are included in "Basic Retail"
	Building Supply or Hardware Store with lumber, drywall, or masonry	N	For hardware store w/o lumber, drywall, or masonry, see "Basic Retail Sales"
	Auxiliary Flower, Plant, Fruit, or Vegetable Sales (outdoor stand or nursery)	A	Accessory to the sale of related products in a retail store. (See 21.51.255)
	Flower Stand or News Stand	Y	Requires special permit. (See 21.45.135)
	Gun Shop	N	
	Itinerant Vendor	T	
	Major Household Appliances (refrigerator/stoves/etc.)	N	
	Manufacture of Products Sold on Site	A	See 21.51.140
	Merchandise Mall, Indoor Swap Meet	N	
	Outdoor Sales Events (flea mkts/swap meet)	N	

PD-25 USE TABLE			
Uses			Comments
	Pawn Shops	N	
	Superstore (Retail > 100,000 SF with > 10% non-taxable merchandise)	N	See 21.15.2985
	Thrift Store, Used Merchandise	AP	Also see Note under "Basic Retail"
	Vending Machines	A	Accessory to existing retail sales. (See 21.51.295)
TEMPORARY LODGING	Bed & Breakfast Inn	AP	
	Hotel	AP	
	Motel	N	
	Inn	N	
	Shelters	N	
TEMPORARY USES	Carnival, Event, Fair, Trade Show, etc.	T	
	Construction Trailer	T	
TRANSPORTATION AND COMMUNICATION FACILITIES	Transportation Facilities (bus terminals, cab stands, heliports, helistops)	N	
	Communication Facilities (cellular telephone cell site, electrical distribution station)	N	
MISCELLANEOUS	Storage of Hazardous Materials Accessory to Principal Use (such as pest control)	C	A CUP is required if amount of material stored exceeds 55 gal. of liquid, 500 lbs of solids, 200 cubic feet of compressed gas, or any amount of acutely hazardous material.

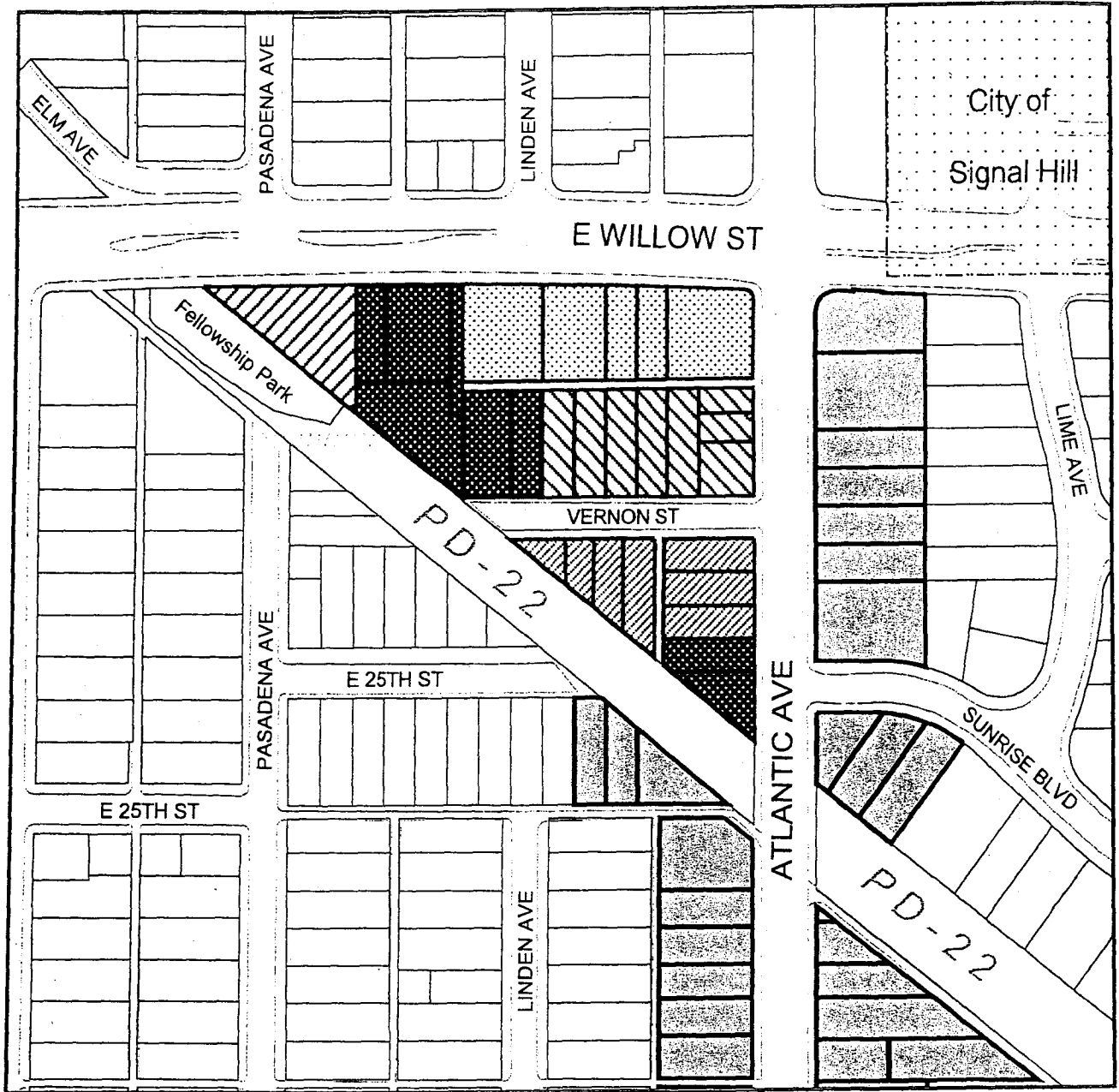
Abbreviations:

- Y = Yes (permitted use)
- N = Not permitted
- C = Conditional Use Permit is required
- A = Accessory Use
- AP = Administrative Use Permit is required
- T = Temporary use subject to provisions contained in Chapter 21.53.


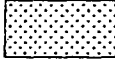
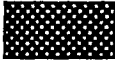
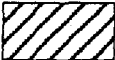
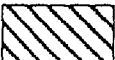

Footnotes:

- (1) Any use in excess of 10,000 sq. ft. requires an Administrative Use Permit.
- (2) The following alcoholic beverage sales shall be exempted from the CUP permit requirement:
 - a. Restaurant with alcoholic beverage service only with meal. This generally means any use with a fixed bar is not exempt. A service bar is not considered a fixed bar. A sushi bar, where alcoholic beverages are served at the same bar where meals are served, is considered serving alcoholic beverages only with meal service. A cocktail lounge with a bar, but with primarily service of only hors d'oeuvres and alcoholic beverages is not exempt. Any restaurant with more than 30 percent of gross sales consisting of alcoholic beverages shall lose its exemption and be required to obtain a condition use permit to continue to sell alcohol.
 - b. Use located more than 500 feet from zoning districts allowing residential use.
 - c. Department store or florist with accessory sale of alcoholic beverages.
 - d. Existing legal, nonconforming uses.

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.

