



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

June 15, 2006

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**SUBJECT:** Request for approval of Amendments to the General Plan and the Atlantic Avenue Planned Development District (PD-25), Zone Change, 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. Recommend that the City Council approve the Amendments to the General Plan from LUD #1 and #8A to LUD #7, Mixed Uses; and
2. Recommend that the City Council approve Amendments to the Atlantic Avenue Planned Development District (PD-25); and
3. 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
4. Approve Certified Mitigated Negative Declaration No. 32-04; 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)**

Amendments to the General Plan and the Atlantic Avenue Planned Development District (PD-25) also a Zone Change 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 Subarea 2 - 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.

## **SUBAREA 2 - CENTRAL VILLAGE MIXED USE SUBAREA**

The proposed Central Village Mixed Use Subarea 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.

### **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.

### **PERMITTED USES**

All commercial 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.

### **PERMITTED DENSITY**

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.

## **SECTION II. LAND USE AND DEVELOPMENT STANDARDS FOR THE CENTRAL VILLAGE MIXED USE DISTRICT**

### **1. Uses**

The use and development standards shall be as follows:

#### **a. 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.

#### **b. Commercial Development**

Refer to the Revised PD-25 Use Table.

## **2. Setbacks and Pedestrian Orientation**

- a. At least eighty percent (80%) of the ground floor building frontage shall be constructed with a zero setback 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. 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.
- 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.

## **3. 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.

## **4. 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.

- Subarea 2a

- 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.
- Subarea 2b
  - Height limit of twenty-eight feet (28') (thirty-five feet (35') permitted through Site Plan Review).
- Subarea 2c
  - A 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.
  -
- Subarea 2d
  - Height limit of forty-eight feet (48').
  - The allowable height shall be forty-eight feet (48') with allowable projections.
- Subarea 2e
  - 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').
  - A 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.

## 5. 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 stepback 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.

**TEXT AMENDMENTS**

It is the intent of the City of Long Beach to amend the current text of the PD-25 and 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:

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use</b>
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 Avenue features prominent fenestration into the multi-purpose room located on the corner of Atlantic Avenue and Vernon Street. 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 Street 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 its 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 will certified by the Redevelopment Agency on June 26, 2006.

### **IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

1. Recommend that the City Council approve the Amendments to the General Plan from LUD #1 and #8A to LUD #7, Mixed Uses; and

2. Recommend that the City Council approve Amendments to the Atlantic Avenue Planned Development District (PD-25); and
3. 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
4. Certified Mitigated Negative Declaration No. 32-04; and
5. Approve the requests for Site Plan Review and Lot Merger subject to conditions.

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

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

**REDLINED VERSION**

# 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.

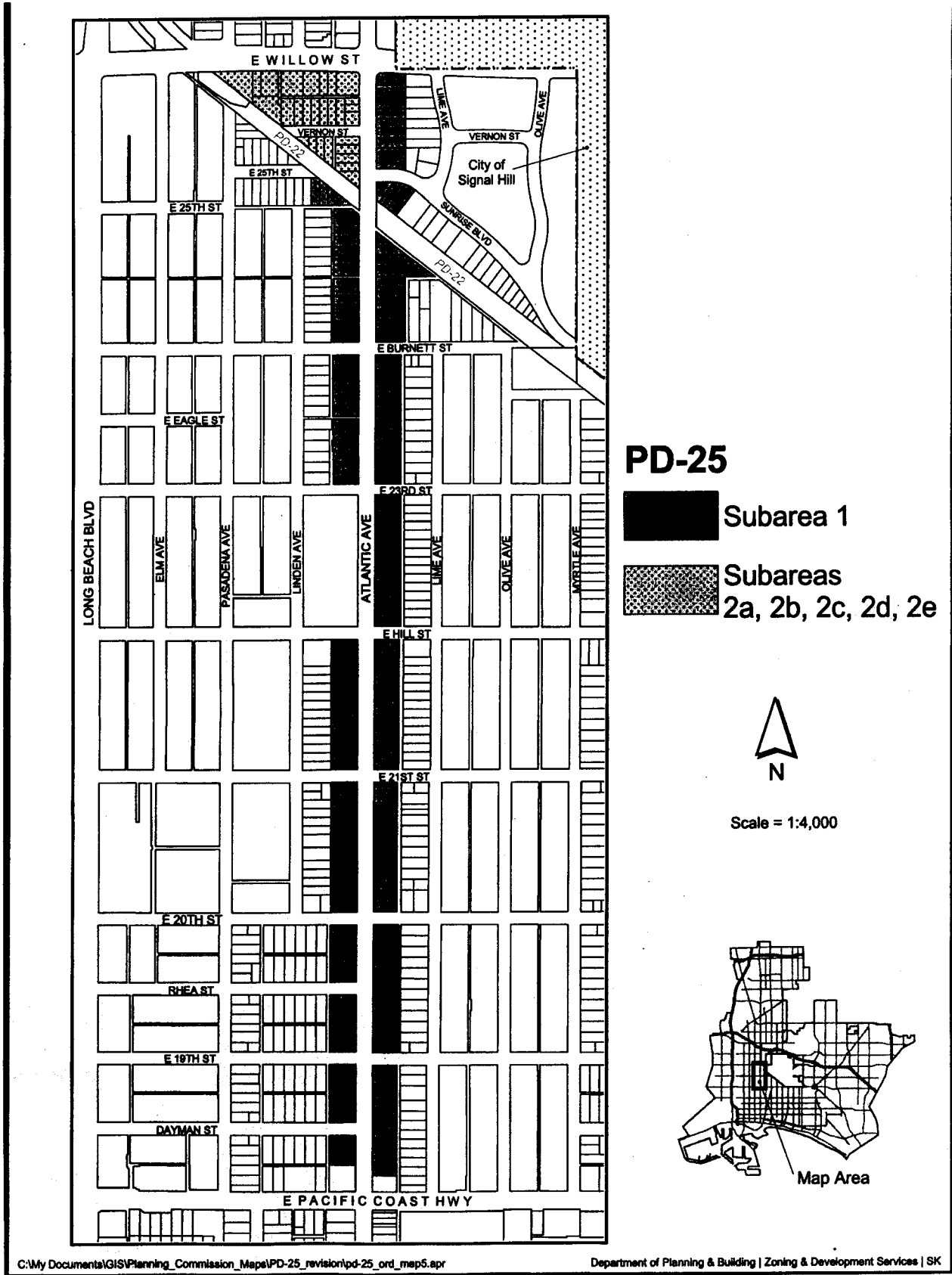
E. Building Articulation

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)



<b>PD-25 USE TABLE</b>			
<b>Uses</b>			<b>Comments</b>
<b>ALCOHOLIC BEVERAGE SALES:</b>	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	
<b>AUTOMOBILE (VEHICLE) USES:</b>	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	
<b>BILLBOARDS:</b>	Mini-poster or Poster (up to 300 sq. ft)	N	
	Painted Board (300 sq. ft or more)	N	
<b>BUSINESS OFFICE SUPPORT</b>	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	

<b>PD-25 USE TABLE</b>			
<b>Uses</b>			<b>Comments</b>
	All Financial Services Not Listed	AP	
<b>INSTITUTIONAL USES:</b>	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	
	<b>PERSONAL SERVICES:</b>	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	



<b>PD-25 USE TABLE</b>			
<b>Uses</b>			<b>Comments</b>
	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	
<b>PROFESSIONAL SERVICES</b>	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	
<b>RESIDENTIAL USES</b>	Artist Studio with Residence	Y	
	Caretaker Residence	AP	

<b>PD-25 USE TABLE</b>			
<b>Uses</b>			<b>Comments</b>
	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.
<b>RESTAURANTS &amp; READY-TO-EAT FOODS</b>	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)
<b>RETAIL SALES</b>	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	

<b>PD-25 USE TABLE</b>			
<b>Uses</b>			<b>Comments</b>
	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.

