

5716 2ND STREET,
LONG BEACH, CA 90803
A PROJECT FOR:
CHIANINA STEAKHOUSE LLC



COMMERCIAL:	1 SPACE PER 5,000 SF
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Mr. David Ursini
Naples Rib Company
5800 E. 2nd St.
Long Beach CA 90803

Re: Shared Parking Agreement

Dear David;

In follow up to our discussions following will outline our agreement whereby you would allow Chianina Steakhouse LLC ("Chianina") or its designee to utilize Nine (9) parking stalls on your property to allow Chianina to meet the City's parking requirement for its property at 5716 E. 2nd Street Long Beach.

The Parties therefore agree as follows:

A. Naples Car Wash ("NCW") is the owner/operator of the Car Wash located at 5790 East 2nd Street Long Beach CA 90803 ("Property")

B. NCW has space available for approximately 30 Parking Stalls on its Property.

C. NCW operating hours are Wed thru Mon 8am – 5pm.

D. Chianina desires to utilize Nine (9) of Parking Stalls and NCW agrees to License said Parking Stalls to Chianina.

NOW THEREFORE, the Parties hereby agree as follows:

1. NCW shall license to Chianina a nonexclusive use of Nine (9) parking stalls on the NCW Property during the Hours of Operation for Chianina which will be as follows:

Sun – Thurs 7am – 9pm
Fri – Sat 7am – 1am

2. NCW agrees to provide Chianina reasonable access to and use of the Licensed Parking Spaces during the Hours of Operation. The Licensed Parking Spaces will be available as long as the use requiring the spaces is in operation. NCW and Chianina shall each notify the City if there is a change in circumstances which affects this Agreement.

3. The term of this Agreement is for 99 years and can be terminated at any time with 90 days prior notice by either party. This Agreement will automatically terminate if the expanded use of Chianina lapses such that the shared parking is no longer required by the City of Long Beach or if replacement parking has been approved by the City of Long Beach or the City's parking code changes that permit Chianina to have a reduced parking requirement. NCW will cooperate with Chianina should Chianina be required to apply for an Administrative Use Permit (AUP) for the shared parking.

Michael's Restaurant Group • Phone: 562-427-4124 • Fax: 562-427-9864
17434 Bellflower Blvd, Suite 300, Bellflower, CA 90807

Chianina Shared Parking Agreement
Page 2 of 2

4. Insurance. At all times during the term of this Agreement, Chianina shall keep and maintain, at his own cost and expense, comprehensive liability insurance with a combined single limit of not less than One Million Dollars (\$1,000,000.00), insuring NCW against claims for bodily injuries and/or death and/or damage to property incurred while on or about the property of the other and/or in connection with any act or omission thereon and/or any tortious act or omission in or about the property of the other by the other party or that party's agents, employees, guests, invitees or licensees. Such insurance shall name the NCW as an additional insured. Upon request, Chianina shall provide the other with certificates or other evidence establishing that said party has obtained the policies of insurance required under this Paragraph.

6. NCW shall maintain, at his sole cost and expense, the NCW Parking Spaces in good condition and repair, ordinary wear and tear excepted.

Let me know if you have any questions. If acceptable, please indicate your approval by executing in the space provided below and return a copy to me.