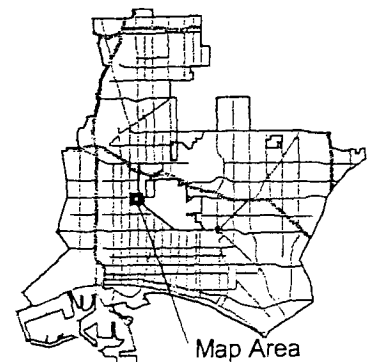


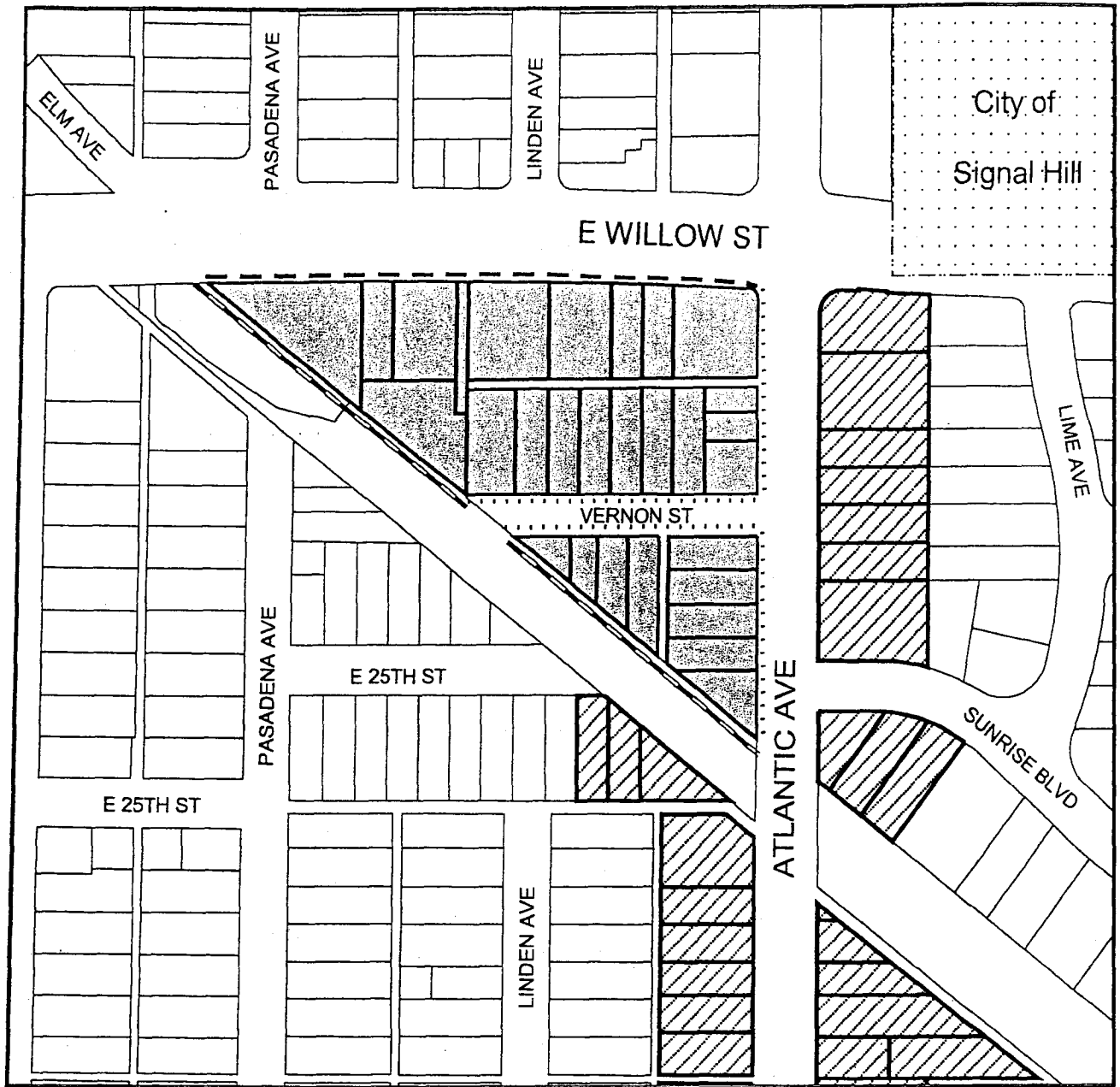
PD-25 Subarea 2 Detail

-  Subarea 1
-  Subarea 2a
-  Subarea 2b
-  Subarea 2c
-  Subarea 2d
-  Subarea 2e






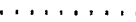

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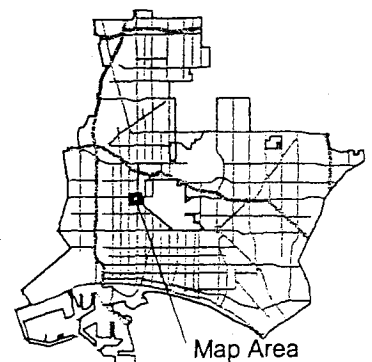
PD-25 Subarea 2 Detail - Required Setbacks

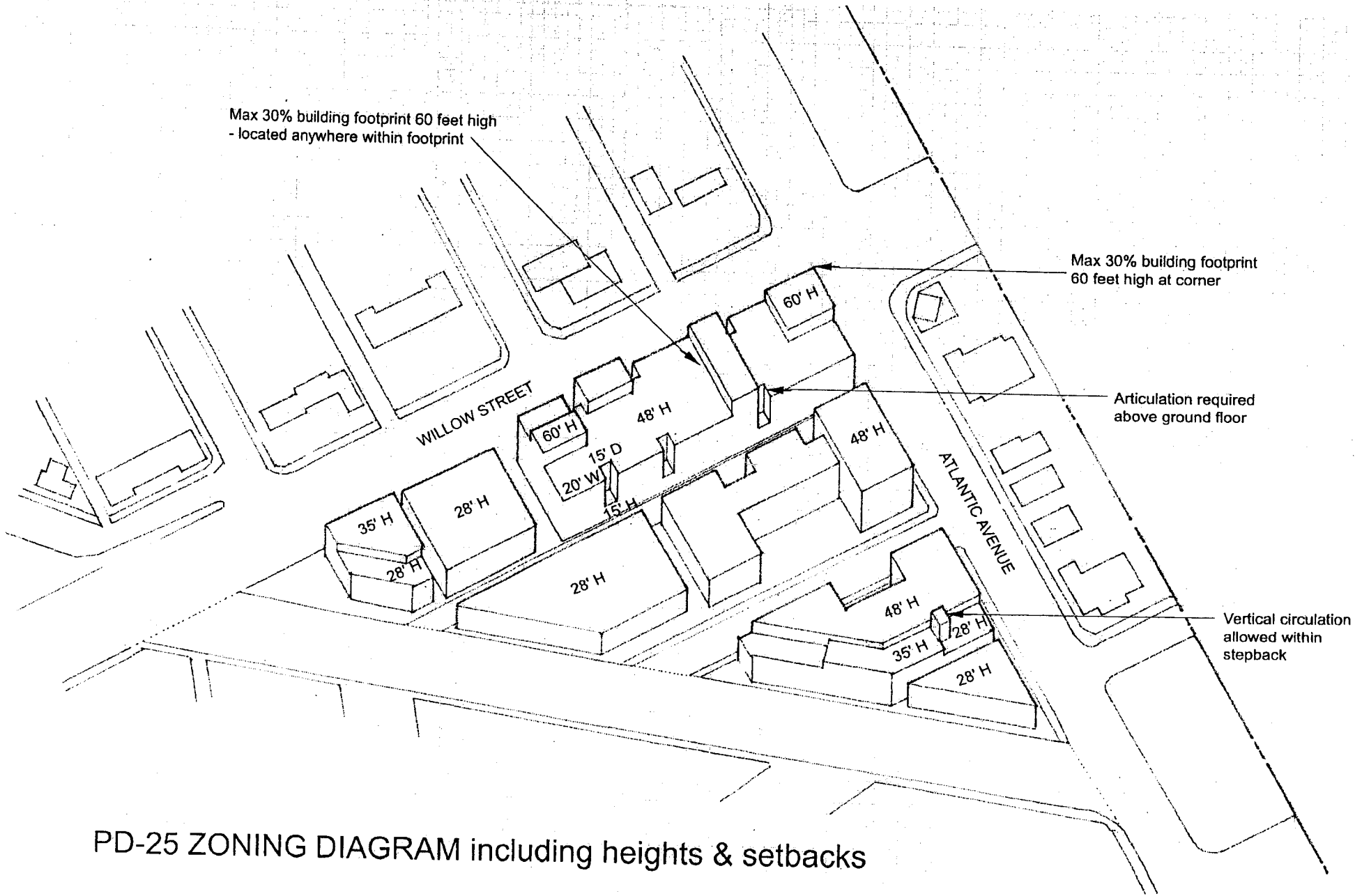
-  Subarea 1
-  Subarea 2

-  0' Required Front Yard Setback
-  5' Required Front Yard Setback
-  0' Required Rear Yard Setback



Scale = 1:2,000





PD-25 ZONING DIAGRAM including heights & setbacks

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 ORDINANCE NO.

2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AMENDING THE USE DISTRICT
5 MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS
6 BEEN ESTABLISHED AND AMENDED BY AMENDING
7 PORTIONS OF PART 15 OF SAID MAP FROM SINGLE
8 FAMILY RESIDENTIAL (R-1-N) AND COMMUNITY
9 AUTOMOBILE-ORIENTED (CCA) TO THE ATLANTIC
10 AVENUE PLANNED DEVELOPMENT DISTRICT (PD-25)
11 FOR PROPERTY LOCATED IN THE CITY OF LONG BEACH
12 (RZ-0412-06) FOR THE PURPOSE OF EXPANDING THE
13 GEOGRAPHIC AREA ENCOMPASSED BY PD-25

14
15 The City Council of the City of Long Beach ordains as follows:

16
17 Section 1. Environmental documentation having been prepared, certified,
18 received and considered as required by law, and the City Council hereby finding that
19 the proposed change will not adversely affect the character, livability or appropriate
20 development of the surrounding area and that the proposed change is consistent with
21 the goals, objectives and provisions of the General Plan, the official Use District Map of
22 the City of Long Beach, as established and amended, is further amended by amending
23 portions of Part 15 of said Map to rezone the subject property from Single-Family
24 Residential (R-1-N) and (Community Automobile-Oriented (CCA) to the Atlantic Avenue
25 Planned Development District (PD-25). That portion of Part 15 of said map that is
26 amended by this ordinance is depicted on Exhibit "A" which is attached hereto and by
27 this reference made a part of this ordinance and the official Use District Map.