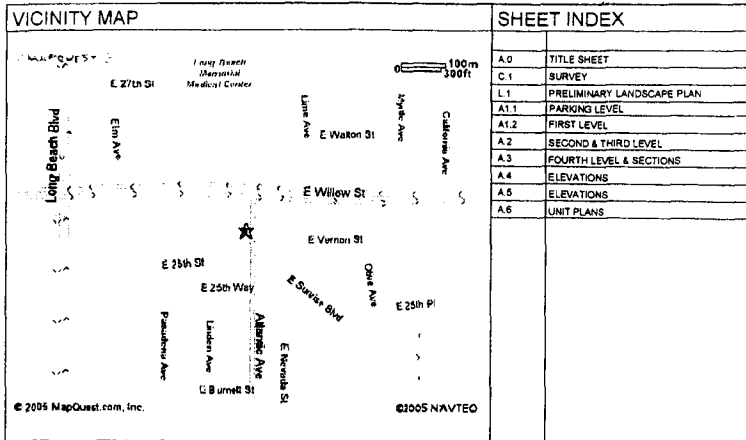
**Abbreviations:**

- 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.



**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 (0.784 ACRES)

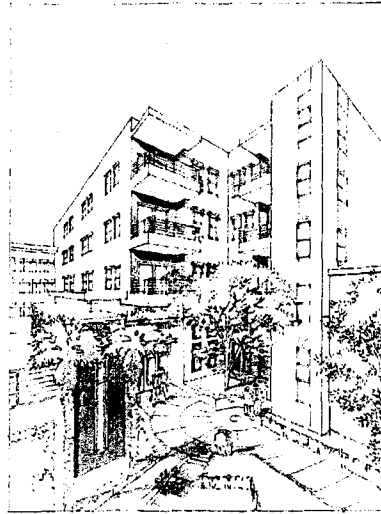
FIRST LEVEL	LOUNGE / LOBBY	1,275 SF.		
	OFFICES	450 SF.		
	MULTI-PURPOSE ROOM	2,625 SF.		
	MANAGER'S UNIT	910 SF.		
	LAUNDRY ROOM	180 SF.		
	14 UNITS @ 540 SF.	7,560 SF.		
	CIRCULATION	2,800 SF.		TOTAL 15,800 SF.
SECOND LEVEL	STORAGE	170 SF.		
	COMPUTER ROOM	180 SF.		
	21 UNITS @ 540 SF.	11,340 SF.		
	CIRCULATION	2,350 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	1,950 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