Best Regards,

Chianina Steakhouse, LLC

Michael R. Dene

AGREED AND ACCEPTED THIS 27th DAY OF April, 2021

By: _____

Its: David Ursini, Proprietor

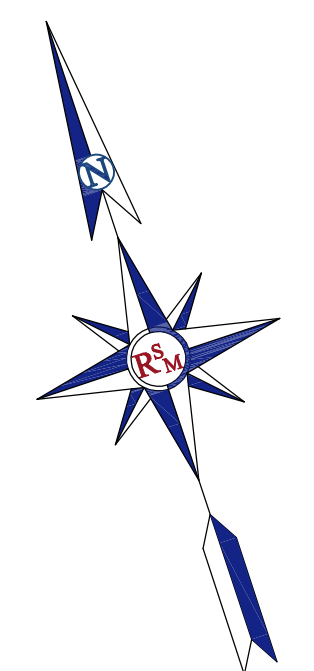
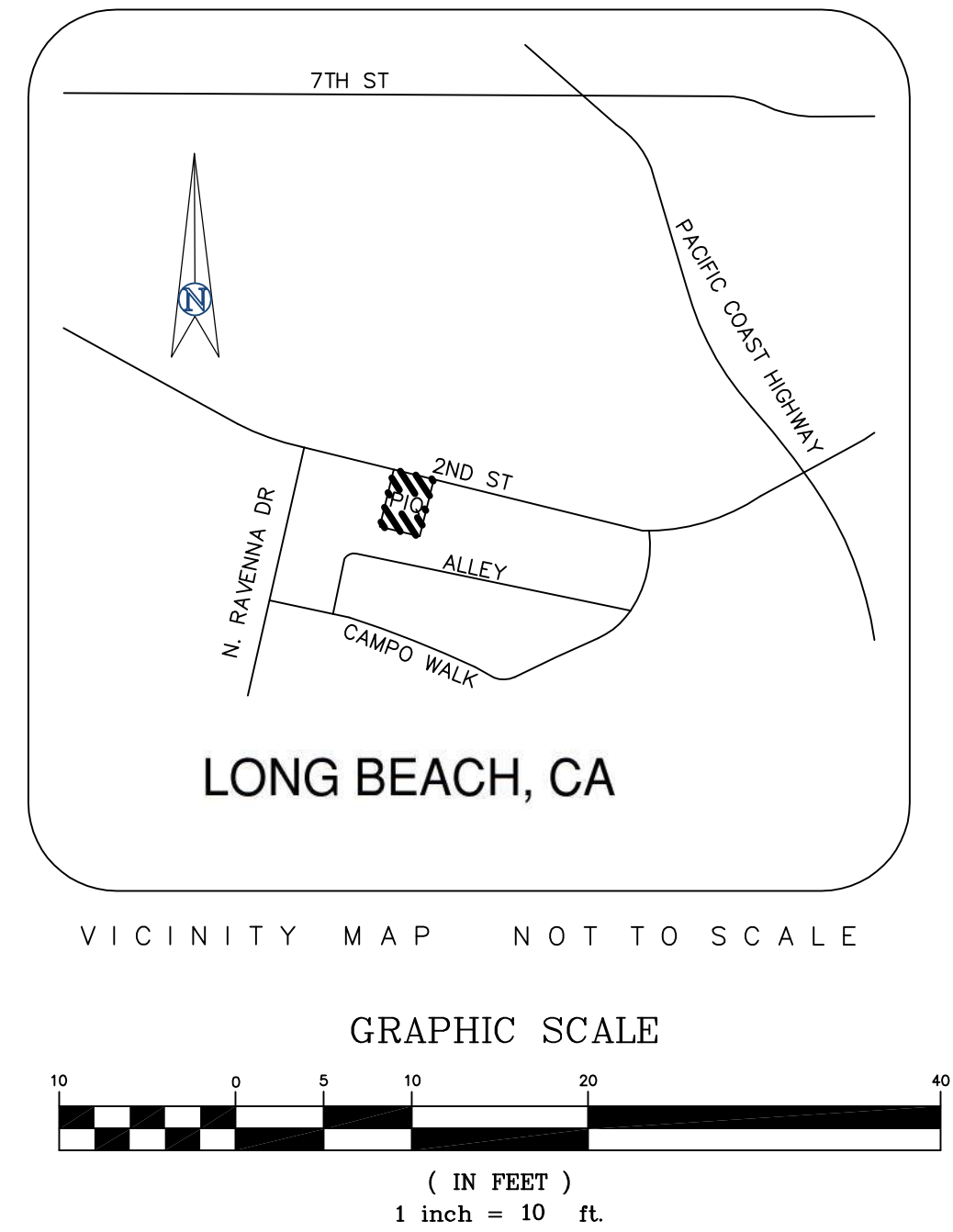
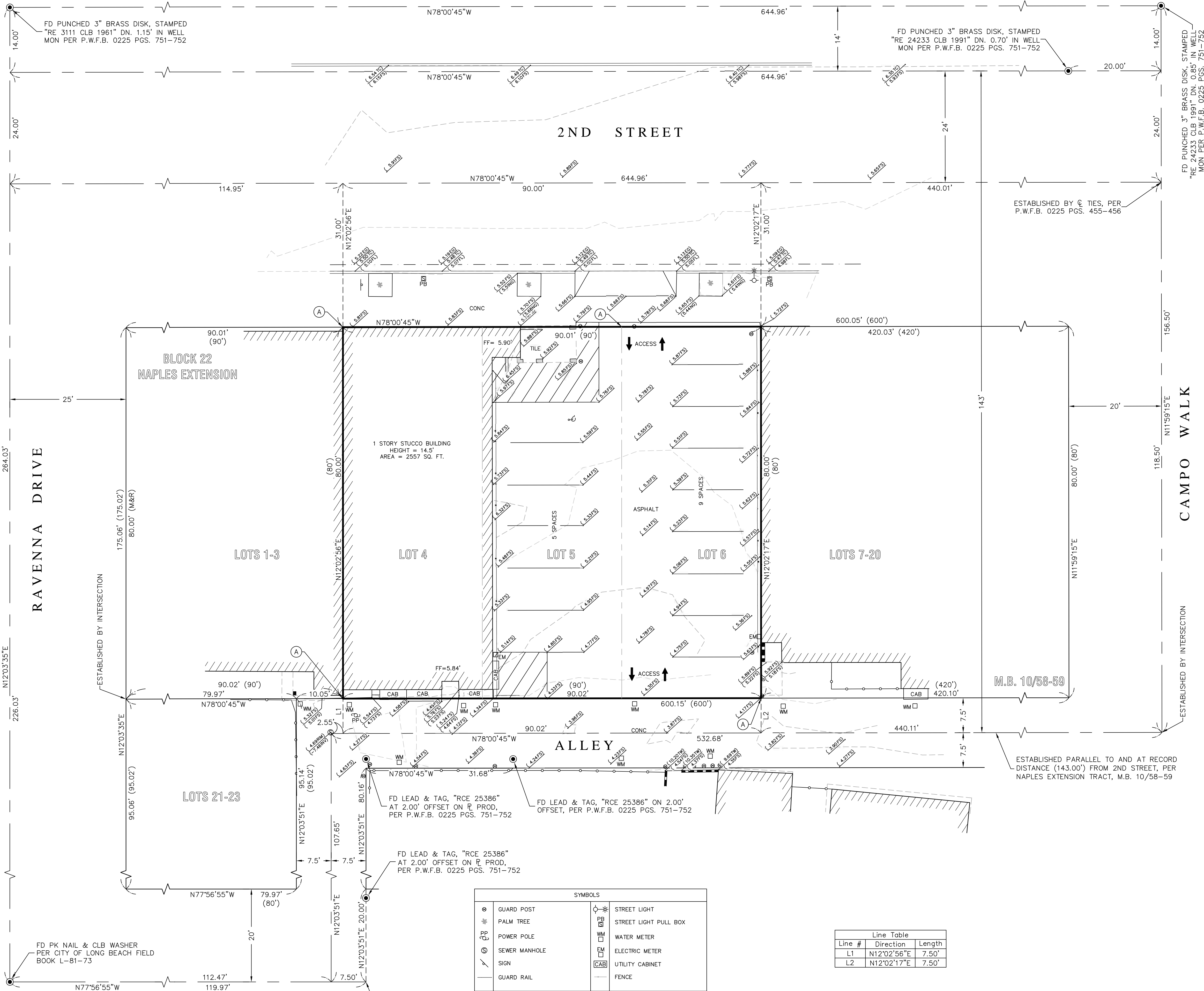
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NAPLES CAR WASH AND PARKING ENLARGED VIEW | 2
3/32" = 1'-0"



VALET PLAN | 1
1" = 30'-0"



LEGAL DESCRIPTION:
LOTS 4, 5 & 6 OF BLOCK 22 OF NAPLES EXTENSION TRACT, IN THE CITY OF LONG BEACH, AS PER MAP RECORDED IN BOOK 10, PAGES 58 TO 62 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 7243-013-003 & 004

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 5, (2017.75) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819.

BENCHMARK:
CITY OF LONG BEACH BM # 222 SE ELEV = 4.901 NAVD 88
BRASS CAP IN WELL 25.6' EAST OF CURB; 5.0' SOUTH OF CURB.

BOUNDARY NOTES:

- () - RECORD PER NAPLES EXTENSION, M.B. 10/58-59
- M&R - MEASURED & RECORD
- (A) - ESTABLISHED BY PRORATION, PER NAPLES EXTENSION, M.B. 10/58-59

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

David T. Rosell
DAVID T. ROSELL P.L.S. 6281

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ADDITIONAL DEEDS, EASEMENTS, VACATIONS, TAKINGS AND/OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF LOS ANGELES COUNTY

NOTE:
THIS SURVEY DRAWING IS PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THIS ORIGINAL TRANSACTION.

