

# Ramona Park Senior Apartments T.A.C. Case No. 0812-13



at the  
**Farmers and Merchants Bank Site**  
 Located at 3290 Artesia Blvd.  
 Long Beach, CA

Presented by  
**Palm Desert Development Company**  
*Building Strong Communities*



# Palm Desert Development Company

- Industry Leader for 30 years
- Second Generation Affordable Housing Developer
- Over 1,300 Affordable Rental Units in Riverside and San Bernardino Counties
- Utilizing Leading Technology for Sustainable and Energy Efficient Buildings meeting **LEED** and *Green* standards
- Dedicated **Government Relations Officer** to liaison all PDDC, agency/county and neighborhood issues about the community
- Dedicated **Asset Manager** to oversee property management, maintenance and community service programs
- Each Property Managed by full time on-site **Professional Property Manager**



# Outreach

## MEETINGS

- 3 - Neighborhood meetings to get neighborhood input and support – First meeting June 2008
- 6 - North PAC meetings - APPROVED October 2008
- Several meetings with Long Beach Housing Corporation, Inc. – APPROVED January 20, 2010
- Several meetings with planning and development staff
- Planning Commission – APPROVED February 4, 2010, 6-0

## ISSUES






- **Neighborhood concerns/comments**
  - Crime
  - Parking
  - Traffic
  - Privacy
  - Park Programs
- **Senior –vs- Multifamily**
  - Multifamily **NOT** supported for this location
  - Senior population adds assets to community
    - Additional “Eyes” patrolling neighborhood
    - Strong “Traditional Values” in a community
- **Environments for Seniors and Neighbors**
  - Multi-story sight lines (Privacy)
  - Companion Pets should be allowed
  - Two Bedroom Units are a must
  - Aging in Place with Universal Design

## RESPONSES

- **Security**
  - Web Access Security Cameras
  - Meeting Location for Neighborhood watch Program
- **Parking**
  - 72 - Secured Parking for Tenants
  - 23 – Guest/Community Parking
- **Senior Programs**
  - Support Programs for Seniors
  - Provide space for Senior Programs in Community Areas of Development
- **Architecture**
  - Low three story building with minimal site lines into adjacent neighborhood
  - 100% accessible (Universal Design)



# General Site Characteristics

-  3290 Artesia Blvd.  
Farmers & Merchants  
Bank
-  Existing multifamily  
residential development  
to the North
-  Existing Ramona Park to  
the South
-  Existing automotive  
lease/sales lot and Retail  
to the East
-  Existing senior assisted  
living and care to the  
West



# Land-use and Zoning Information

## LAND-USE

**LUD#8**

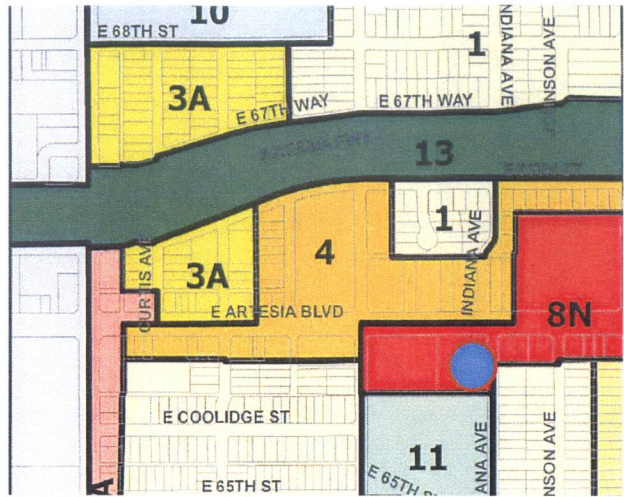
Shopping Nodes



**PROPOSED LUD#4**

High Density Residential

The change provides a designation that is consistent with current and future uses.