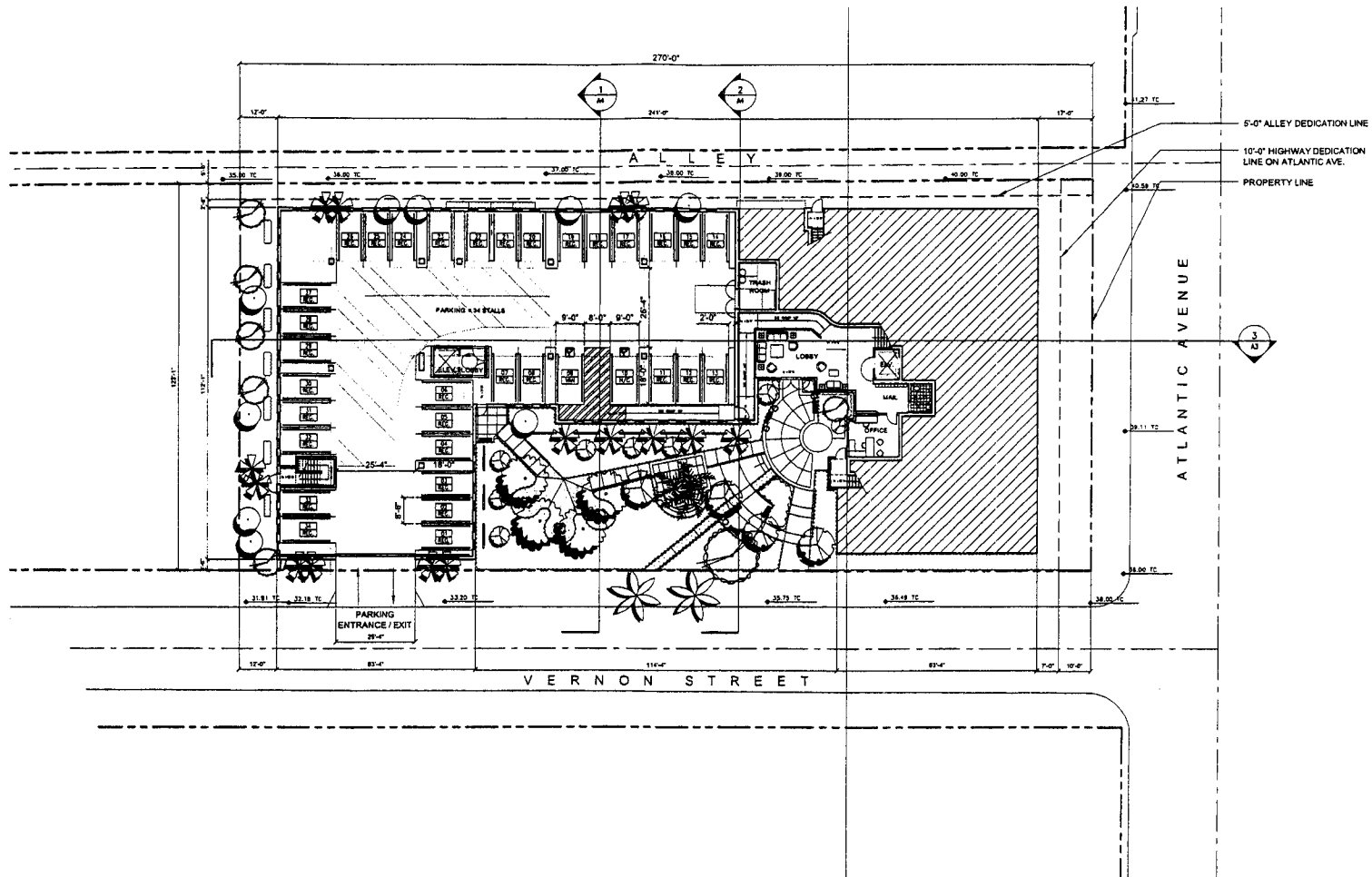
**A0**  
TITLE SHEET

24394

**VAN TILBURG  
BANVARD &  
SODERBERGH, AIA**

ARCHITECTURAL PLANNING DIVISION

REV: 04/08/2004



**A1.1**  
PARKING LEVEL

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

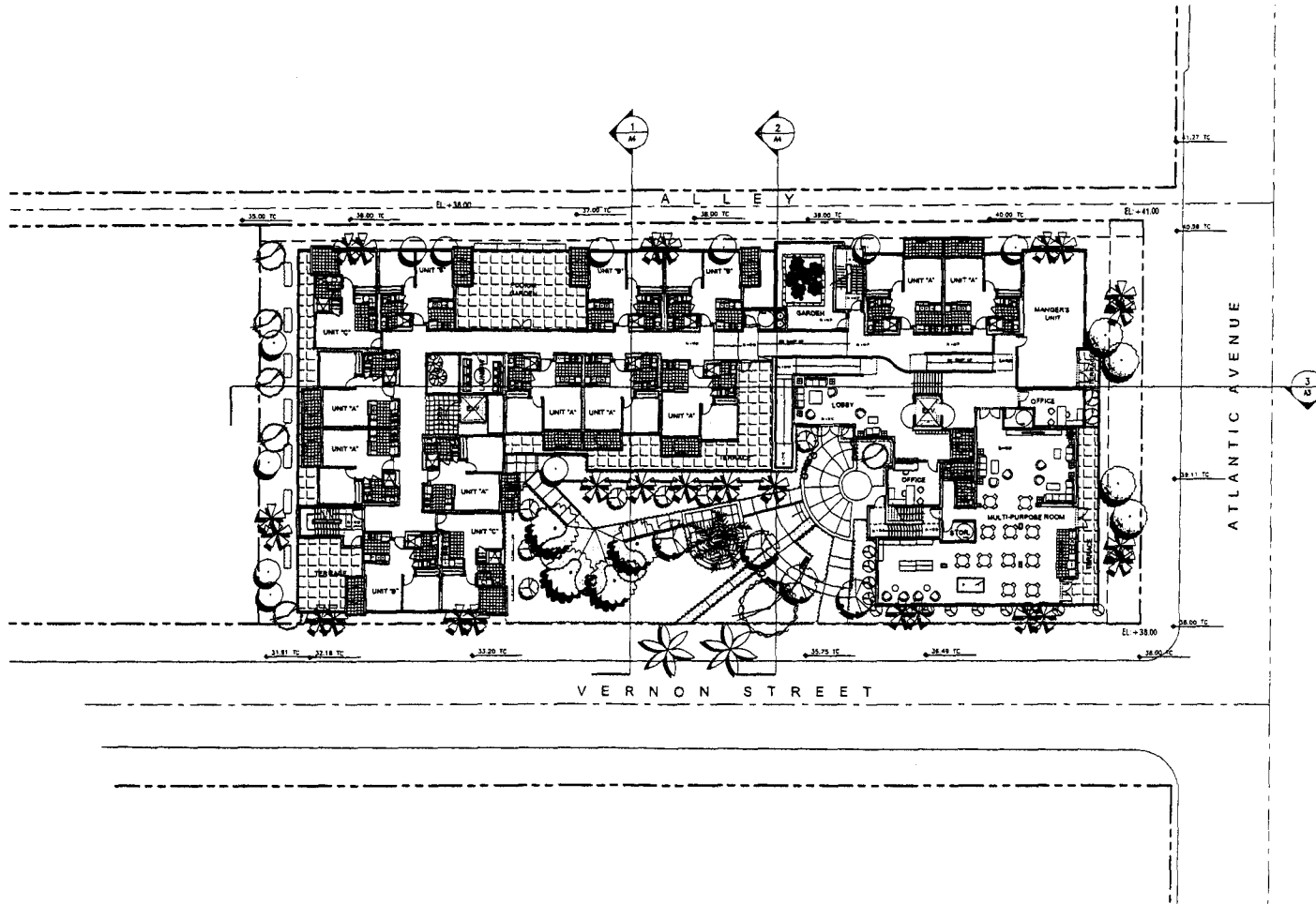
24034

NORTH

SCALE 1/16" = 1'-0"

VAN TILBURG  
 BANVAID &  
 SODERBERGH, AIA  
 ARCHITECTURE PLANNING INTERIORS

07/07/2006  
 REV 08/27/2006  
 REV 12/17/2006  
 REV 10/17/2008  
 REV 04/08/2008



**A1.2**  
FIRST LEVEL

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

NORTH

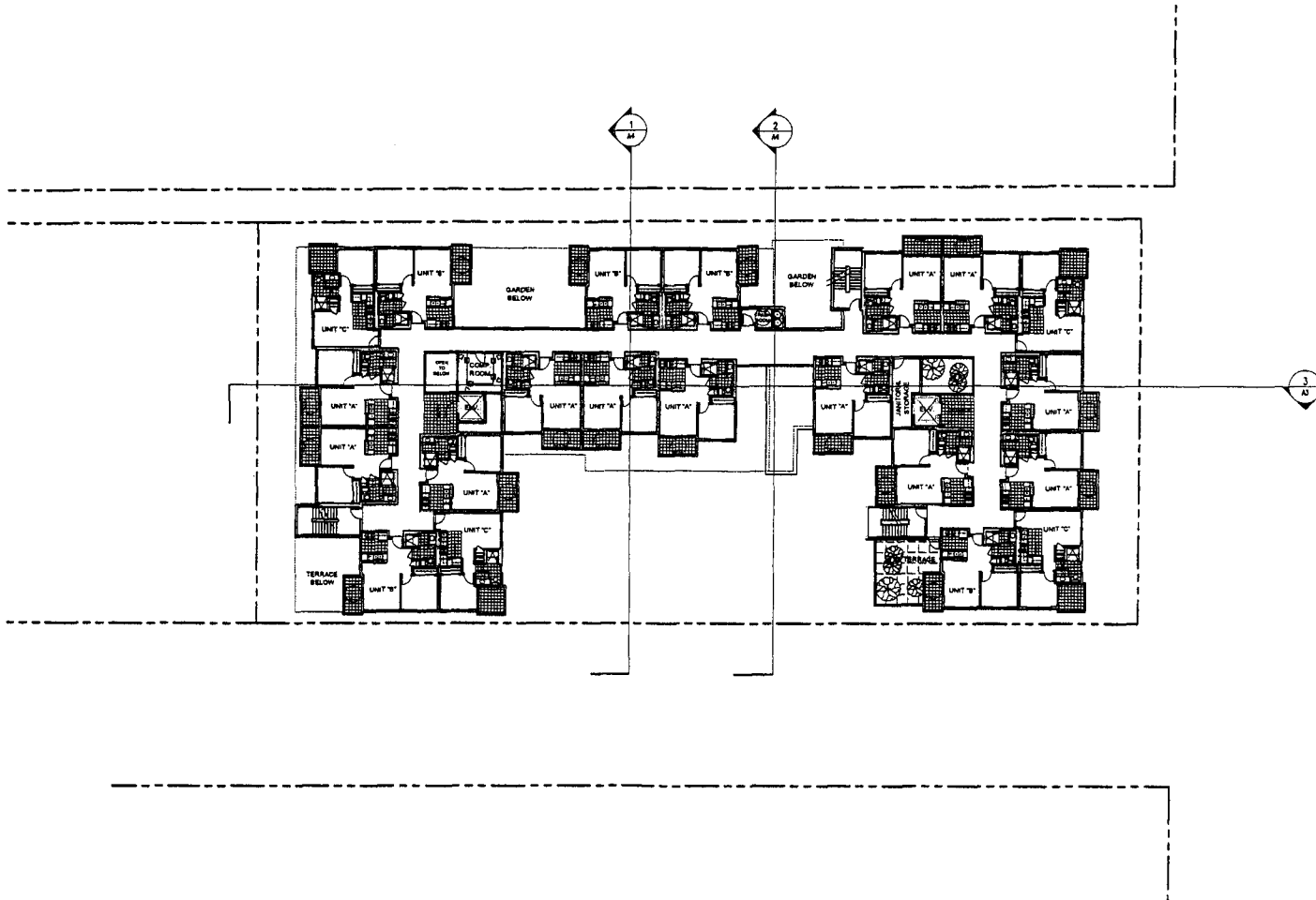
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24023