SYMBOLS			
	GUARD POST		STREET LIGHT
	PALM TREE		STREET LIGHT PULL BOX
	POWER POLE		WATER METER
	SEWER MANHOLE		ELECTRIC METER
	SIGN		UTILITY CABINET
	GUARD RAIL		FENCE

Line Table		
Line #	Direction	Length
L1	N12°02'56"E	7.50'
L2	N12°02'17"E	7.50'

SCALE 1"=10'	DRAWN BY: BD & APT	DATE	REVISION NO.	BY	DATE	NO.
JOB NO. 21-071	CHECKED BY: DTR					
PROJECT DATE: 06/21/21						
PLOT DATE: 06/28/21						

PREPARED FOR:

BOUNDARY & TOPOGRAPHY

5716 2ND STREET
LONG BEACH, CALIFORNIA

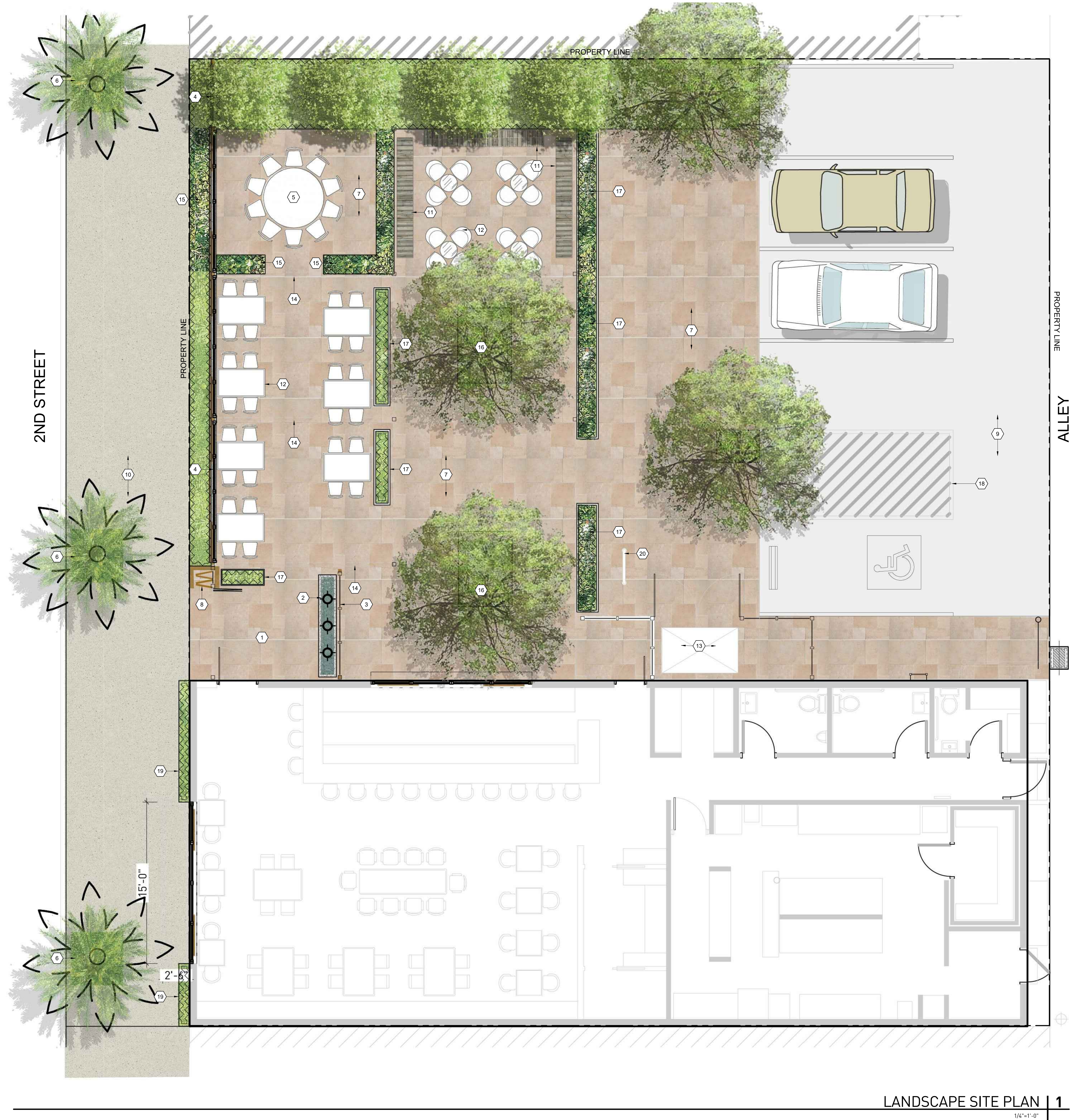
LAND SURVEYOR
DAVID T. ROSELL
No. 6281
STATE OF CALIFORNIA

ROSELL SURVEYING
A LAND SURVEYING, MEASURING & CIVIL ENGINEERING FIRM

20951 Brookhurst Street
Huntington Beach, California 92646
PH: 714-934-4500 FAX: 714-934-4501
Info@RosellSurveying.com

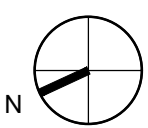
SHEET

1 OF 1



LANDSCAPE SITE PLAN | 1

1/4"=1'-0"



KEYNOTES

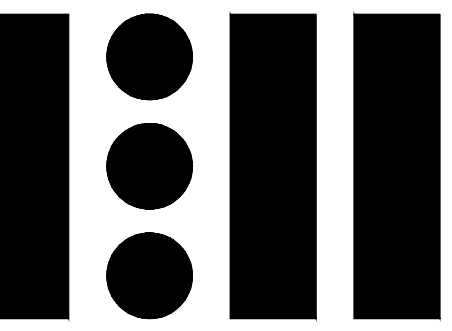
1. ENTRY COURT
2. PRE-FAB WATER FEATURE
3. CUSTOM LASER CUT PERFORATED PANEL
4. METAL PERFORATED SCREEN, PER ARCHITECT
5. OUTDOOR PRIVATE DINING ROOM
6. EXISTING PALM TREE TO REMAIN
7. CASCADA PERMEABLE CONCRETE PAVERS, SMOOTH FINISH.
8. METAL ACCORDION GATE BY ARCHITECT
9. EXISTING ASPHALT TO REMAIN
10. EXISTING CONCRETE SIDEWALK TO REMAIN
11. WOOD BENCH BY OWNER
12. FURNISHINGS BY OWNER, TYP.
13. EXISTING TRASH
14. OVERHEAD STRUCTURE WITH INTEGRATED GAS HEATERS BY ARCHITECT
15. SCREENING HEDGE
16. SPECIMEN TREE WITH FESTOON LIGHTING
17. CUSTOM METAL RAISED PLANTER
18. RESTRIPE ACCESSIBLE AISLE
19. VINE POCKET
20. BICYCLE PARKING