28 //

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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Sec. 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2006, by the following vote:

Ayes: Councilmembers: _____

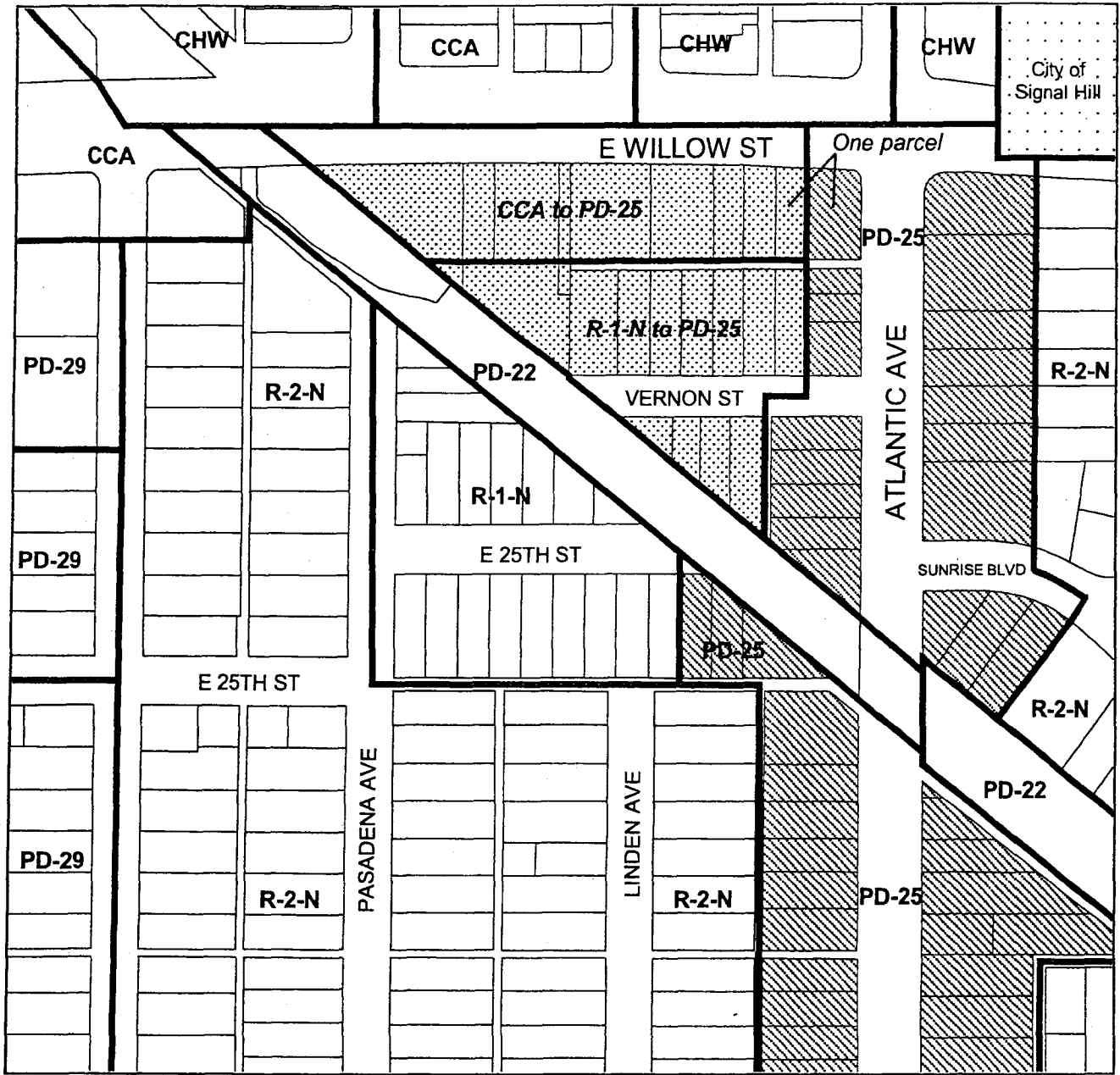
Noes: Councilmembers: _____



Absent: Councilmembers: _____

City Clerk

Approved: _____

Mayor



-  Parcels to remain PD-25
-  Parcels to be added to PD-25

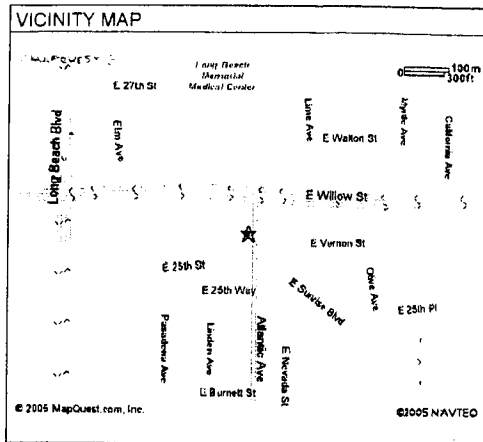


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PROPOSED
 AMENDMENT TO A PORTION OF PART 15
 OF THE USE DISTRICT MAP.

REZONING CASE
RZ-0412-06

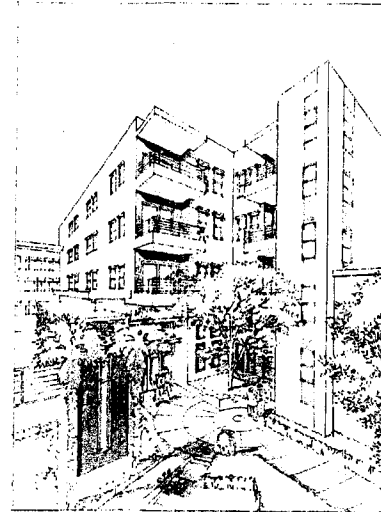
Exhibit "A"



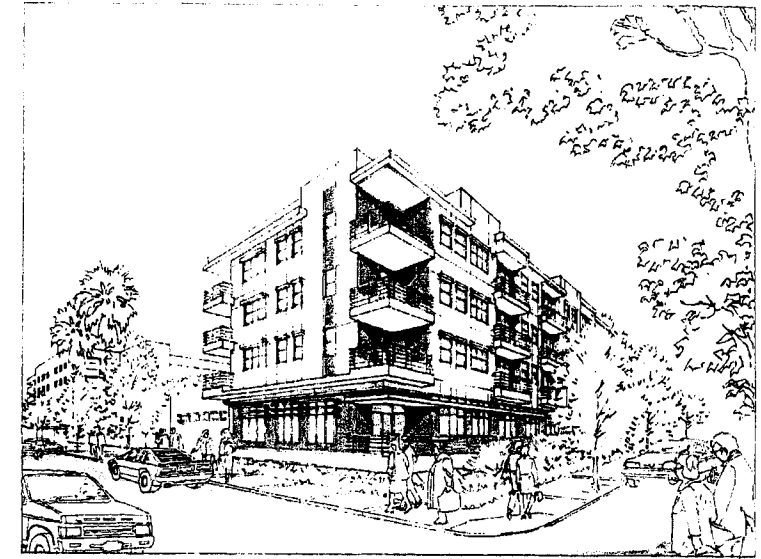
SHEET INDEX	
A.0	TITLE SHEET
C.1	SURVEY
L.1	PRELIMINARY LANDSCAPE PLAN
A1.1	PARKING LEVEL
A1.2	FIRST LEVEL
A.2	SECOND & THIRD LEVEL
A.3	FOURTH LEVEL & SECTIONS
A.4	ELEVATIONS
A.5	ELEVATIONS
A.6	UNIT PLANS

PROJECT SUMMARY			
SITE AREA: GROSS + 33,472 SF (0.7684 ACRES)			
FIRST LEVEL	LOUNGE / LOBBY	1,275 SF.	
	OFFICES	450 SF.	
	MULTI-PURPOSE ROOM	2,825 SF.	
	MANAGER'S UNIT	910 SF.	
	LAUNDRY ROOM	180 SF.	
	14 UNITS @ 540 SF.	7,560 SF.	
	CIRCULATION	2,800 SF.	TOTAL: 15,800 SF.
SECOND LEVEL	STORAGE	170 SF.	
	COMPUTER ROOM	180 SF.	
	21 UNITS @ 540 SF.	11,340 SF.	
	CIRCULATION	2,390 SF.	TOTAL: 14,040 SF.
THIRD LEVEL	STORAGE	350 SF.	
	21 UNITS @ 540 SF.	11,340 SF.	
	CIRCULATION	2,350 SF.	TOTAL: 14,040 SF.
FOURTH LEVEL	STORAGE	170 SF.	
	09 UNITS @ 540 SF.	4,860 SF.	
	CIRCULATION	1,050 SF.	TOTAL: 6,080 SF.
			TOTAL: 49,760 SF.