VAN TILBURG  
 BANVARD &  
 SODERBERGH, AIA

ARCHITECTURE PLANNING INTERIORS

REV. 04/06/2008  
 01/07/2009  
 REV. 08/17/2009  
 REV. 02/27/2009  
 REV. 01/15/2008  
 REV. 03/29/2008



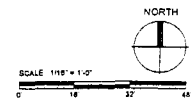
**A2**

2ND & 3RD SIM. LEVELS

**ATLANTIC / VERNON SENIOR HOUSING**

575 EAST VERNON STREET  
LONG BEACH, CA

FOR  
MENORAH HOUSING FOUNDATION

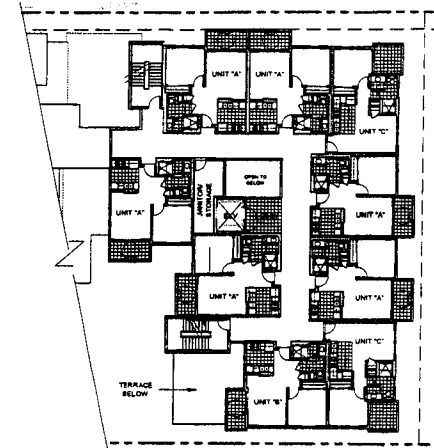
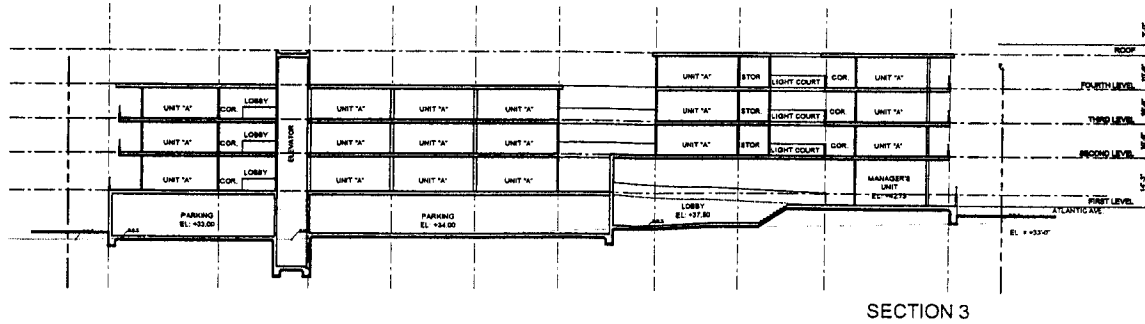
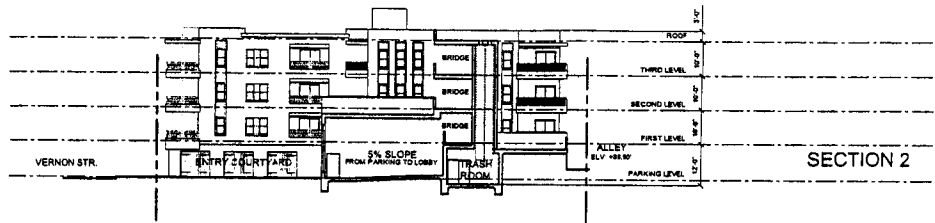
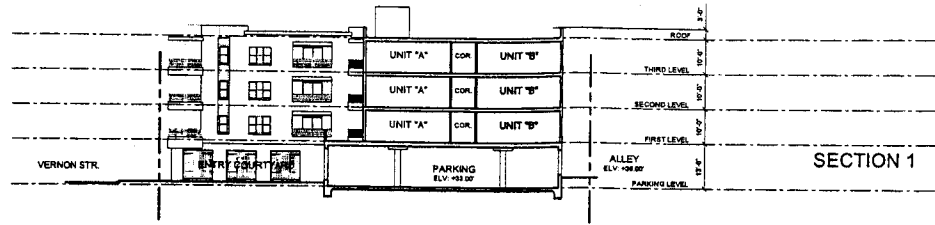


24020

**VAN TILBURG  
BANVARD &  
SODERBERGH, AIA**  
ARCHITECTURE PLANNING INTERIORS

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REV 08/21/2006  
REV 02/27/2008  
REV 03/11/2008  
REV 04/08/2008





**A3**

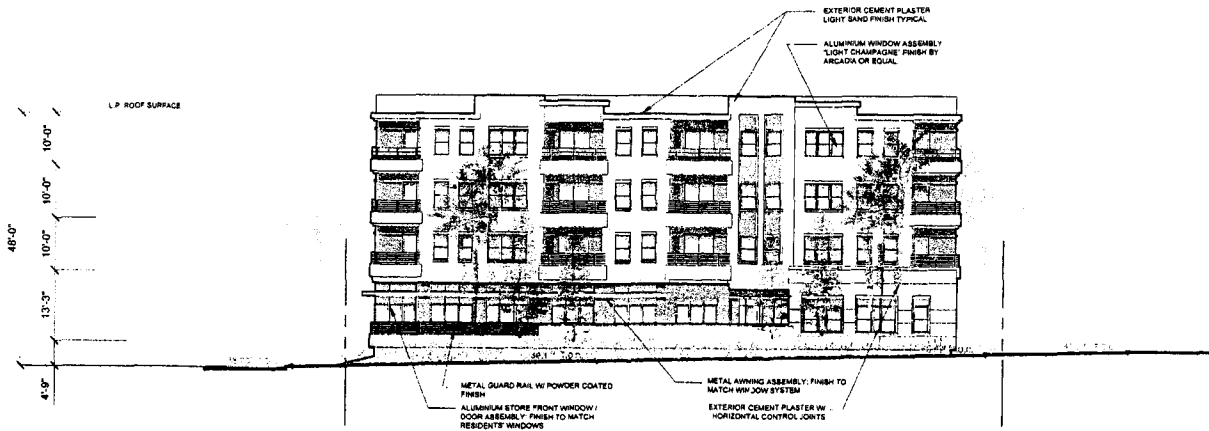
FOURTH LEVEL & SECTIONS

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

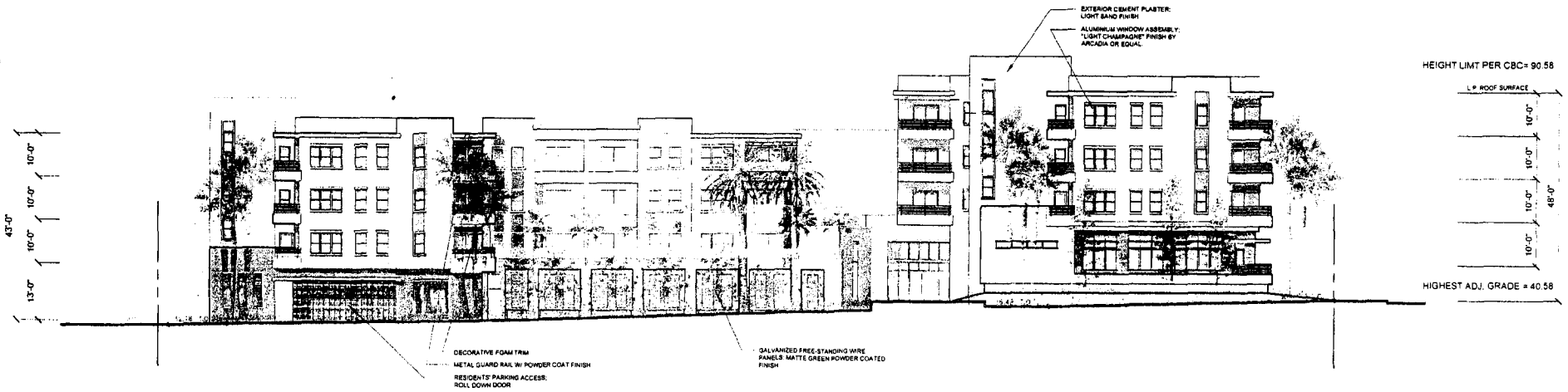
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07/07/2006  
 REV. 08/17/2006  
 REV. 02/27/2008  
 REV. 07/18/2008  
 REV. 04/06/2009