**LAND-USE MAP**

## ZONING

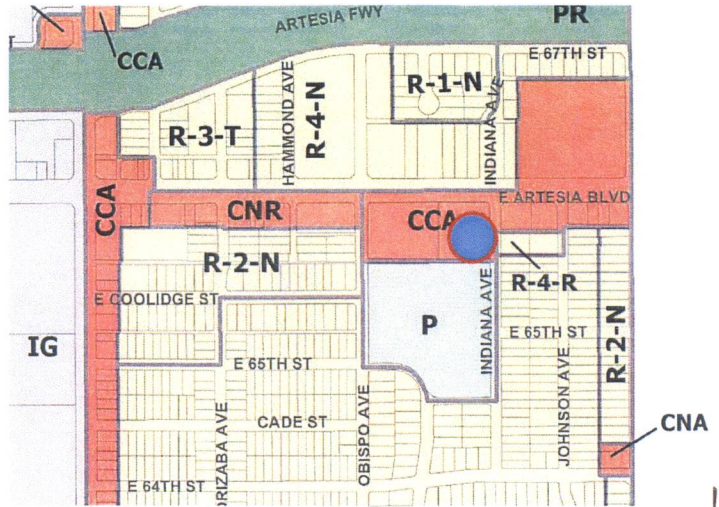
**CCA**

Community Commercial Automotive



**PROPOSED CCN**

Community Commercial Neighborhood



**ZONING MAP**

# Ramona Park Senior Apartments

Downey Avenue



3290 East Artesia Boulevard

Proposed Site

Existing Farmers & Merchants Bank

# Project Information

- **Senior Apartments**

- 60 Units
- 48 - 1 and 12 - 2 bedroom units
- 3 Story (2 stories above podium parking deck)

- **Sustainable and “Green Design”**

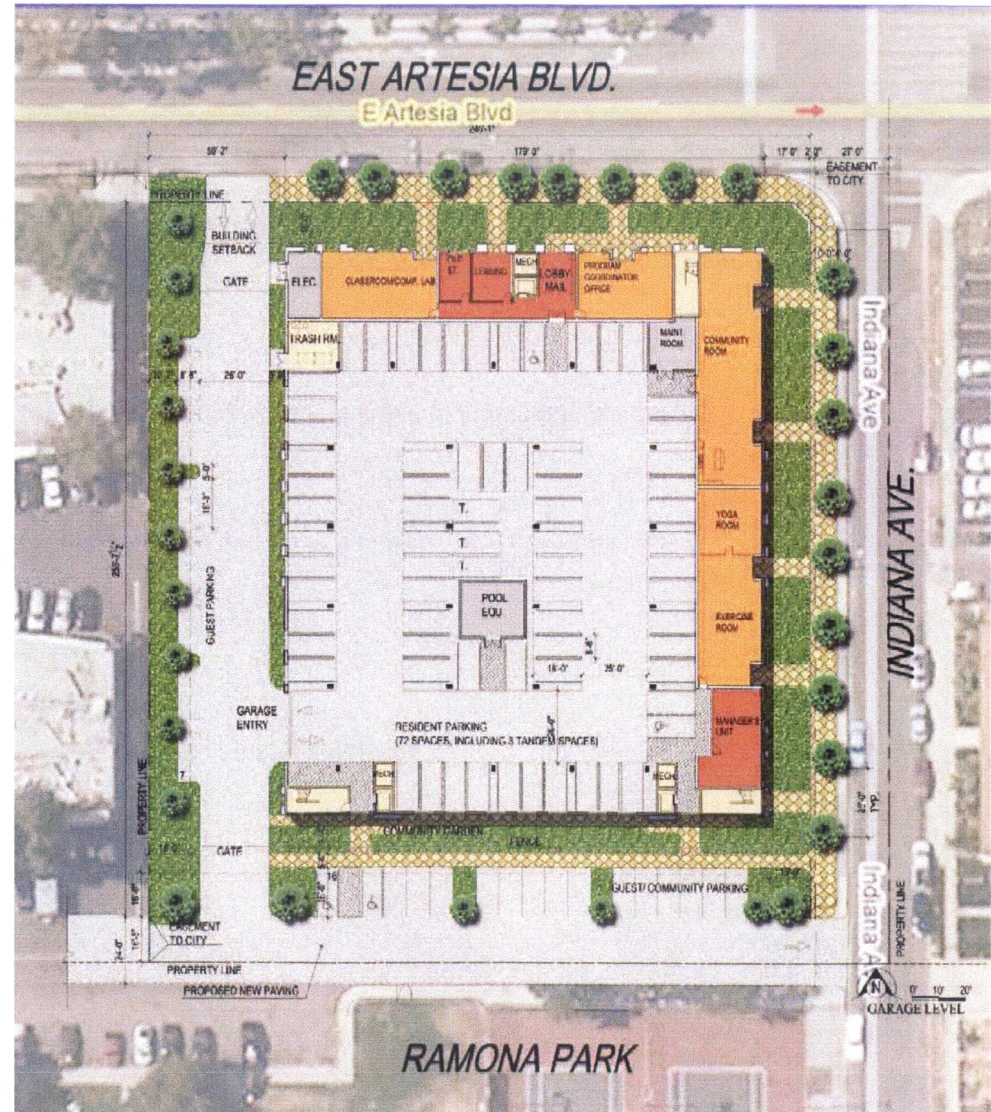
- Universal Design
- Exceed Title 24 by 35% exceeding a LEED Silver equivalent
- Roof mounted photovoltaic's for Common/Community Areas