LEGAL DESCRIPTION	
See Survey, Sheet C1.	
PROJECT ADDRESS	
575 EAST VERNON STREET LONG BEACH, CALIFORNIA	



BUILDING ENTRANCE / COURTYARD



CORNER OF ATLANTIC AVENUE AND VERNON STREET

ATLANTIC / VERNON SENIOR HOUSING

575 EAST VERNON STREET
LONG BEACH, CA

FOR

MENORAH HOUSING FOUNDATION

A0
TITLE SHEET





PROJECT THEME TREE
MEXICAN FAN PALM - *WASHINGTONIA ROBINSONII*

FLOWERING FEATURE TREE
JACARANDA - *JACARANDA LINDAUERIANA*
GOLDEN BAIN TREE - *EXCELSIORIA PANICULATA*
MEXICAN CORAL TREE - *EXOTERISIA PLUMBLANA*



CANOPY TREE
CASHIERS - *CHAMARIDION CALIFORNIA*
CUMMIFOOD - *CERATOPHYLLUM ANCARDIODES*
GOLD MIMULUS TREE - *CASIA LEPTOPHYLLA*
MAGNOLIA - *MAGNOLIA GRANDIFLORA*
EUCALYPTUS - *PLACUNUS RACEMOSA*

VERTICAL EVERGREEN ACCENT TREE
ITALIAN CEDAR - *CUPRESSUS SEMPERVERENS*
CEDRALPA - *CEDRALPA TAMARICENTRIS*
DWARF PALM - *ELAEODENDRUM PALMUM*
WESTING BOTTLERUSH - *CALLISTEMON VIMINALIS*



SMALL FLOWERING TREE
CLANG BUCKLE - *LAURUSNARICA INDICA*
FLOWERING PEAR - *POWELLIA SPECIOSA*
MOUNT KINGS CEDAR - *BALDWINIA YANBUOLA*
MAGNIFICENT BRACCT - *HEPATICIFLORA*
TULIP TREE - *LAMPROLUMBA DIVERGENS*

VERTICAL EVERGREEN OR DECIDUOUS TREE (FOR NARROW AREAS)
AUSTRALIAN WILLOW - *OSIERIA PARVIFLORA*
BUNNING BEECH - *TRICHILIA COMPTONII*
BOTTLE TREE - *BALANICOSTYX POCOCKIANA*
CEDRALPA - *CEDRALPA TAMARICENTRIS*
SUNSHINE - *STANHOPEUM FLAVUM*
WESTING BOTTLERUSH - *CALLISTEMON VIMINALIS*
YONG - *YONGIA SPECIOSA*



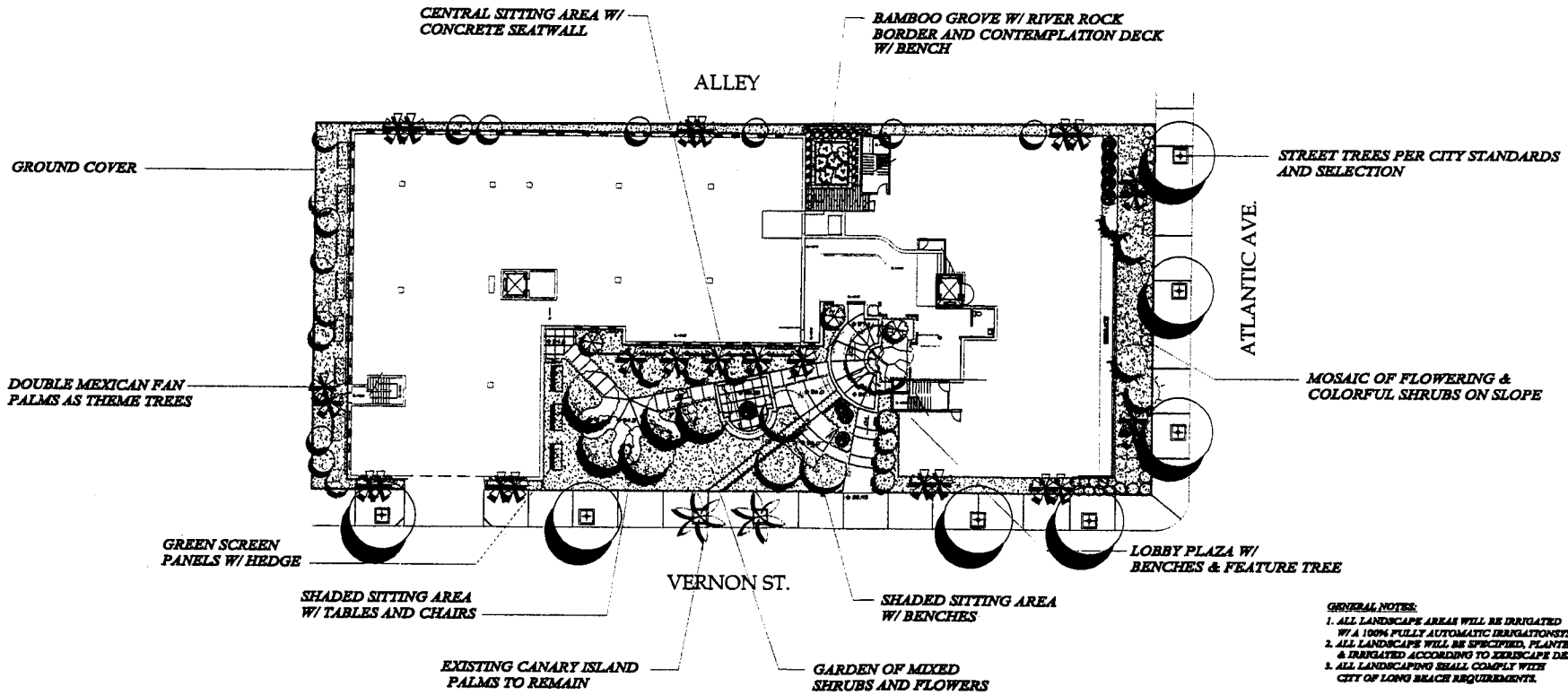
LARGE EVERGREEN TREE
DWARF CEDAR - *CEDRUS DEODARA*
PAPERBARK CASHPUT TREE - *AGALALEUCA QUINQUENERVIA*
YONG - *YONGIA SPECIOSA*
REDWOOD - *SEQUOIA SPECIOSA*
SWIFT BAY - *LAURUS NOBILIS*

ACCENT TREE
CEDRUS - *CELRUS*



STREET TREE
PER CITY OF LONG BEACH STANDARDS AND SELECTION

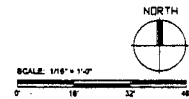
HEDGE
LAVENDER BEARFLOWER - *ORNITHA OCCIDENTALIS*
FICUS - *FICUS NEXIDA VIRENS GEM*
PRICKLY - *PRICKLY PALM*



- GENERAL NOTES:**
1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A 100% FULLY AUTOMATIC IRRIGATION SYSTEM.
 2. ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES.
 3. ALL LANDSCAPING SHALL COMPLY WITH CITY OF LONG BEACH REQUIREMENTS.