LANDSCAPE AREA CALCS

DESCRIPTION	
TOTAL SITE AREA	7,200 SF
TOTAL BUILDING FOOTPRINT	2,506 SF
TOTAL LANDSCAPE AREA	4,694 SF
TOTAL PLANTER AREA	642 SF
TOTAL HARDSCAPE AREA	4,052 SF
TOTAL PERMEABLE HARDSCAPE	2,442 SF
PERCENTAGE OF PERMEABLE SURFACES <small>INCLUDES LANDSCAPE AND PERMEABLE PAVERS</small>	66%
PERCENTAGE OF NON PERMEABLE SURFACES <small>IMPERMEABLE SURFACES ONLY PROPOSED AT PARKING LOT AREA</small>	34%

Revisions		
No.	Issue	Date
1	ISPR RESUBMITTAL	07/19/2021
2	D&S SUBMITTAL	07/30/2021

Project Number: 20328



studioneleven

245 east third st.
long beach, CA 90802
t 562.901.1500
studio-nn.com

ADDRESS

CHIANINA
RESTAURANT REMODEL
5716 2ND STREET,
LONG BEACH, CA 90803

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1	SPR RESUBMITTAL	07/19/2021

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PRECEDENT IMAGERY | 1

PRECEDENT
IMAGERY

L1.02E



TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*
	ARBUTUS 'MARINA' STRAWBERRY TREE	24" BOX	4
	OLEA EUROPAEA 'MONHER' MAJESTIC BEAUTY	48" BOX	4

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	5
	CAREX DIVULSA BERKELEY SEDGE	5 GAL.	12
	FICUS NITIDA 'GREEN GEM' 'GREEN GEM' INDIAN LAUREL	15 GAL.	28
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE	5 GAL.	18
	PENNISETUM 'FAIRY TAILS' EVERGREEN FOUNTAIN GRASS	5 GAL.	16
	SALVIA LEUCANTHA 'SANTA BARBARA' 'SANTA BARBARA' MEXICAN SAGE	5 GAL.	15
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	5 GAL.	6

VINE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*
	CISSUS ANTARCTICA KANGAROO VINE	15 GAL.	3

- NOTES:
- CLIMATE ZONE - 24 (SUNSET WESTERN GARDEN BOOK)
 - PLANT QUANTITIES LISTED ARE FOR REFERENCE ONLY.
 - IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO QUANTIFY ALL PLANT MATERIALS AS SHOWN ON PLANS.
 - WUCOLS WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES RATING
 - SHOWN HEREON ARE FOR REGION 3 - SOUTH COASTAL
 - ALL PLANTER POTS SHALL BE FILLED WITH CONTAINER MIX PER SPECIFICATIONS
 - ALL PLANTER AREAS SHALL RECEIVE GROUNDCOVER MULCH PER SPECIFICATIONS

KEYNOTES

- EXISTING PALM TREE
- ALL PLANTER AREA TO HAVE 3" MULCH GROUNDCOVER.

WATER EFFICIENT LANDSCAPE WORKSHEET											
Reference Evapotranspiration (ETo)				45.02				Project ETAF		0.45	
Hydro-zone #	Planting Descriptions ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	Landscape Percentage	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas											
1	Low Water Use Plants	0.2	Drip	0.81	0.25	310	34%	77.50	2,163.21		
2	Medium Water Use Plants	0.4	Drip	0.81	0.49	365	40%	178.85	4,992.13		
3	Low Water Use Trees	0.2	Bubbler	0.81	0.25	216	24%	54.00	1,507.27		
4	Water Feature	0.7	N/A	0.75	0.93	11	1%	10.23	285.54		
						Subtotals	902	100%	320.58	8,948.16	
Special Landscape Areas											
					1		0%	-	-		
					1		0%	-	-		
					1		0%	-	-		
					1		0%	-	-		
						Subtotals	-	0%	-		
						Total Landscape Area	902	100%	ETWU Total	8,948.16	
									ETWU (in acre-feet)	0.03	
						Maximim Allowed Water Allowance (MAWA) ^e			11,329.64		
						MAWA (in acre-feet)			0.034769352		
^a Hydrozone/Planting Description E.g. 1) Front Lawn 2) Low water use plantings 3) Medium water use planting											
^b Irrigation Method Overhead spray or drip											
^c Irrigation Efficiency .75 for spray head .81 for drip & Bubbler											
^d ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area where 0.62 is conversion factor that converts acre-inches per acre per year to per square foot per year.											
^e MAWA (Annual Gallons Allowed) = (ETo) (0.62) (ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas											
ETAF Calculations											
Regular Landscape Areas											
Total ETAF x Area						320.58					
Total Area						902					
Average ETAF						0.36					
All Landscape Areas											
Total ETAF x Area						320.58					
Total Area						902					
Sitewide ETAF						0.40					
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential area.											

