



City Council

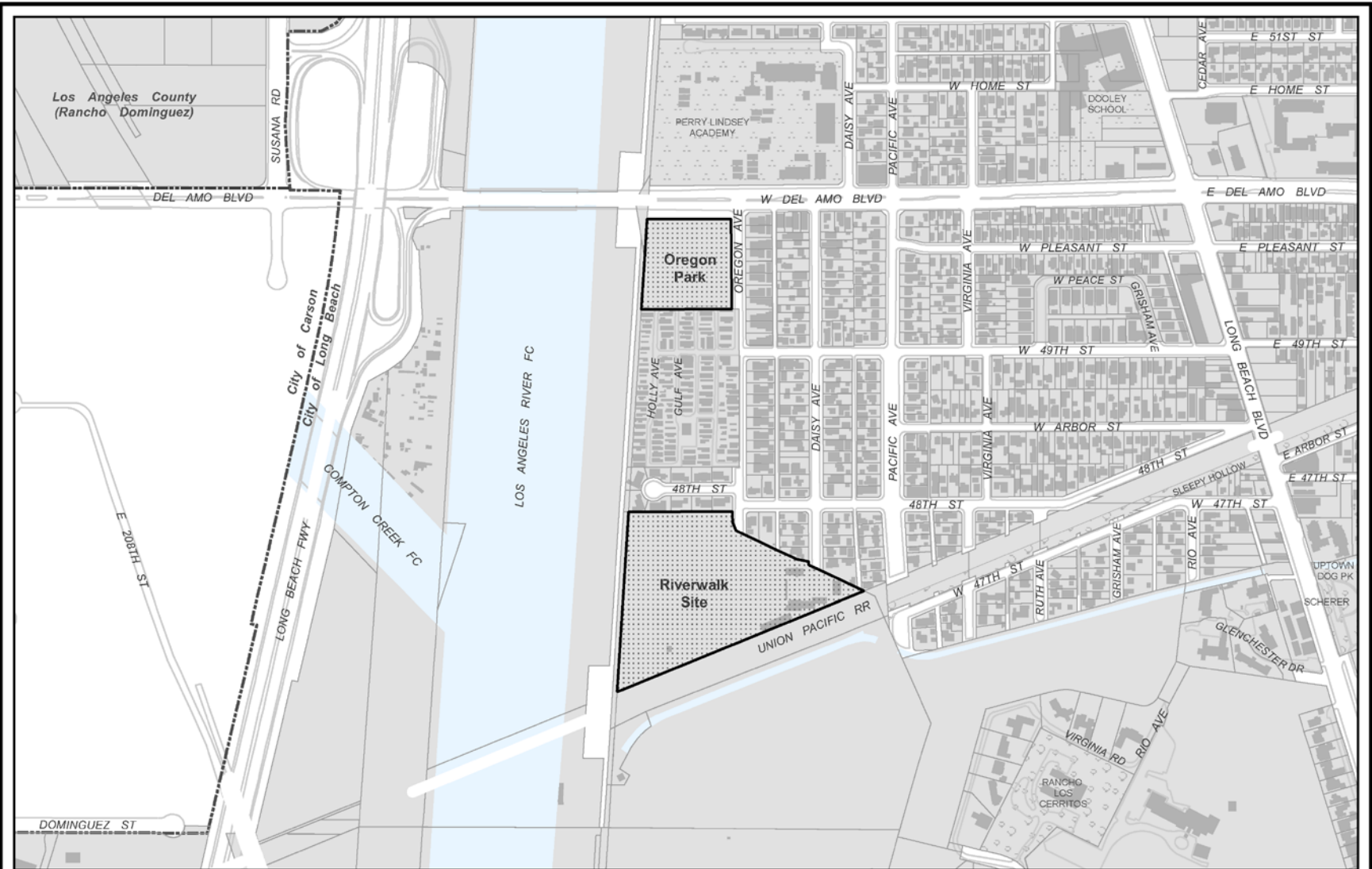
April 17, 2018

Riverdale Development: 4747 Daisy Ave.

Application No. 1712-06

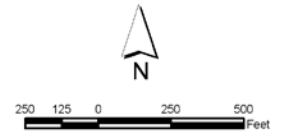
Development Agreement Amendment DAA17-001

CITY OF
LONG BEACH



Subject Property:
 4747 Daisy Ave &
 4951 Oregon Ave
 Council District 8
 Zoning Code : I

Exhibit A



Long Beach Development Services | Technology Services GIS | C:\AGProjects\Plans&Buildings\City_Maps\Vicinity Maps.mxd - tmp

Riverdale Project Summary

- New subdivision of 131 detached single-family homes on a 10.5-acre site.
- Located on the site of the former Will J. Reid Boy Scout Camp.
- Approved by Planning Commission and City Council in 2015.
- Approved with a Development Agreement specifying certain terms between City and developer.
- Currently under construction.