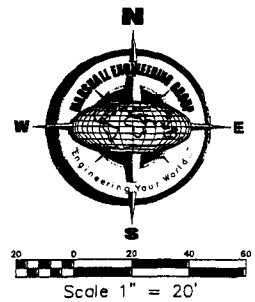
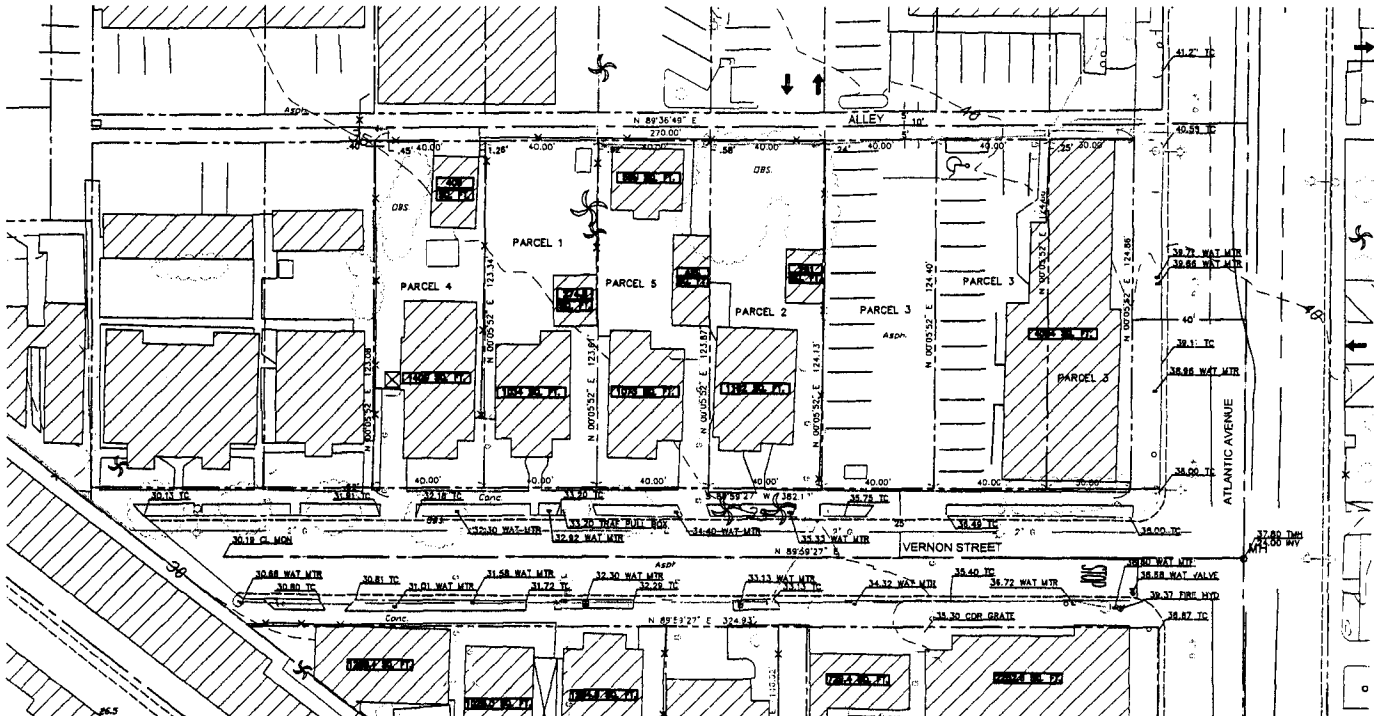
L-1
PRELIMINARY LANDSCAPE PLAN

ATLANTIC / VERNON SENIOR HOUSING
575 EAST VERNON STREET
LONG BEACH, CA
FOR
MENORAH HOUSING FOUNDATION

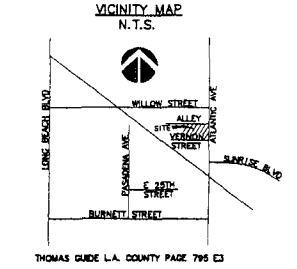


TGP

575 EAST VERNON STREET
LONG BEACH, CA 90802
TEL: (562) 433-1111
FAX: (562) 433-1112
WWW.TGPARCHITECTS.COM
MEN 001 4862



- LEGEND**
- ⊕ STORM DRAIN MANHOLE
 - ⊙ SEWER MANHOLE
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - PULL BOX
 - GUY WIRE
 - ⊕ POWER POLE
 - ⊕ TRAFFIC SIGNAL SINGLE POST
 - ⊕ TRAFFIC SIGNAL W/ STREET LIGHT
 - ⊕ STREET LIGHT
 - ⊕ DECIDUOUS TREE
 - ⊕ WHEEL STOP
- [Hatched Box] PORTLAND CEMENT CONCRETE
 [Dashed Line] PROPERTY LINE
 [Dotted Line] MASONRY WALL
 [Chain Link Symbol] CHAIN LINK FENCE



LEGAL DESCRIPTION:

THE BASIS OF THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER ORDER NO. 4281403-470 DATED NOVEMBER 13, 2004 AT 7:30 A.M.

GEORGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY ARE SHOWN ON THIS MAP AND ARE UNERRINGLY KEPT TO SAID REPORT. OTHER ITEMS FROM SAID REPORT WHICH MAY AFFECT THE SUBJECT PROPERTY ARE ALSO KEPT TO SAID REPORT AND ARE:

PARCEL 1:
LOT 13 IN BLOCK 1 OF THE JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 15 IN BLOCK 1 OF THE JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
LOT 14, 17 AND 18 IN BLOCK 1 OF THE JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4:
LOT 16 IN BLOCK 1 OF THE JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5:
LOT 12 IN BLOCK 1 OF THE JUNCTION PARK TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AREA:
GROSS: 33,472 ± SQ. FT. (0.7684 ACRES)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE CONTINUITY OF VERNON STREET AS SHOWN ON JUNCTION PARK TRACT RECORDED IN BOOK 8, PAGE 87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, HAVING A BEARING OF N 89°52'27" E.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), MENORAH HOUSING, CHICAGO TITLE COMPANY AND FIDELITY NATIONAL TITLE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

I MADE AN ON THE GROUND SURVEY FOR BOUNDARY DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ON FEBRUARY 23, 2005 AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE HUD SURVEY INSTRUCTIONS AND REPORT FORM HUD-2457, AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE URBAN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS DATED 1989.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN ON THIS MAP; TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; AND THE PREMISES ARE FREE OF ANY 100/300 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060136000C DATED JULY 6, 1998.

WILLIAM M. RAYMOND JR., L.S. 7279
EXPIRES: DECEMBER 31, 2006

FLOOD ZONE DESIGNATION:
THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN ZONE "X" (OUTSIDE THE 500 YEAR FLOOD PLAIN WHICH IS ALSO OUTSIDE THE 100 YEAR FLOOD PLAIN); PER THE FEMA ACTIVITY AND ADMINISTRATION DESIGNATIONS FLOOD ZONE "X" REDUCTION AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN; THE 100-500 YEAR FLOOD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF THE CITY OF LOS ANGELES AS COMMUNITY NO. 060136000C LAST UPDATED 7/8/1998.

MARSHALL ENGINEERING GROUP

LAND PLANNING
CIVIL ENGINEERING
GEOMATIC ENGINEERING
GPS & PHOTOGRAMMETRY SURVEYING
CYRUS 3-D LASER SCANNING

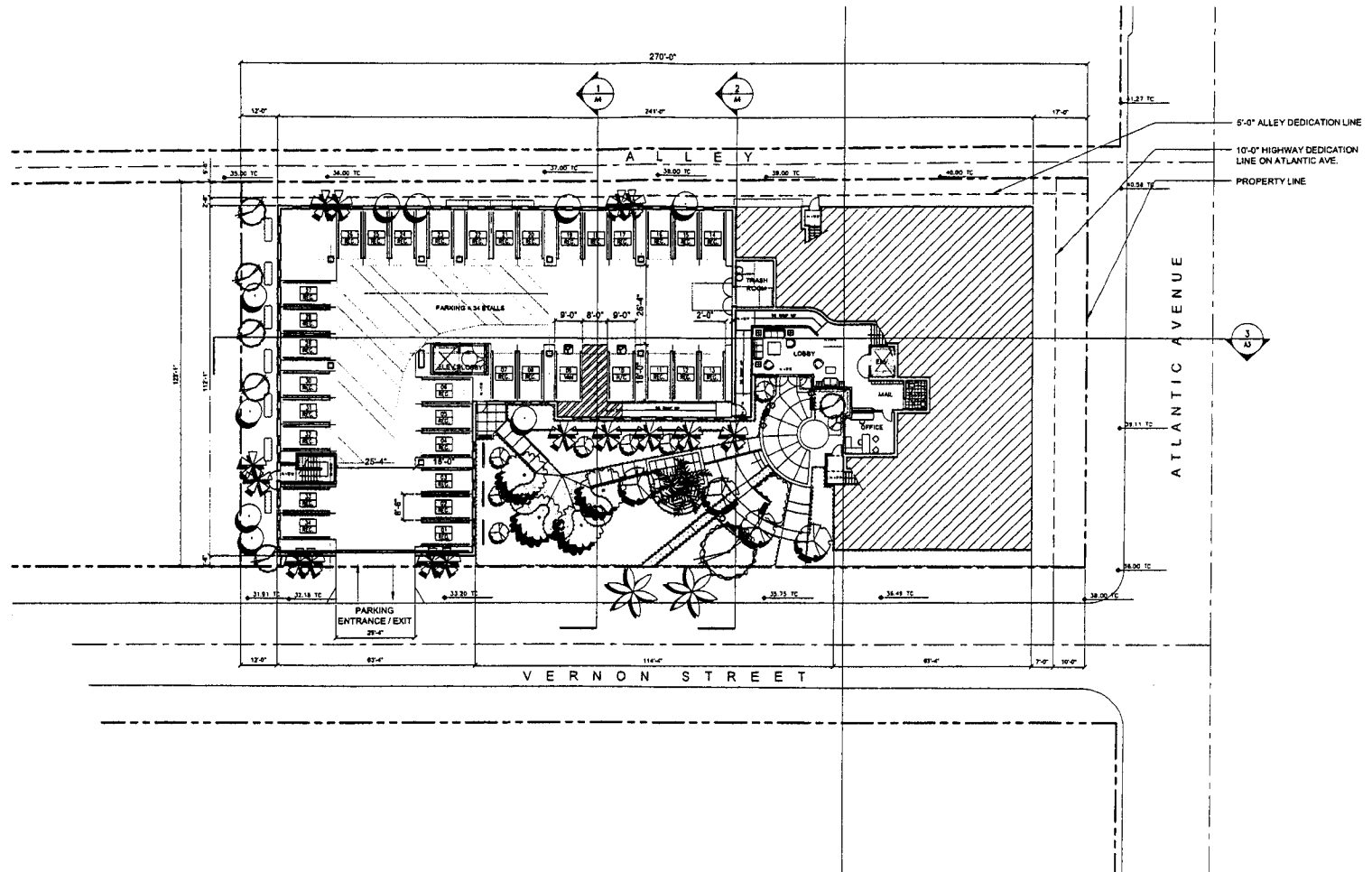
2001 E. FINANCIAL WAY STE. 104, GLENDRORA, CA 91741
PHONE: (626) 914-5788 FAX: (626) 914-5757 WEB: www.megl.biz