PLANTING PLAN | 1

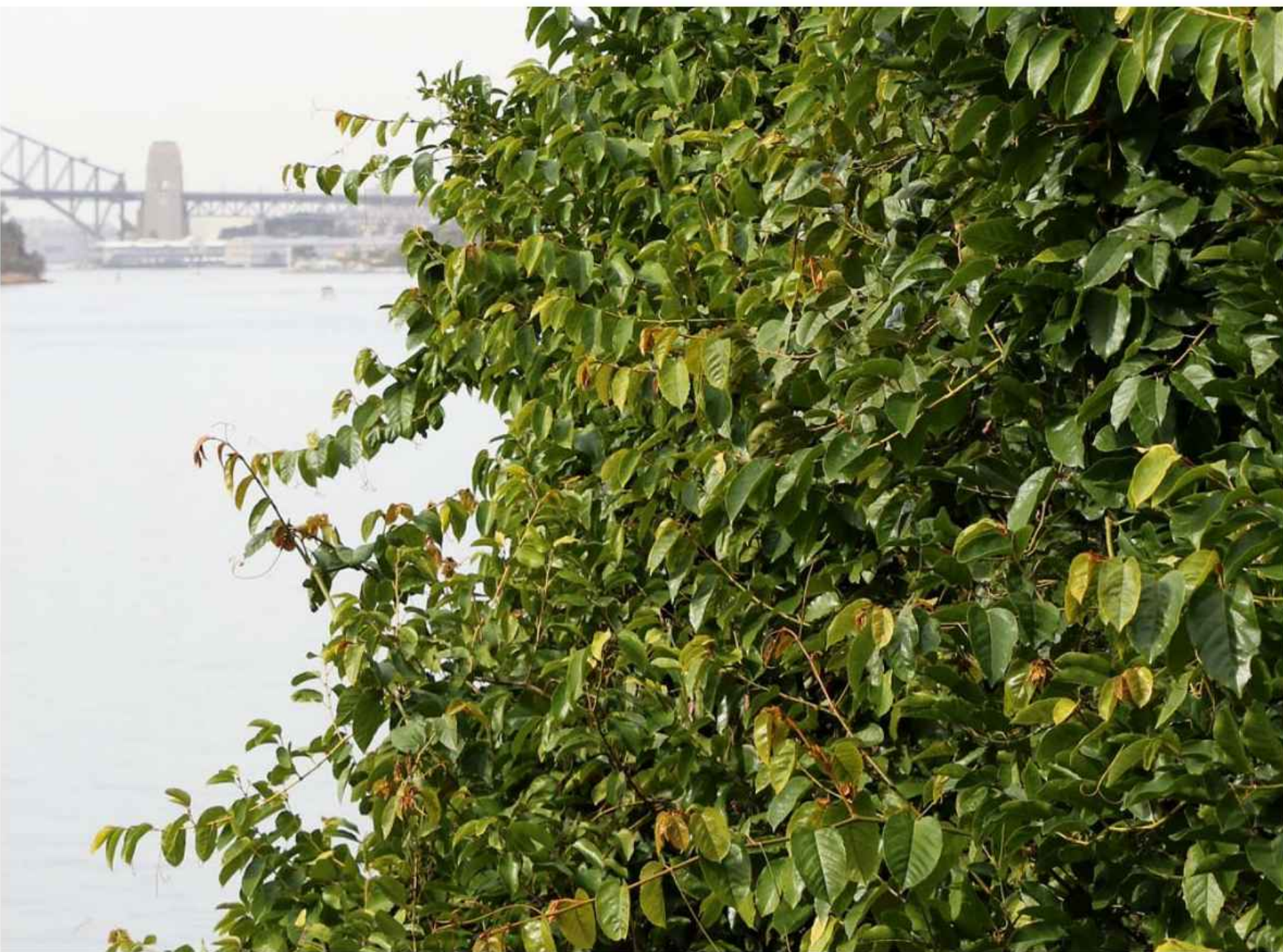
1/4"=1'-0"

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AGAVE ATTENUATA - FOXTAIL AGAVE



CISSUS ANTARTICA - KANGAROO VINE



PENNISETUM 'FAIRY TAILS' - EVERGREEN FOUNTAIN GRASS



CAREX DIVULSA - BERKELEY SEDGE



SALVIA LEUCOPHYLLA - PURPLE SAGE



FICUS NITIDA 'GREEN GEM' - INDIAN LAUREL



OLEA EUROPAEA 'LITTLE OLLIE'



OLEA EUROPAEA - OLIVE TREE



ARBUTUS 'MARINA' - STRAWBERRY TREE

Revisions		
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1	SPR RESUBMITTAL	07/19/2021