- **Amenity rich community**

- Laundry Facilities on each Level
- Trash Collection/Recycle Program
- Community Gardens and Courtyards
- Perimeter 24/7 Security Surveillance Systems
- Ride Share Program
- Lifestyle Classes
- Social Functions

- **Full Time Professional Property Management**

- House Rules
- Neighborhood Watch Program Support
- “Sight Watch” Program



# Architecture

**Humphreys & Partners Architects L.P.** ([www.humphreys.com](http://www.humphreys.com))

- 15+ Years experience in multifamily and senior housing
- “E-Urban” Design
- Craftsman Style with a contemporary edge to mix within the existing single family residential neighbor.

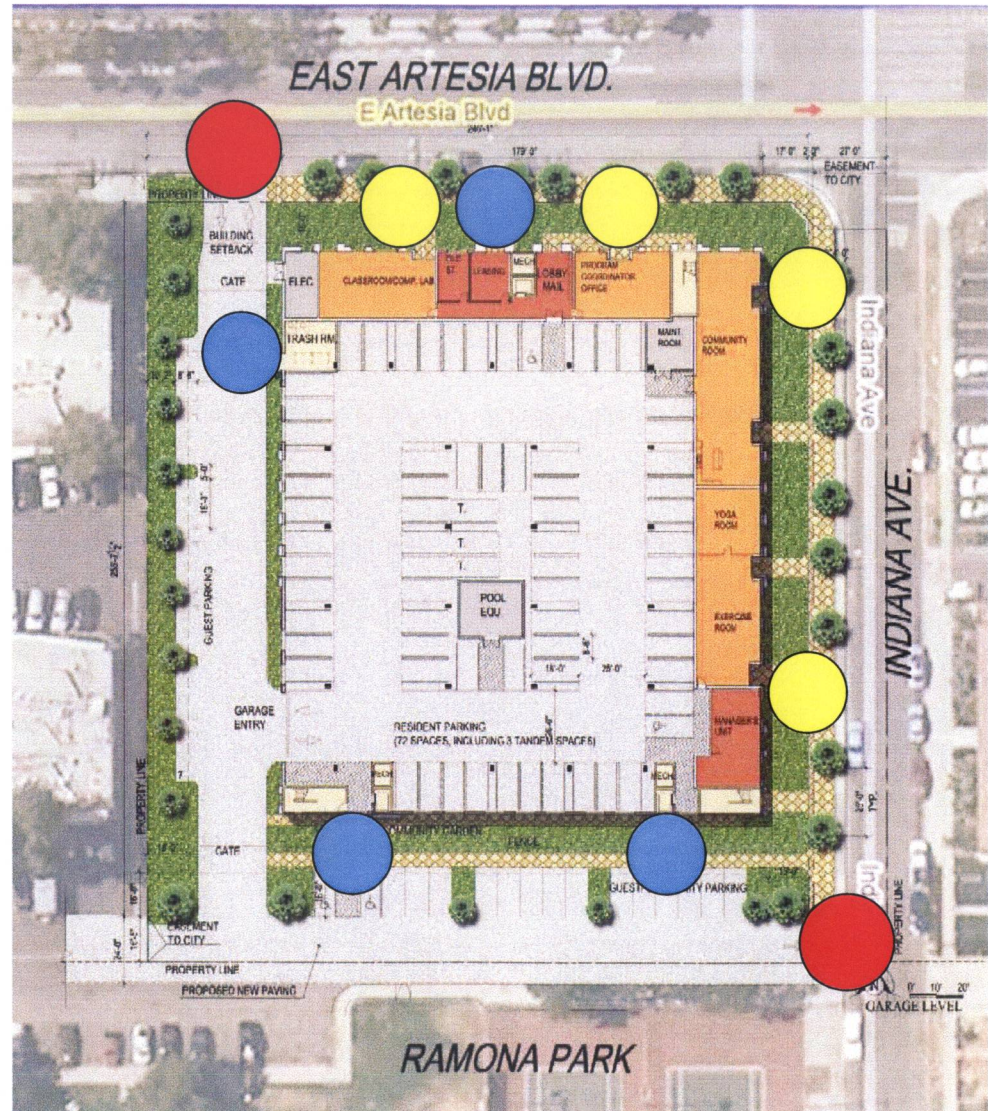




# Circulation




- Main Vehicle Circulation on/off Artesia Blvd. with secondary access off of Indiana Ave.