ALTA SURVEY
MENORAH HOUSING
LOTS 12-18 JUNCTION PARK TRACT
VERNON STREET, LONG BEACH CA

PREPARED FOR: MENORAH HOUSING

DRAWN BY: NRJ SCALE: 1" = 20' - 0"
CHECKED BY: WMRJ JOB NO: 04-99 - 2/25/05

C1
SURVEY



A1.1
PARKING LEVEL

ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION

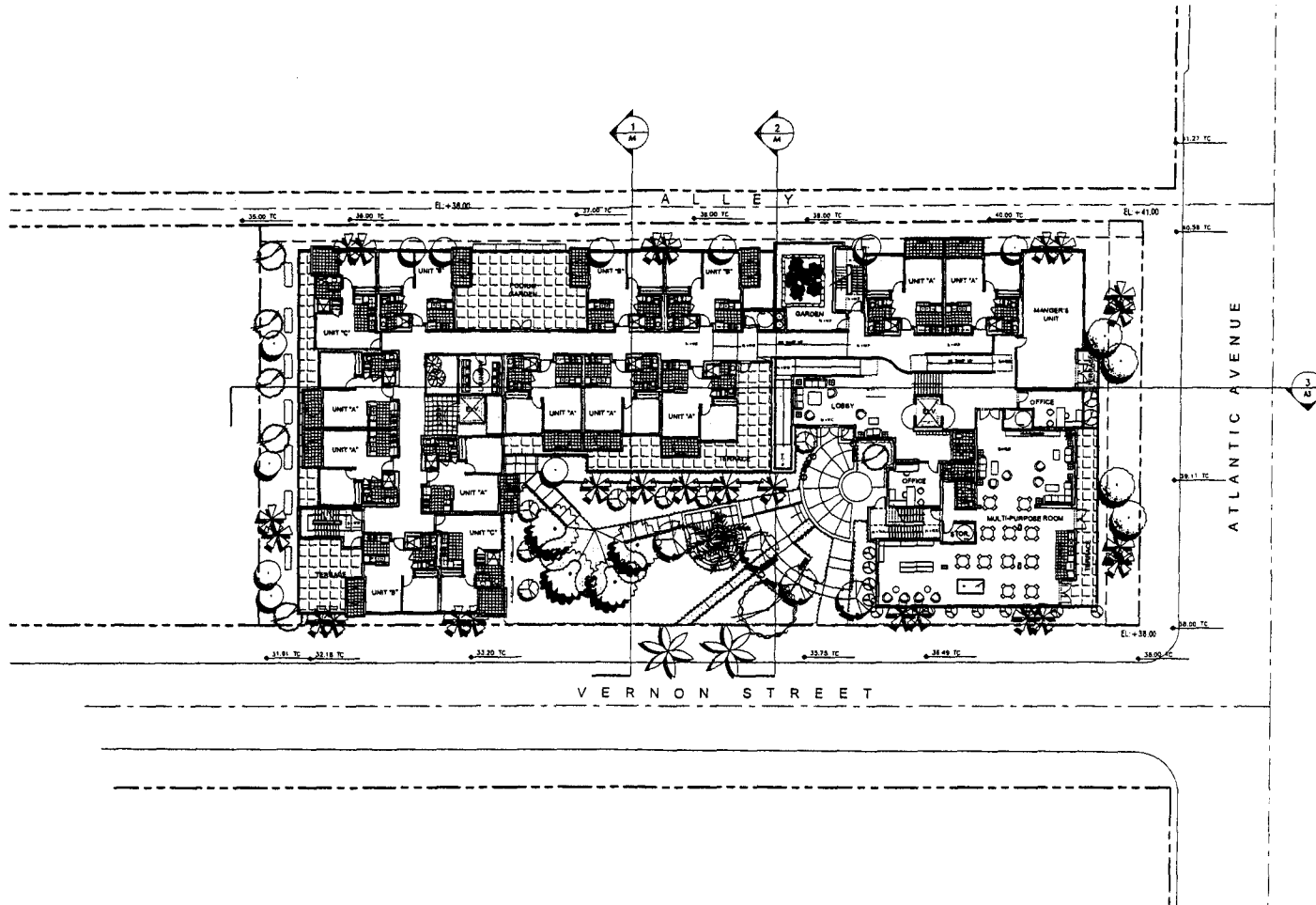


SCALE 1/8" = 1'-0"
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24034

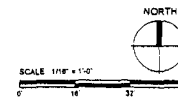
VAN TILBURG
 BANVARD &
 SODERBERGH, AIA
 ARCHITECTURAL PLANNING DIVISION

07/07/2008
 REV 08/15/2008
 REV 03/17/2008
 REV 03/17/2008
 REV 04/08/2008



A1.2
FIRST LEVEL

ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION

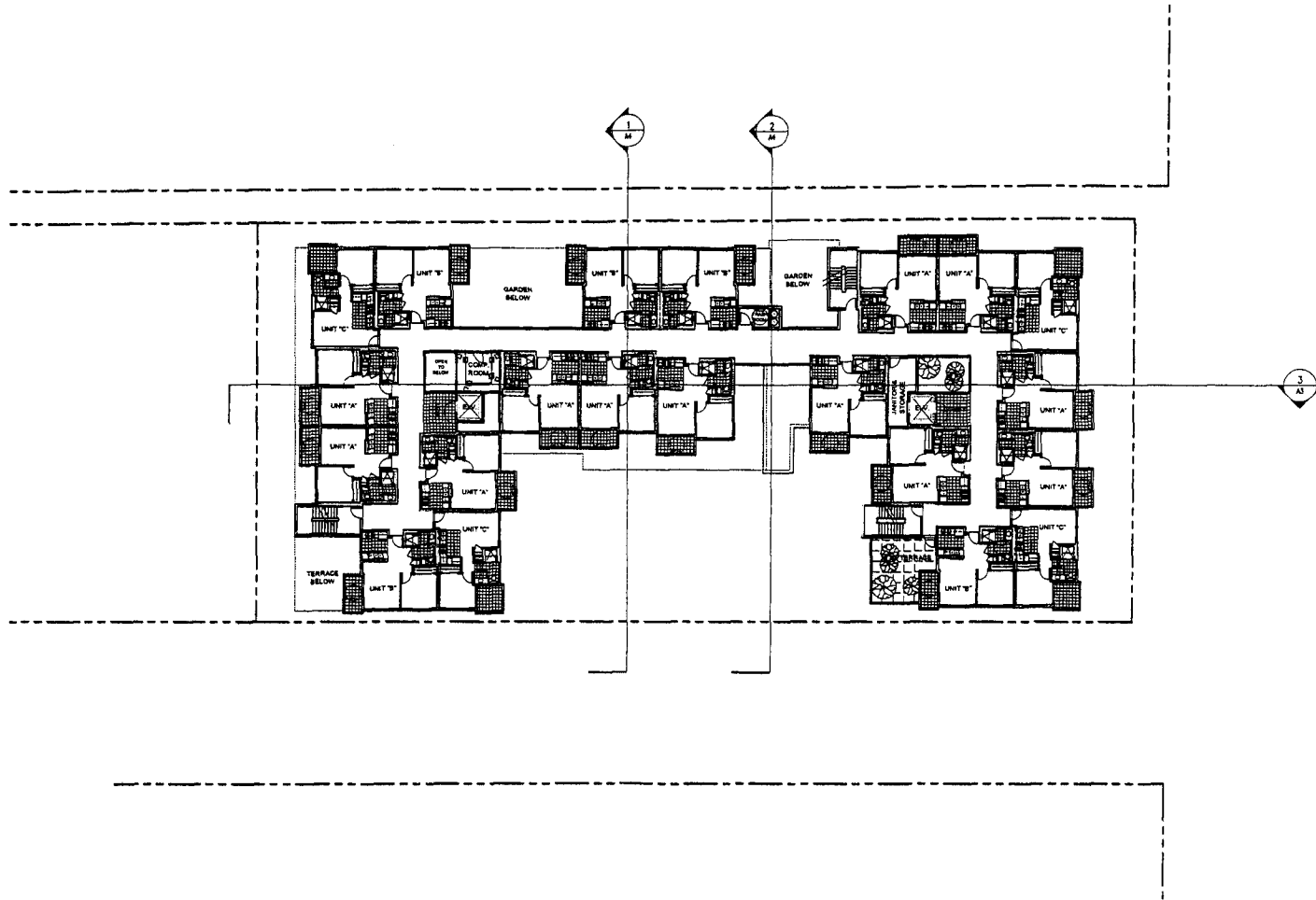


24673

**VAN TILBURG
 BANVARD &
 SODERBERGH, AIA**

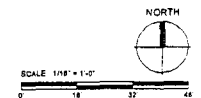
ARCHITECTURE PLANNING INTERIORS