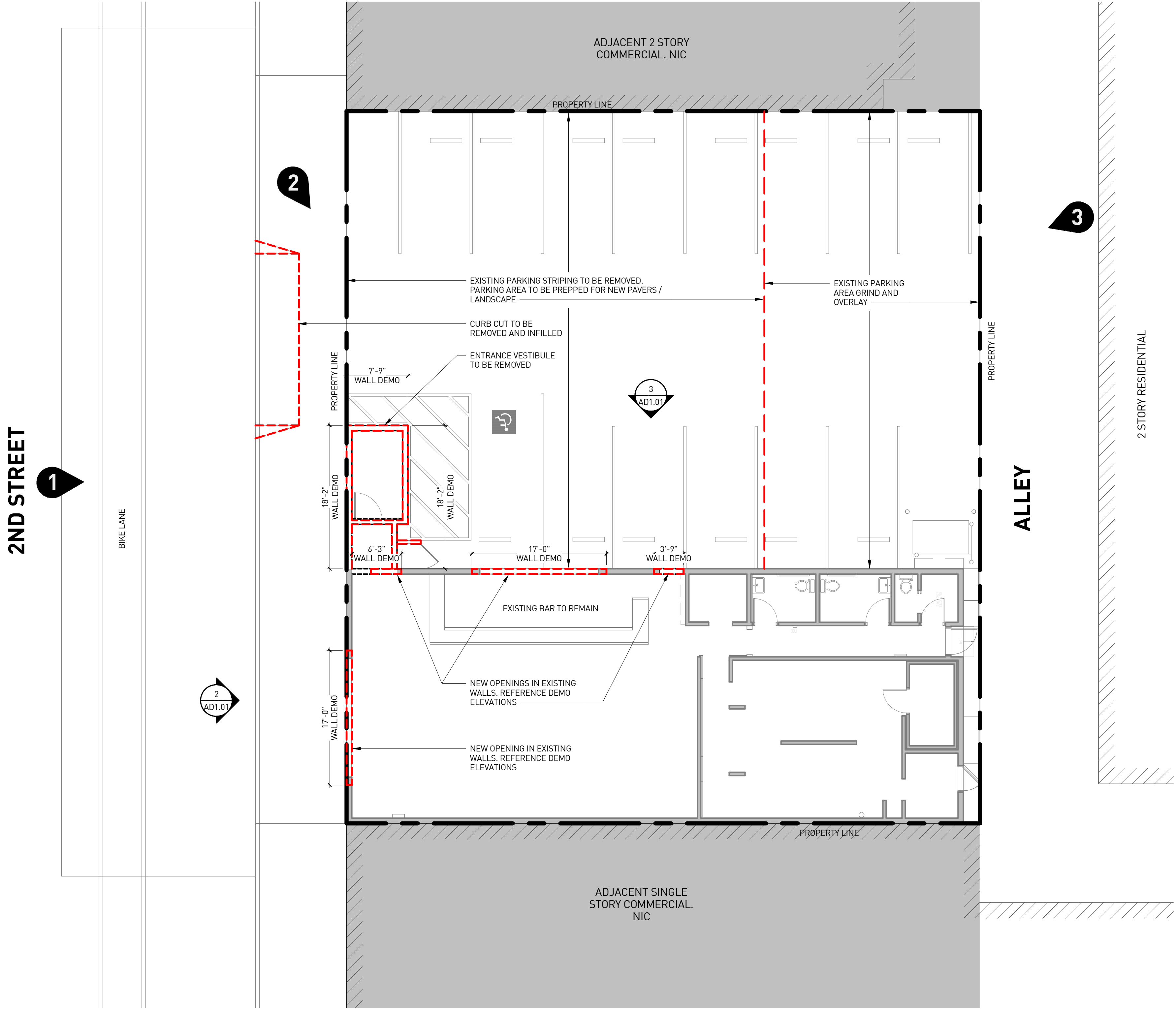
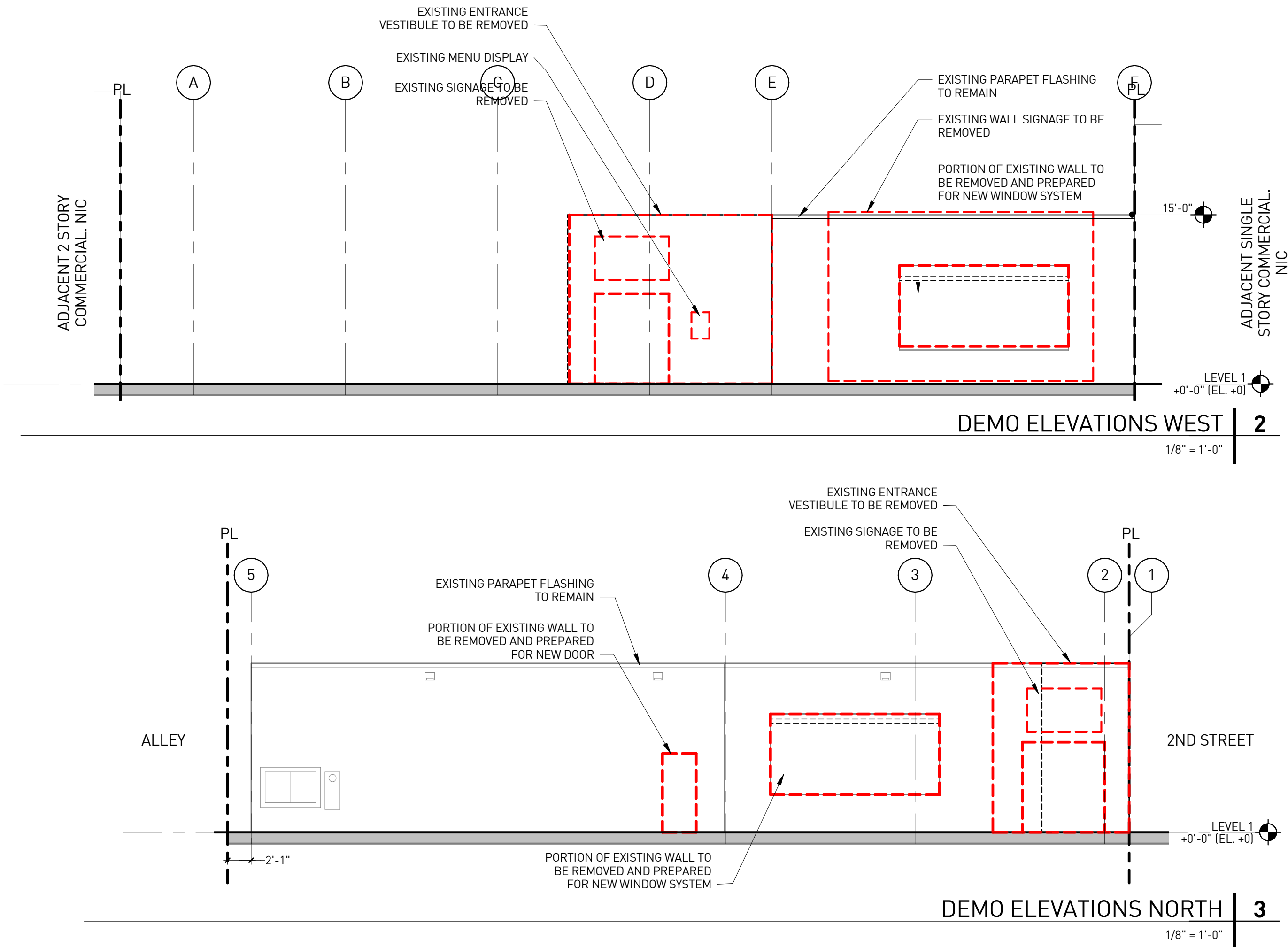
1. EXISTING SITE - FROM STREET NORTH



2. EXISTING SITE - FROM STREET NORTHEAST



3. EXISTING SITE - FROM ALLEY SOUTHEAST



DEMO PLAN | 1
1/8" = 1'-0"