- Pedestrian Circulation off of Artesia and Indiana with Tenant access to the south from the first level courtyard to Ramona Park
- 50% of Community Space has direct access to street front which will be well lighted and monitored with security cameras to deter loitering and soliciting. 100% access is possible.

A generous landscape buffer between the building and sidewalk was established to deter graffiti. Tree wells edging the street scene are an attempt to soften the urban edge. Drought tolerant materials will be identified to obtain a high level of sustainability.






# Floor Plan

## Pedestrian Access

-  Elevator Access
-  Stair Access
-  Corridor Circulation

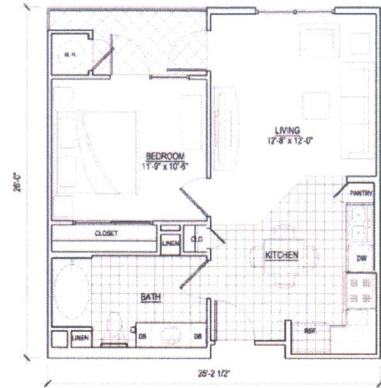
## Amenities

-  Court Yard
-  Pool and Spa
-  Recreation Areas
-  Laundry

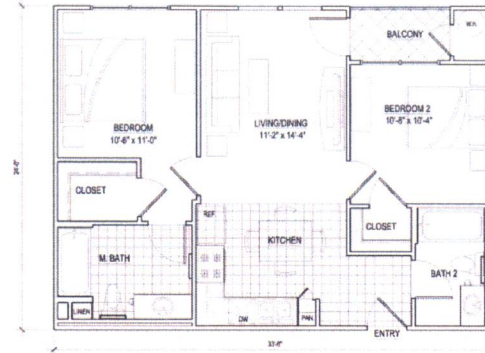


PODIUM LEVEL

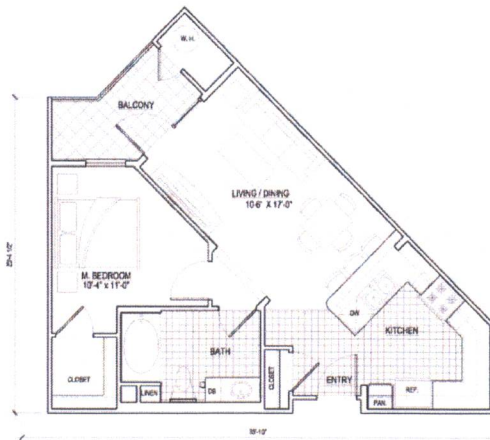
# Typical Units...