REV 04/06/2008	01/07/2009
	REV 06/17/2009
	REV 02/27/2008
	REV 03/14/2008
	REV 03/28/2008



A2
2ND & 3RD SIM. LEVELS

ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION

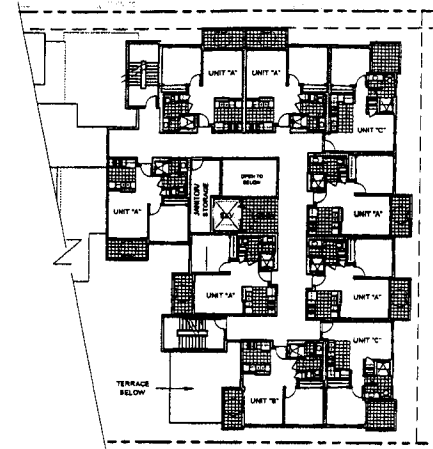
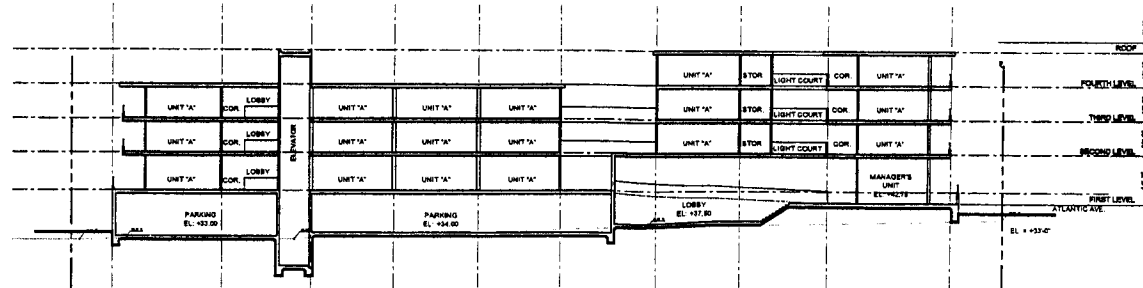
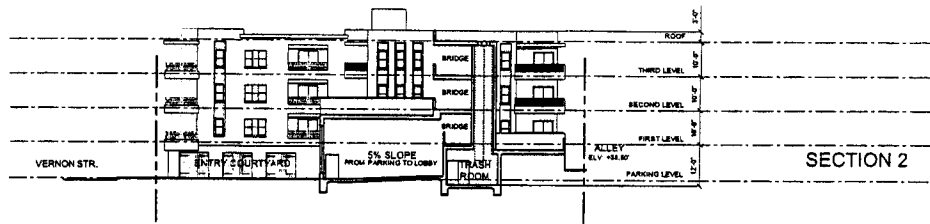
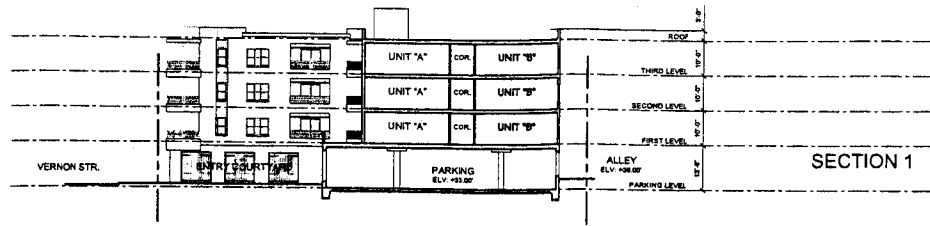


3403

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ARCHITECTURAL PLANNING INTERIORS

01/07/2006
 REV 08/15/06
 REV 02/17/06
 REV 01/16/06
 REV 04/06/06



SECTION 1

SECTION 2

SECTION 3

FOURTH LEVEL

ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION

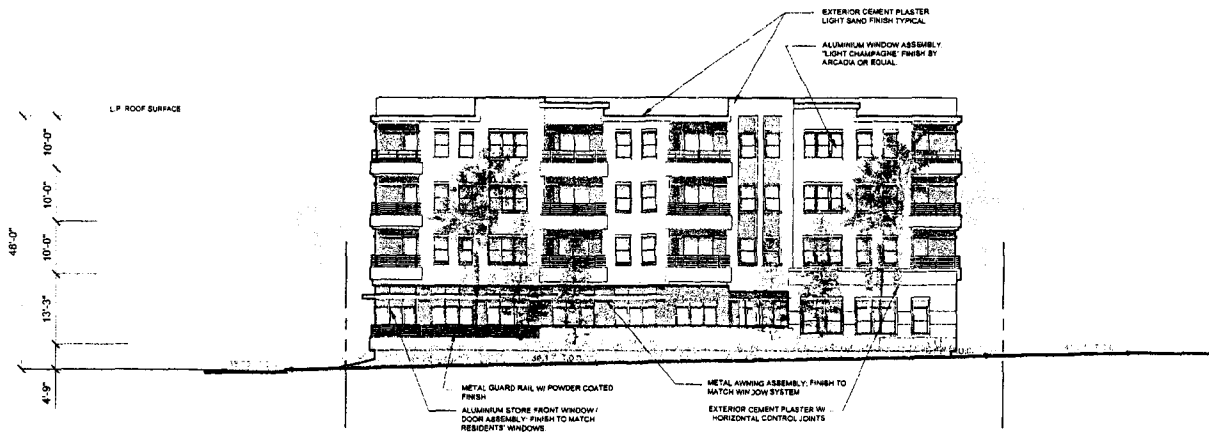
A3
 FOURTH LEVEL & SECTIONS

SCALE: 1/8" = 1'-0"

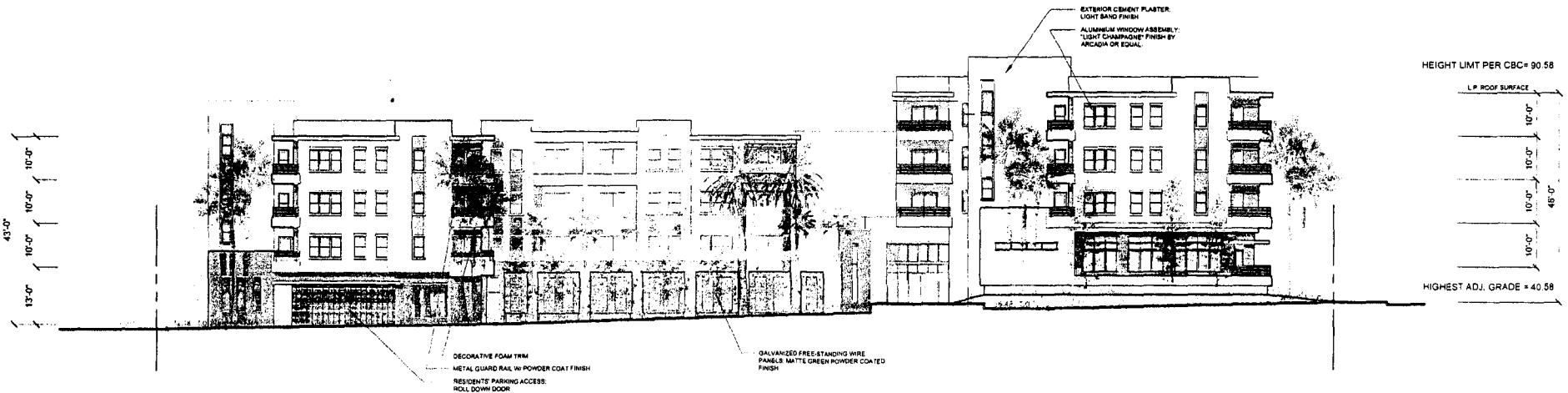
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**VAN TILBURG
 BANVARD &
 SODERBERGH, AIA**
 ARCHITECTS PLANNING ENGINEERS