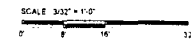
ATLANTIC AVENUE ELEVATION



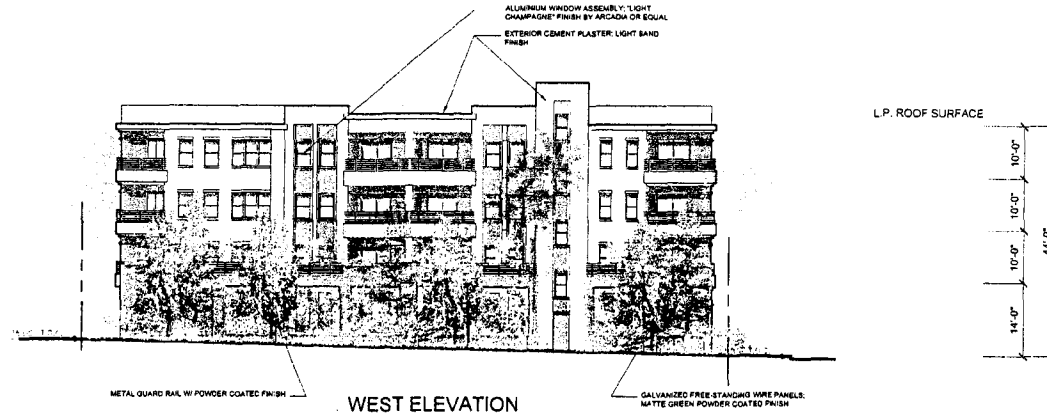
VERNON STREET ELEVATION

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

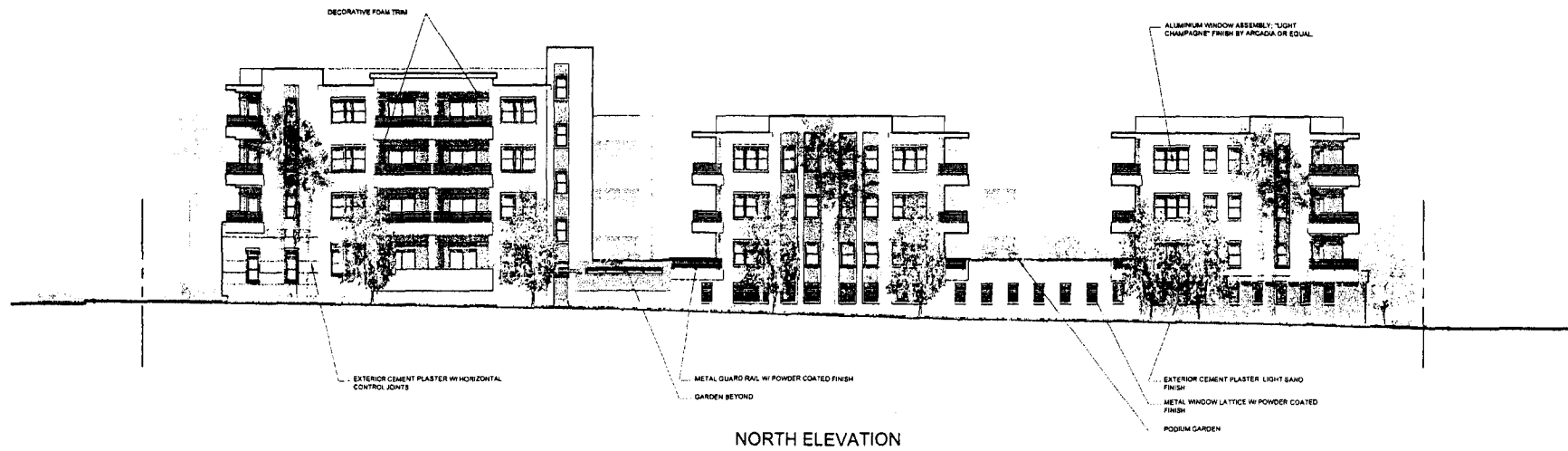
**A4**  
 ELEVATIONS



24038  
  
 VAN TILBURG  
 BANVARD &  
 SODERBERGH, AIA  
 ARCHITECTURAL PLANNING INTERIORS  
 REV 03/23/08 01/17/09  
 REV 04/07/08 06/12/09  
 REV 10/28/09  
 REV 03/27/08  
 REV 03/12/08



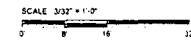
WEST ELEVATION



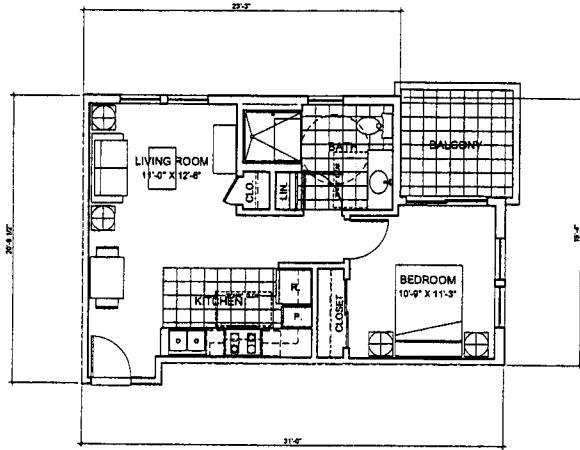
NORTH ELEVATION

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

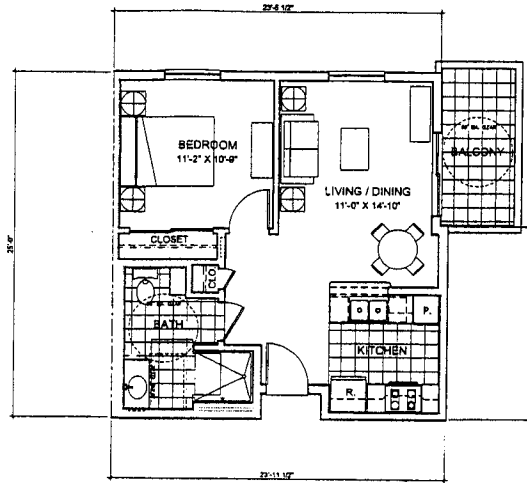
**A5**  
 ELEVATIONS



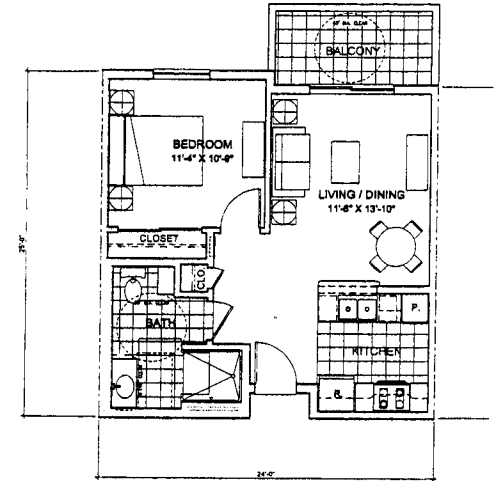
24038  
  
 VAN TILBURG  
 BANVARD &  
 SODERBERGH, AIA  
 ARCHITECTURE PLANNING INTERIORS  
 REV 04/03/2008 07/27/2008  
 REV 06/11/2008  
 REV 11/08/2008  
 REV 02/17/2009  
 REV 03/13/2008