SPR RESUBMITTAL: 07/23/21

REVISIONS	
Δ ISSUE	DATE

PROJECT NUMBER: 20328

**DEMO FLOOR
PLAN**



CHIANINA STEAKHOUSE LLC
17434 BELLFLOWER BLVD. SUITE 300
BELLFLOWER, CA 90706

CHIANINA

RESTAURANT REMODEL

3718 2ND STREET,
LONG BEACH, CA 90803

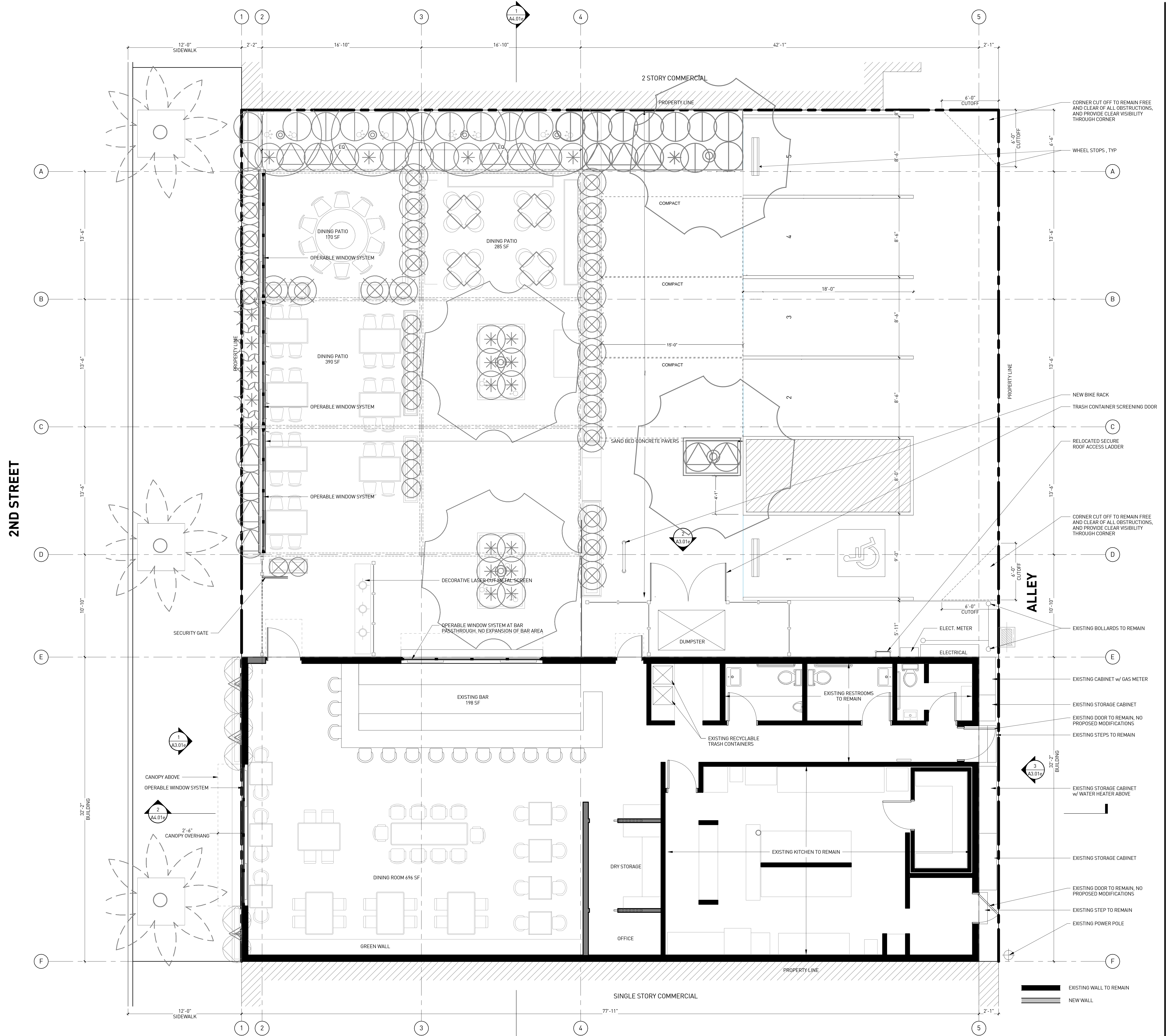
FLOOR PLAN

LOOR PLAN

FLOORPLAN | 1

SPR RESUBMITTAL: 07/23/21

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LONG BEACH, CA 90803

CHIANINA

RESTAURANT REMODEL

PROJECT NUMBER: 20328

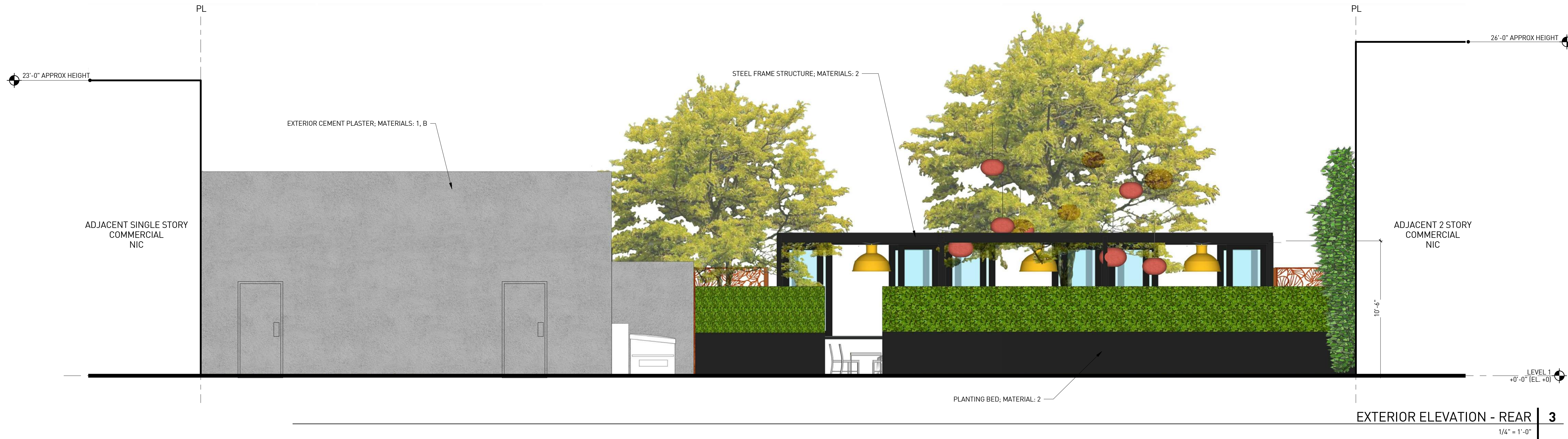
ROOF PLAN

A1.03e



SPR RESUBMITTAL: 07/23/21

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EXTERIOR MATERIALS

- A. P-01: DUNN EDWARDS PAINT - LIGHTHOUSE
- B. P-02: DUNN EDWARDS PAINT - JET
1. 20/30 SAND FINISH CEMENT PLASTER
2. ANODIZED ALUMINUM, BLACK
3. CLEAR GLAZING
4. FOLDING OPERABLE WINDOW SYSTEM, BLACK
5. DECORATIVE PERFORATED METAL SCREEN
6. WALL MURAL (FINAL DESIGN TO BE DETERMINED)