PROJECT SUMMARY:

- NET AREA - 440,092 s.f. (10.56 ACRES)
- TOTAL NUMBER OF UNITS: 131
- NET DENSITY (131 units / 10.56 acres) = 12.4 du/ac
- 1ST FLOOR BLDG. FOOTPRINT:
 - Plan 1: (1,776 s.f. x 45 units) = 79,920 s.f.
 - Plan 2: (1,974 s.f. x 48 units) = 94,752 s.f.
 - Plan 3: (2,167 s.f. x 38 units) = 82,346 s.f.
 - Rec Center + Lift Station = 2,130 s.f.
 - Total Bldg Footprint Area = 259,148 s.f.

- LOT COVERAGE = (259,148 s.f. / 460,092 s.f.) = 56%

- INTERIOR STREET: 34' Curb to Curb (26' clear) (w/ Parking on 1 side)
- ALLEY DRIVE: 20' min. (w/ 5' min. apron)
- GARAGE TO GARAGE: 30' min. (Door to door)
- REC. AREA: 10,500 s.f.
- TOT LOT AREA: 5,500 s.f.
- TURF AREA: 6,238 s.f.
- LANDSCAPE / OPEN SPACE AREA:
 - TOTAL PRIVATE LANDSCAPE AREA = 69,013 s.f.f.
 - TOTAL H.O.A. LANDSCAPE AREA = 122,045 s.f.f.
 - TOTAL LANDSCAPE/OPEN SPACE AREA = 191,060 s.f.f. (41.5%)

PLAN SUMMARY

UNIT MIX:

PLAN 1 - two story	- 1,776 sf:	45 units
PLAN 2 - two story	- 1,974 sf:	48 units
PLAN 3 - two story	- 2,167 sf:	38 units

TOTAL: 131 UNITS
Indicates plan with enhanced elevation

PARKING SUMMARY

Garage Parking:

- PLAN 1: (2-car) x 45 units	= 90
- PLAN 2: (2-car) x 48 units	= 96
- PLAN 3: (2-car) x 38 units	= 76
- Total Garage spaces	= 262 (2.00 / unit)

GUEST PARKING:

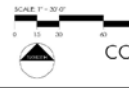
- Total guest spaces:	= 97 (0.7 / unit)
- Total driveway spaces:	= 12

TOTAL: = 371 Spaces (2.8 spaces / unit)

RIVER WALK
LONG BEACH, CA



DATE: 04-08-16
U.A. JOB #: 13-091



CONCEPTUAL ARCHITECTURAL
SITE PLAN

CITY SUBMITTAL
Sheet no.
SP-1



PLAN 1C

PLAN 2B

PLAN 3A

CONCEPTUAL STREET SCENE
RIVER WALK | INTEGRAL COMMUNITIES
LONG BEACH, CALIFORNIA

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Development Agreement

- Terms include developer obligation to:
 - Construct Molina Park (formerly called Oregon Park) at 4951 Oregon Ave.;
 - Construct off-site improvements to streets, sidewalks, and parkways (general infrastructure);
 - Make certain traffic infrastructure improvements and provide specified traffic mitigation funds; and
 - Annually document compliance with terms of the development agreement for City review and approval.