UNIT "C"  
540 sf

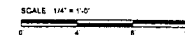


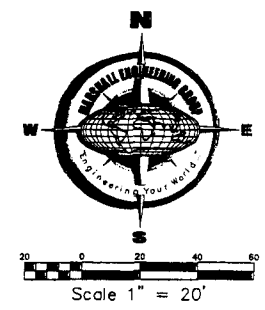
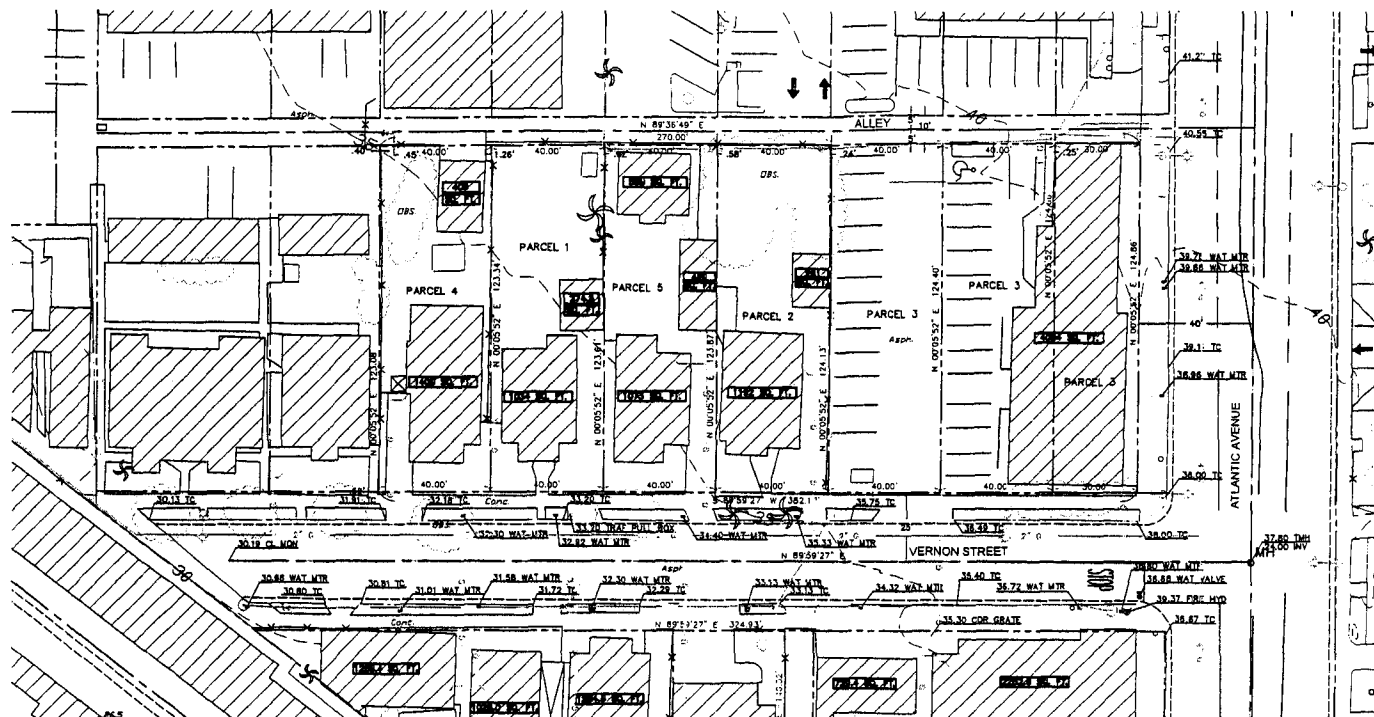
UNIT "B"  
540 sf



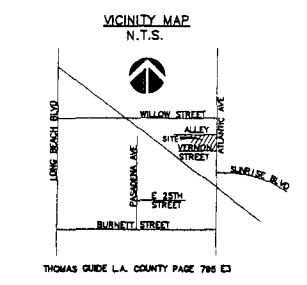
UNIT "A"  
540 sf

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





- 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
  - ▭ PORTLAND CEMENT CONCRETE
  - PROPERTY LINE
  - ⊕ MASONRY WALL
  - CHAIN LINK FENCE



**LEGAL DESCRIPTION:**

THE BASIS OF THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY UNDER ORDER NO. 12840142 DATED NOVEMBER 12, 2004 AT 7:30 A.M.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY ARE SHOWN ON THIS MAP AND ARE INDICATED BY REFERENCE TO SAID REPORT, OTHER ITEMS FROM SAID REPORT WHICH MAY AFFECT THE SUBJECT PROPERTY ARE ALSO REFERRED TO SAID REPORT AND ARE:

**PARCEL 4**  
APN 728-008-008

**ITEM 1** REFERS TO AN EASEMENT FOR WASH BENCH AND 1987 REGULATION AND DOMESTIC RECORDS IN BOOK 183 PAGE 198 OF DEEDS, EASEMENT IS UNLIEABLE AND THEREFORE NOT PLOTTED.

**SCHEDULE 8 PART 1**

**ITEMS A & B** REFER TO TAXES

**ITEM 1** REFERS TO A DEED OF TRUST DATED JULY 22, 1983 AND RECORDED JULY 29, 1983 AS INSTRUMENT NO. 82-138410, OFFICIAL RECORDS.

**SCHEDULE 8 PART 2**

**ITEM 1** REFERS TO A DEED OF TRUST DATED MAY 31, 2003 AS INSTRUMENT NO. 02-125412, OFFICIAL RECORDS.

**PARCEL 5**  
APN 728-008-008

**ITEM 14** 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

**SCHEDULE 8 PART 1**

**ITEMS A & B** REFER TO TAXES

**SCHEDULE 8 PART 2**

**ITEM 1** REFERS TO A DEED OF TRUST DATED FEBRUARY 8, 2004 AND RECORDED FEBRUARY 26, 2004 AS INSTRUMENT NO. 04-28789, OFFICIAL RECORDS.

THE BASIS OF THIS SURVEY IS A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY UNDER ORDER NO. 12840142 DATED MARCH 23, 2004 AT 7:30 A.M.

GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY ARE SHOWN ON THIS MAP AND ARE INDICATED BY REFERENCE TO SAID REPORT, OTHER ITEMS FROM SAID REPORT WHICH MAY AFFECT THE SUBJECT PROPERTY ARE ALSO REFERRED 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:**  
LOTS 16, 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.

**ASSIGNORS' PARCEL NO. 728-008-008-012, 013, 014 AND 023**

**ITEMS 1 THRU 8** REFER TO TAXES

**ITEM 9** REFERS TO WATER RIGHTS, CLAIMS OF TITLE TO WATER, WHETHER OR NOT REGISTERED, OF THE PUBLIC RECORDS.

**ITEM 10** REFERS TO RIGHTS OF THE PARTIES ON POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, UNDER RIGHTS, INTERESTS AND CLAIMS OF TITLE, WHETHER OR NOT RECORDED IN BOOK 183 PAGE 198 OF DEEDS, UNLIEABLE AND NOT PLOTTED.