245 east third st.
long beach, CA 90802
t 562.991.1500
STUDIO-11.COM

CHIANINA STEAKHOUSE LLC
17434 BELLEFLOWER BLVD SUITE 300
BELLEFLOWER, CA 97006

CHIANINA
RESTAURANT REMODEL

5716 2ND STREET
LONG BEACH, CA 90803

REVISIONS

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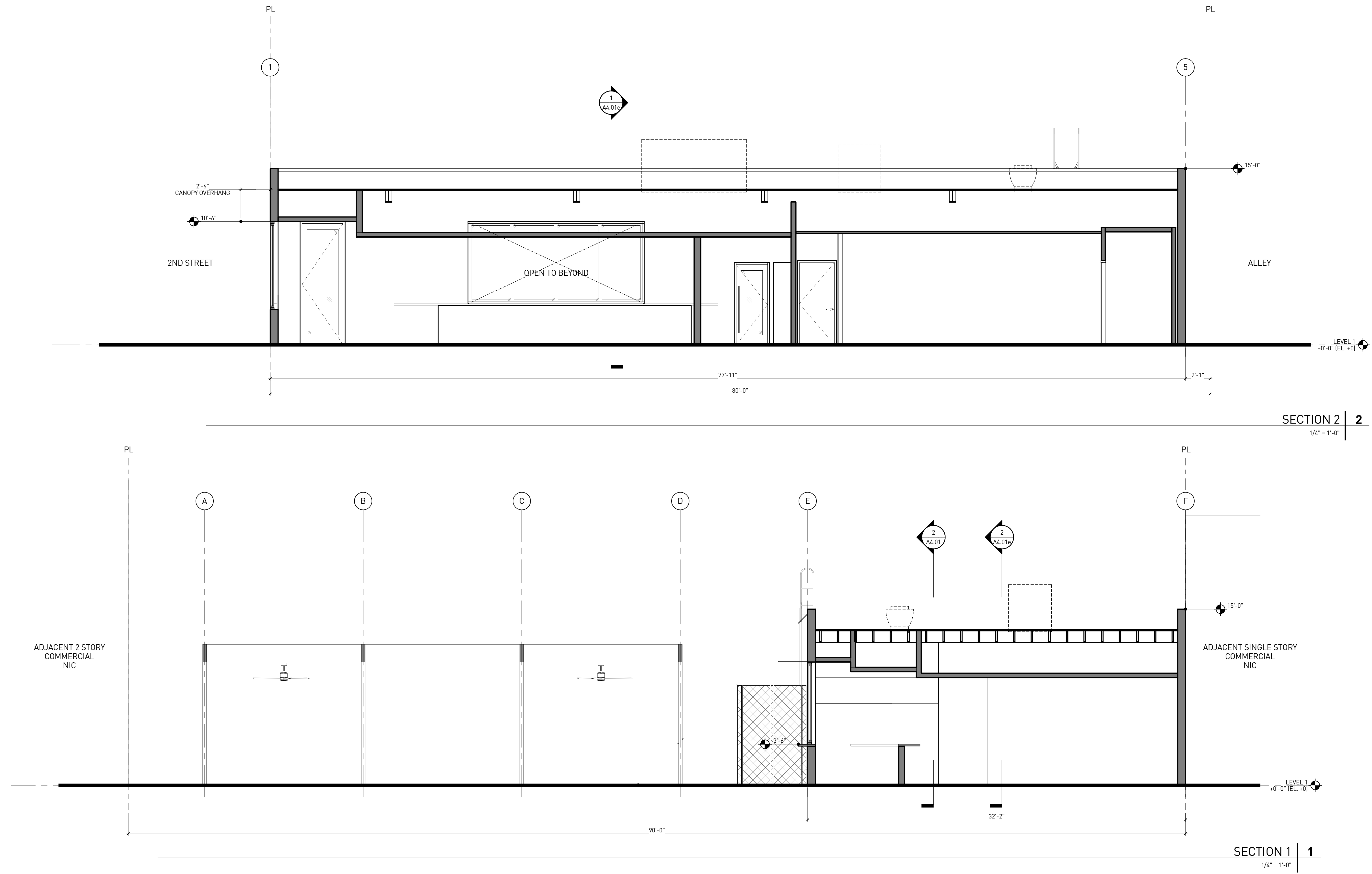
PROJECT NUMBER: 20328

EXTERIOR
ELEVATIONS

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17434 BELFLOWER BLVD SUITE 300
BELLFLOWER, CA 97006

CHIANINA
RESTAURANT REMODEL

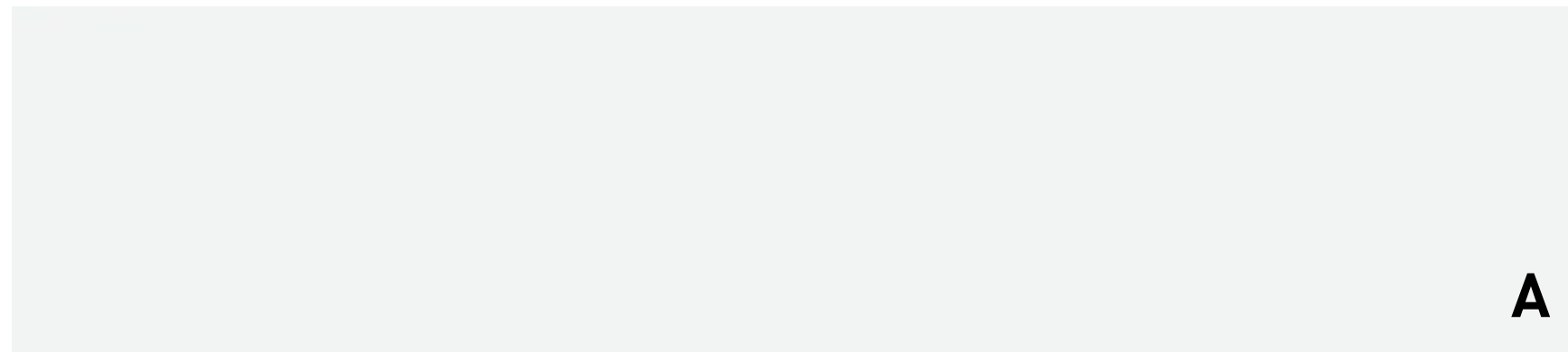
5714 2ND STREET
LONG BEACH, CA 90803

REVISIONS	
Δ ISSUE	DATE
PROJECT NUMBER: 20328	

SECTIONS -
BUILDING

SPR RESUBMITTAL: 07/23/21

A4.01e



MATERIALS

- A. DUNN EDWARDS PAINT - LIGHTHOUSE
- B. DUNN EDWARDS PAINT - JET
- 1. 20/30 SAND FINISHE CEMENT PLASTER
- 2. ANODIZED ALUMINUM, BLACK
- 3. CLEAR GLAZING
- 4. SLIDING OPERABLE WINDOW SYSTEM, BLACK
- 5. DECORATIVE PERFORATED METAL SCREEN
- 6. WALL MURAL (FINAL DESIGN TO BE DETERMINED)



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BELLFLOWER, CA 97006

CHIANINA
RESTAURANT REMODEL

5714 2ND STREET
LONG BEACH, CA 90803

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MATERIAL BOARD
& PRECEDENT
IMAGES