Development Agreement Amendment

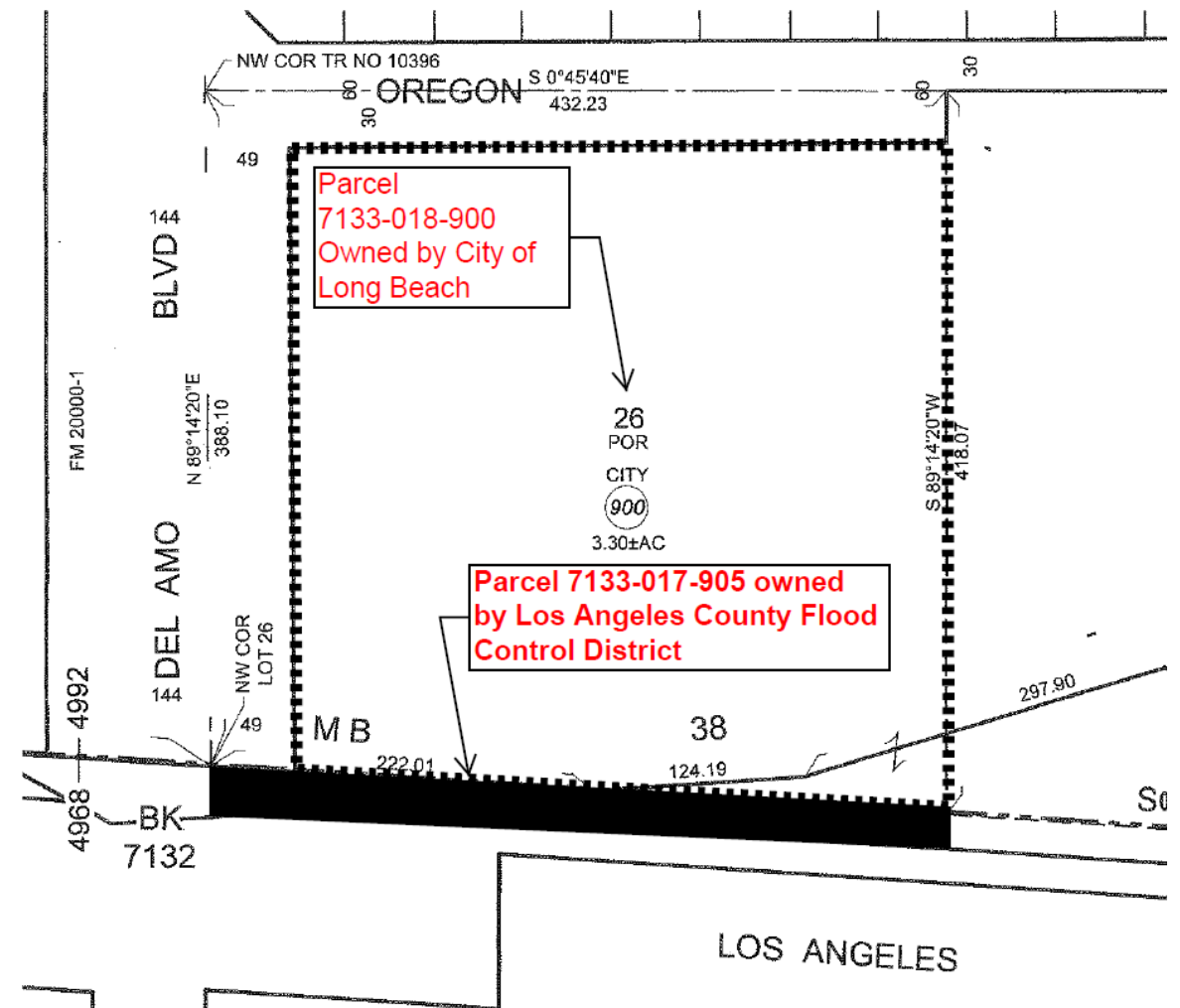
- The most significant term of the development agreement is the construction of Molina Park as an off-site improvement.
- The Development Agreement requires completion of Molina Park prior to issuance of 33rd Certificate of Occupancy for homes, and acceptance of Molina Park by the City prior to issuance of 67th Certificate of Occupancy.
- Construction status to date: 48 permits issued, 36 pending issuance, 20 Certificates of Occupancy issued; 84 of the total 131 are in process.

Development Agreement Amendment

- Recommended changes to Development Agreement:
 - Park completion required prior to 49th Certificate of Occupancy, instead of 33rd.
 - City will halt building inspections at rough framing after 48th Certificate of Occupancy until Park is complete.
 - Park acceptance will be required after issuance of 117th building permit, instead of prior to 67th Certificate of Occupancy.
 - Remove Los Angeles County strip of land (owned, improved, and maintained by County) from required Park area.

Los Angeles County Strip

- Small strip owned by Los Angeles County to be removed from Development Agreement requirements for Molina Park.
- Strip is improved and maintained by County parks department.
- City's PRM Dept. approves of its removal from Development Agreement.



Conclusion and Recommendations

- Planning Commission held a public hearing on March 20, 2018, and recommended that the City Council adopt this ordinance.
- Notice of tonight's hearing was provided both by mailings within a 750-foot radius of the development site, and a 1,000-foot radius of the park, as well as publication in the newspaper, as required for Development Agreements.
- Staff recommends that City Council adopt an ordinance enacting the amendments to the Development Agreement.