**ITEM 11** REFERS TO AN EASEMENT FOR A WASH BENCH AND 1987 REGULATION RECORDED IN BOOK 183 PAGE 198 OF DEEDS, UNLIEABLE AND NOT PLOTTED.

**ITEM 12** REFERS TO A DEED OF TRUST DATED JULY 22, 1983 AND RECORDED JULY 29, 1983 AS INSTRUMENT NO. 82-138410, OFFICIAL RECORDS.

**ITEM 13** REFERS TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST ON AND BE REASON OF THE FOLLOWING MATTERS RECORDED BY AN INSPECTION OF SURVEY RECORDS, WHICH AFFECTS THE NORTH 8 FEET OF LOTS 16, 17, AND 18.

**ITEM 14** THE FOLLOWING MATTER AFFECTS PARCEL 1:  
**ITEM 15** REFERS TO A DEED OF TRUST DATED JANUARY 30, 1991, RECORDED FEBRUARY 14, 1991 AS INSTRUMENT NO. 91-25387, OFFICIAL RECORDS.

**ITEM 16** THE FOLLOWING MATTER AFFECTS PARCEL 2:  
**ITEM 17** REFERS TO A DEED OF TRUST DATED DECEMBER 30, 1982 AND RECORDED JANUARY 20, 1983 AS INSTRUMENT NO. 82-11848, OFFICIAL RECORDS.

**ITEM 18** THE FOLLOWING MATTERS AFFECT PARCEL 3:  
**ITEM 19** REFERS TO A DEED OF TRUST DATED MAY 14, 1977, AND RECORDED JUNE 20, 1977 AS INSTRUMENT NO. 77-64530, OFFICIAL RECORDS.

**ITEM 20** REFERS TO A NOTE RELEASING THE DEED OF TRUST AND NONREVENUE FEES.

**ITEM 21** REFERS TO A DEED OF TRUST DATED MAY 26, 1987 AND RECORDED JUNE 2, 1987 AS INSTRUMENT NO. 87-61826, OFFICIAL RECORDS.

**ITEM 22** REFERS TO AN ASSIGNMENT OF INTEREST RECORDED JUNE 2, 1987 AS INSTRUMENT NO. 87-61826, OFFICIAL RECORDS.

**ITEM 23** REFERS TO A PARTIAL RELEASE OF INTEREST RECORDED JUNE 2, 1987 AS INSTRUMENT NO. 87-61826, OFFICIAL RECORDS.

**ITEM 24** THRU 28 REFER TO SPEC. MATTERS.

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

**BASIS OF BEARINGS:**  
THE BASIS OF BEARING FOR THIS SURVEY WAS THE CENTERLINE OF VERNON STREET AS SHOWN ON JUNCTION PARK TRACT RECORDED IN BOOK 8, PAGE 87 INCLUDING OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, HAVING A BEARING OF N 89°56'27" 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 PER RECORD DESCRIPTION OF THE LAND SHOWN HEREON LOCATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ON FEBRUARY 23, 2004, AND THAT IT AND THIS MAP WERE MADE IN ACCORDANCE WITH THE SAID SURVEY INSTRUCTIONS AND REPORT FORM HUD-2453, AND THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED IN THE STANDARD DETAIL REQUIREMENTS FOR ALTA/ACLS LAND TITLE SURVEYS DATED 1999.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS OTHER THAN ACCESS 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. 080130010C DATED JULY 8, 1984.

WILLIAM M. RAYMOND, P.L.S. 7279  
EXPIRES: DECEMBER 31, 2008

**FLOOD ZONE DESIGNATION:**

THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN ZONE 'X' (OUTSIDE THE 300 YEAR FLOOD PLAN WHICH IS ALSO OUTSIDE THE 100 YEAR FLOOD PLAN). PER THE FEMA ADOPTED AND ABBREVIATED DESIGNATIONS FLOOD ZONE 'X' REFERS 'AREA DETERMINED TO BE OUTSIDE THE 300-YEAR FLOODPLAN'. THE (100-300 YEAR FLOOD) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP OF THE CITY OF LOS ANGELES AS COMMUNITY NO. 080130010C LAST UPDATED 7/8/1984.

**EMARSHALL ENGINEERING GROUP**

2001 E. FINANCIAL WAY STE. 104, GLENDFORD, CA 91741  
PHONE: (626) 914-5788 FAX: (626) 914-6757 WEB: www.megllb.com

• LAND PLANNING  
• CIVIL ENGINEERING  
• GEODATUM ENGINEERING  
• GPS & ROBOTIC SURVEYING  
• CYTRAX 3-D LASER SCANNING

**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"	<b>C1</b> SURVEY
CHECKED BY: WMRJ	JOB NO: 04-99 - 2/25/05	



**PROJECT THEME TREE**  
MEXICAN FAN PALM - *FANBENTONIA ROSEUA*

**FLOWERING FEATURE TREE**  
JACARANDA - *JACARANDA MIMOSIFOLIA*  
OLDWORLD BANYAN TREE - *FICUS BENTLEYANA*  
MAGAL COCAL TREE - *BOERHAVIA MARITIMA*



**CANOPY TREE**  
CAMPHOR - *CAMPHORUM CAMPHORA*  
CASHTWOOD - *CASUARINA ANGLICANENSIS*  
OIL PALM - *ELAEIS GUINEENSIS*  
MANGROVE - *MANGROVE GRANDIS*  
STYLIANUM - *PLATANUS BALSAMICA*

**VERTICAL EVERGREEN ACCENT TREE**  
ITALIAN CYPRESS - *CUPRESSUS SEMPERVERENS*  
CITRUS - *CITRUS LIMON*  
SPYRINAEAE - *SPYRINAEAE PLATANUS*  
WEEPING BOTTLEBRUSH - *CALLISTEMON TERMINALE*



**SMALL FLOWERING TREE**  
CLIFF BRUSH - *LANTANA CAMERATA*  
FLOWERING PINE - *FITZINGERIA ALBERTI*  
PINK LINDEN - *SYDNEYA SYDNEYANA*  
MAGNOLIA - *MAGNOLIA GRANDIFLORA*  
TILIA - *TILIA PALMATA*

**VERTICAL EVERGREEN OR DECIDUOUS TREE**  
POPE BURNING BUSH - *CECROPIDA PECTENATA*  
REDBARK BOX - *STYLIANUM CONFERTUM*  
MAGNOLIA - *MAGNOLIA GRANDIFLORA*  
CITRUS - *CITRUS LIMON*  
SPYRINAEAE - *SPYRINAEAE PLATANUS*  
WEEPING BOTTLEBRUSH - *CALLISTEMON TERMINALE*  
PINE - *PIRUS SPECIES*