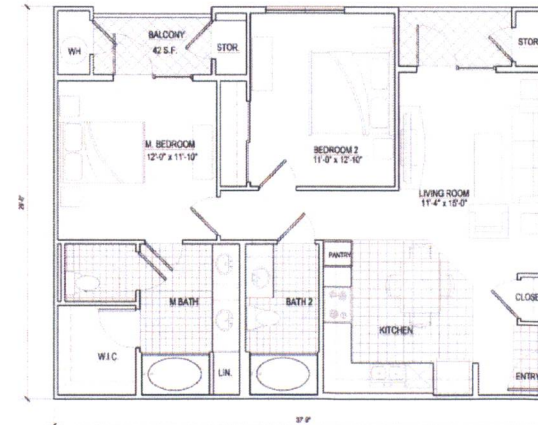
UNIT A1  
NET: 585 S.F.  
BALCONY: 61 S.F.  
SCALE: 1/4"=1'-0"



UNIT B1  
NET: 788 S.F.  
BALCONY: 44 S.F.  
SCALE: 1/4"=1'-0"



UNIT A2  
NET: 810 S.F.  
BALCONY: 78 S.F.  
SCALE: 1/4"=1'-0"



UNIT B2  
NET: 972 S.F.  
BALCONY/STORAGE: 120 S.F.  
SCALE: 1/4"=1'-0"



UNIT PLANS  
SCALE: 1/4"=1'-0"  
SHEET A-4

ARTESIA BLVD. SENIOR HOUSING  
PALM DESERT DEVELOPMENT CO.

Aug 12, 2009

LONG BEACH, CA

HPA#08418



HUMPHREYS & PARTNERS ARCHITECTS L.P.  
5339 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9636 (972) 701-9639  
www.humphreys.com marketing@humphreys.com  
DALLAS CHARLOTTE IRVINE LAS VEGAS NEW ORLEANS NORFOLK ORLANDO PHOENIX

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NORTH ELEVATION  
 (ALONG EAST ARTESIA BLVD.)  
 SCALE: 1/8" = 1'-0"



EAST ELEVATION  
 (ALONG INDIANA AVE.)  
 SCALE: 1/8" = 1'-0"

0' 10' 20' ELEVATIONS

ARTESIA BLVD. SENIOR HOUSING  
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WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
(FACING RAMONA PARK)  
SCALE: 1/8" = 1'-0"



ELEVATIONS

ARTESIA BLVD. SENIOR HOUSING  
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# Creating a tranquil environment...

## Ramona Park

- The main courtyard opens to Ramona Park. This allows for the building to buffer the street noise from Artesia Blvd. to the adjacent residential neighborhood and also create a passive setting for our tenants with a view to Ramona Park.
- The vertical circulation is set in the corners to minimize any concerning sight lines into neighboring residents. Windows provide for natural lighting into stairways and corridors.



SOUTH ELEVATION  
(FACING RAMONA PARK)  
SCALE: 1/8" = 1'-0"

0' 10' 20' ELEVATIONS

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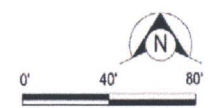
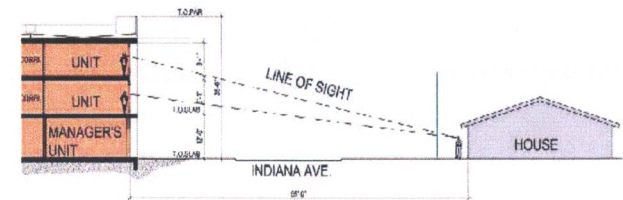
# Lines of sight



1



2



## ARTESIA BLVD. SENIOR HOUSING PALM DESERT DEVELOPMENT CO.

FEB. 02, 2010

LONG BEACH, CA

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# Privacy

Closest point of view to single family residence is 90'-0"+ to a front yard across Indiana Avenue to the Southeast

Vantage into backyards does not exist. Existing backyards are away from project and existing two-story apartment buildings block any potential views into backyards.

Closest point of view to multi-family residence is 70'-0"+ across Indiana Avenue





# Thank you for your time.



from  
Palm Desert **Development Company**