07/07/2008
 REV. 08/12/2008
 REV. 02/17/2009
 REV. 03/10/2009
 REV. 04/06/2009



ATLANTIC AVENUE ELEVATION



VERNON STREET ELEVATION

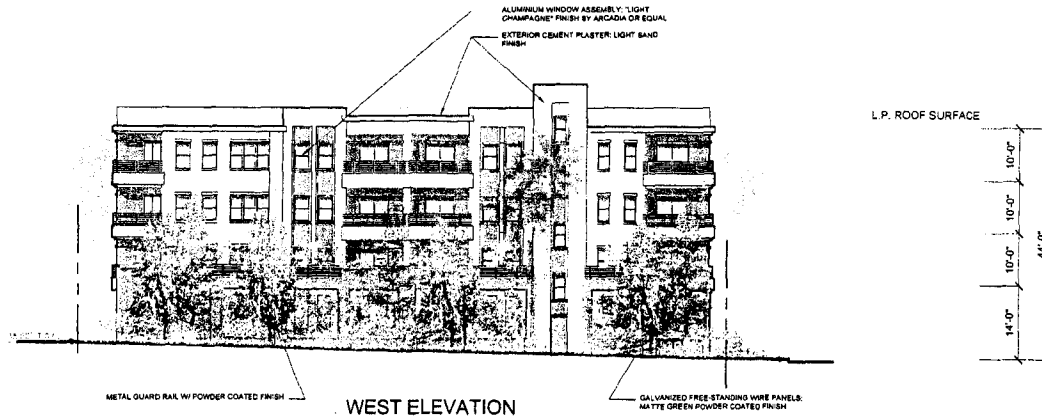
ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION

A4
 ELEVATIONS

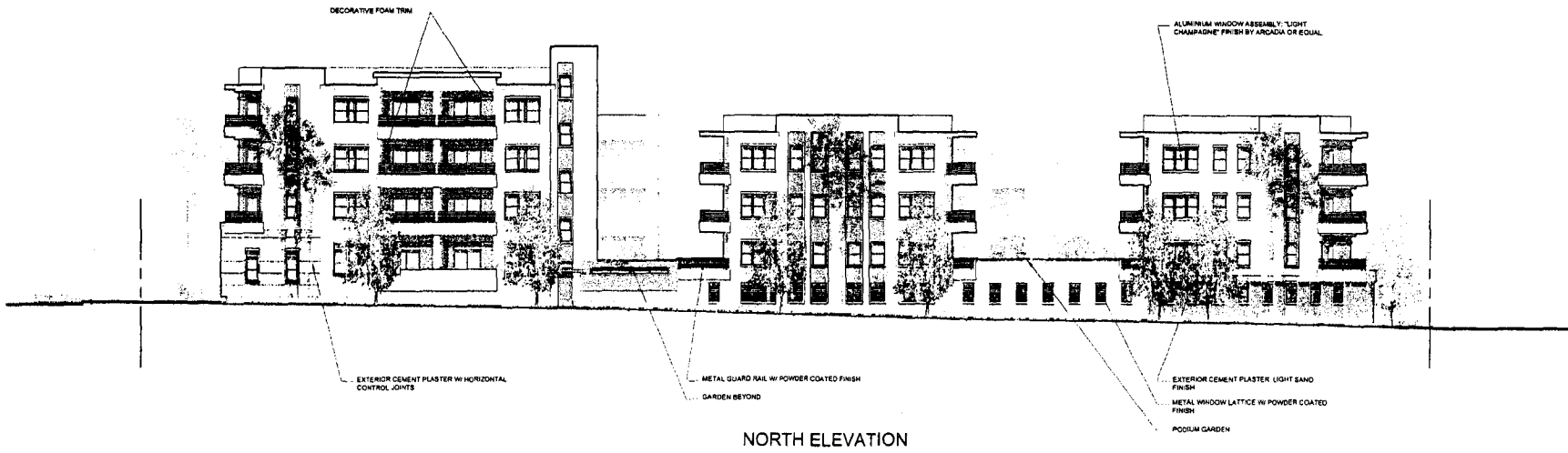
2409

SCALE 3/32" = 1'-0"
 0 5 10 22

VAN TILBURG
 BANVARD &
 SODERBERGH, AIA
 ARCHITECTURE PLANNING INTERIORS
 REV 04/23/2008 01/27/2008
 REV 04/03/2008 REV 08/01/2008
 REV 11/08/2008 REV 11/08/2008
 REV 02/27/2009 REV 02/27/2009



WEST ELEVATION



NORTH ELEVATION

A5
ELEVATIONS

34038

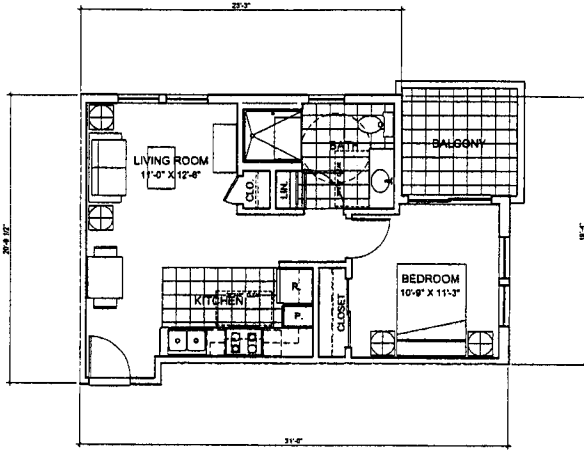
ATLANTIC / VERNON SENIOR HOUSING
575 EAST VERNON STREET
LONG BEACH, CA
FOR
MENORAH HOUSING FOUNDATION

SCALE 3/32" = 1'-0"
0 8 16 24

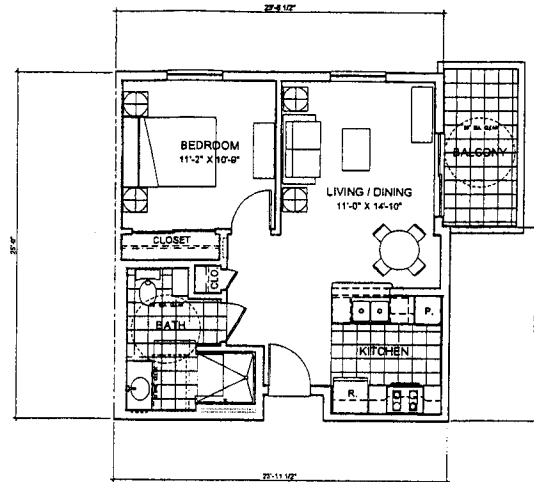


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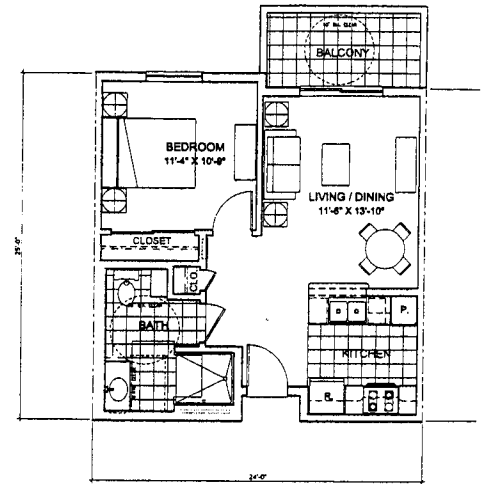
ARCHITECTURAL PLANNING INTERIORS
REV 04/02/2006 07/07/2005
REV 08/31/2005
REV 11/08/2005
REV 02/17/2006
REV 03/13/2006



UNIT "C"
540 sf



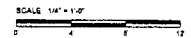
UNIT "B"
540 sf



UNIT "A"
540 sf

A6
UNIT PLANS

ATLANTIC / VERNON SENIOR HOUSING
 575 EAST VERNON STREET
 LONG BEACH, CA
 FOR
 MENORAH HOUSING FOUNDATION



24008

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 BANVARD &
 SODERBERGH, ALA.
 ARCHITECTS PLANNING INTERIORS
 03/27/2008
 02/16/2008