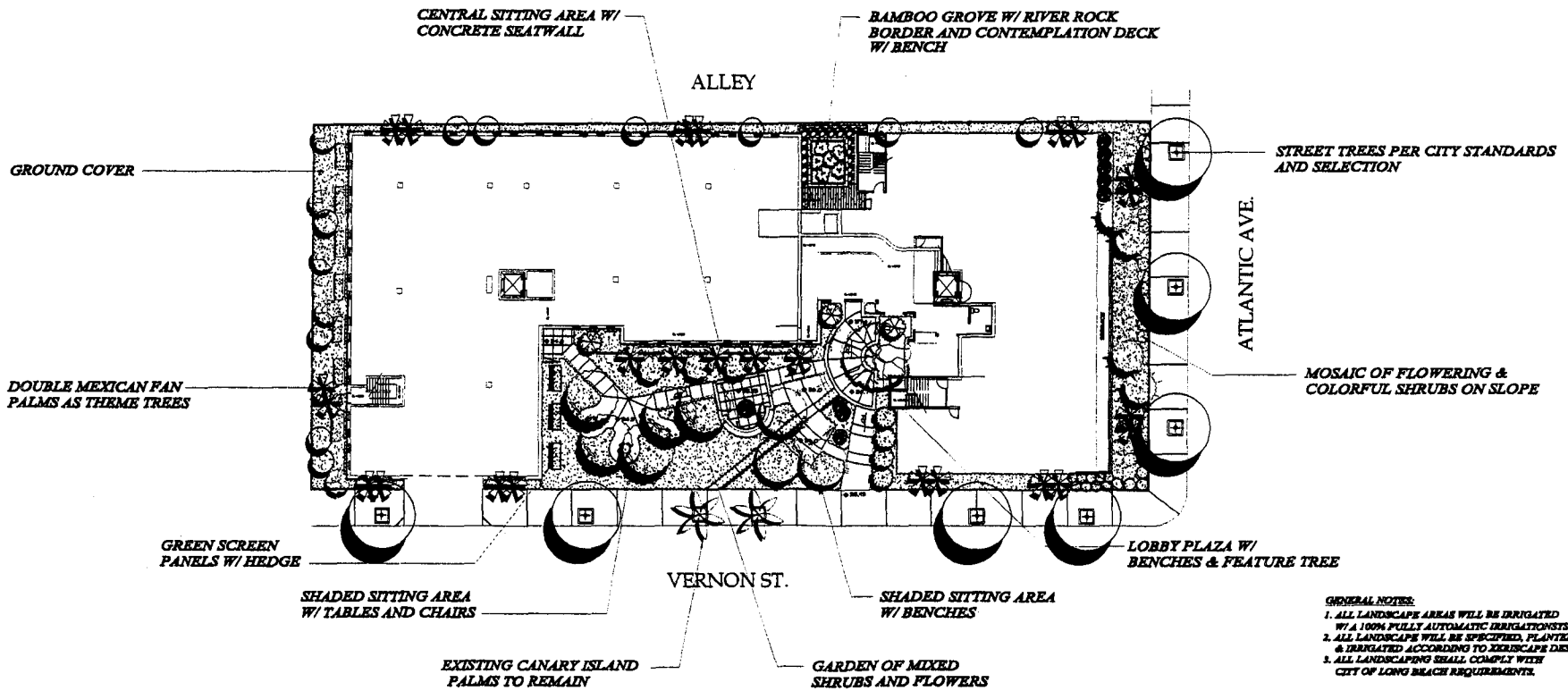
**LARGE EVERGREEN TREE**  
DWARF CEDAR - *CEDRUS DEODARA*  
PAPERBARK CASHPOT TREE - *LEUCALUCA QUINQUENERTIA*  
PINE - *PIRUS SPECIES*  
REDWOOD - *SEQUOIA SPECIES*  
STREET BAY - *LAURUS NOBILIS*

**ACCENT TREE**  
COTONE - *ORANGE*



**STREET TREE**  
PER CITY OF LONG BEACH STANDARDS AND SELECTION

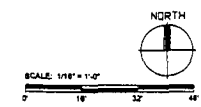
**HEDGE**  
LANTANA - *LANTANA CAMERATA*  
YEW - *TAXUS MEDIA*  
PRIVET - *PRIVETIA PRABRI*



- 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 LANDSCAPE 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



07/07/2003  
REV 08/21/2003  
REV 05/15/2004

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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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

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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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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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:

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Noes: Councilmembers:

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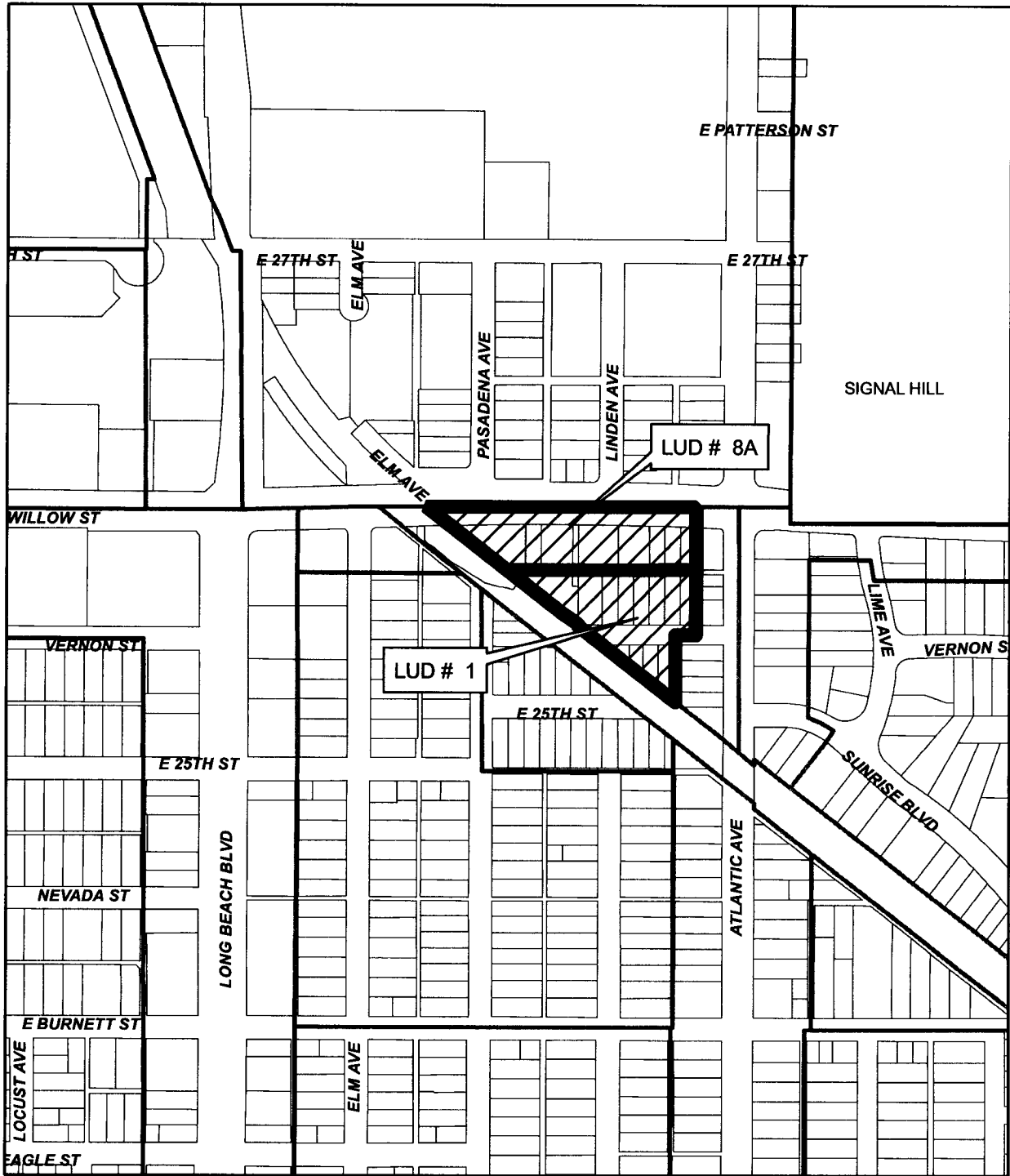
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Absent: Councilmembers:

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\_\_\_\_\_  
City Clerk



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"