

2.0 PROJECT DESCRIPTION

The proposed project involves the redevelopment of an approximately 6.3-acre site in the City of Long Beach with a mixed-use “village center” project. This section describes the project location, characteristics of the site and the proposed development, project objectives, and the approvals needed to implement the project.

2.1 PROJECT APPLICANT

North Long Beach Partners LLC
 c/o Civic Enterprise Development LLC
 400 Mt. Washington Dr.
 Los Angeles, California 90065
 Phone: (213) 403-0170 x1 Fax: (213) 403-0172

2.2 PROJECT LOCATION

The project site encompasses two full city blocks in the North Long Beach Redevelopment Project Area in the City of Long Beach, County of Los Angeles. Atlantic Avenue bisects the approximately 6.3-acre site. The western block, approximately 3.15 acres, is bounded on the south by South Street, on the west by Linden Avenue and on the north by 59th Street. The east block, also approximately 3.15 acres, is bounded on the south by South Street, on the east by Lime Avenue and on the north by 59th Street. As shown on Figure 2-1 (Regional Vicinity) and Figure 2-2 (Project Location), the project site area is accessible from Interstate 710 (the Long Beach Freeway), Interstate 405 (the San Diego Freeway) and State Route 91 (the Artesia Freeway). Figure 2-3 presents an aerial view of the project site and surrounding areas. (Note that the structure shown at 5869 Atlantic Avenue has been demolished subsequent to the 2008 aerial photograph in the figure.) Figure 2-4 (a and b) provides street-level photographs of the site. The site includes the addresses and assessor’s parcels listed in Table 2-1.

Table 2-1: Site Assessor Parcel Numbers and Addresses

West Block		East Block	
APN	Address	APN	Address
7125-033-916	5892 Linden Avenue	7124-032-900	5870 Atlantic Avenue
7125-033-911	5886 Linden Avenue	7124-032-901	N/A
7125-033-912	5878 Linden Avenue	7124-032-902	N/A
7125-033-917	5874 Linden Avenue	7124-032-903	N/A
7125-033-918	5866 Linden Avenue	7124-032-904	N/A
7125-033-919	5860 Linden Avenue	7124-032-905	5834 Atlantic Avenue
7125-033-914	5852 Linden Avenue	7124-032-029	5800 Atlantic Avenue
7125-033-907	5850 Linden Avenue	7124-032-912	5895 Lime Avenue
7125-033-905	5844 Linden Avenue	7124-032-914	5885 Lime Avenue



Table 2-1: Site Assessor Parcel Numbers and Addresses

West Block		East Block	
7125-033-915	5836 Linden Avenue	7124-032-915	5881 Lime Avenue
7125-033-913	5826 Linden Avenue	7124-032-911	5873 Lime Avenue
7125-033-920	5822 Linden Avenue	7124-032-906	5865 Lime Avenue
7125-033-900	5893 Atlantic Avenue	7124-032-907	5861 Lime Avenue
7125-033-901	5887 Atlantic Avenue	7124-032-908	5853 Lime Avenue
7125-033-923	5879 Atlantic Avenue	7124-032-913	5849 Lime Avenue
7125-033-909	5869 Atlantic Avenue	7124-032-017	5841 Lime Avenue
7125-033-910	5869 Atlantic Avenue	7124-032-917	5837 Lime Avenue
7125-033-902	5855 Atlantic Avenue	7124-032-910	5833 Lime Avenue
7125-033-903	5845 Atlantic Avenue	7124-032-909	5821 Lime Avenue
7125-033-904	5835 Atlantic Avenue	7124-032-916	635 E South Street
7125-033-921	5827 Atlantic Avenue	<i>Source: Los Angeles Assessor's Office, 2008.</i>	
7125-033-922	5823 Atlantic Avenue		
7125-033-908	5801 Atlantic Avenue		
7125-033-906	501 E South St.		

2.3 CURRENT LAND USE AND REGULATORY SETTING

Table 2-2 summarizes the existing characteristics of the project site. Specific characteristics of the site are described below.

Table 2-2: Existing Site Characteristics

Site Size	6.3 gross acres
General Plan Land Use Designations	Townhomes (3A); Mixed Style Homes (2); Traditional Retail Strip Commercial (8A); Mixed Retail/Residential Strip (8R)
Zoning Designation	Townhouse or Row House Residential (R-3-T); Two-Family Residential (R-2-N); Neighborhood Automobile-Oriented Commercial (CNA); Community Automobile-Oriented Commercial (CCA)
Current Use and Development	Vacant land; 3 vacant commercial buildings totaling 44620 sf; 1 operating commercial building (8,245 sf auto parts store)
Surrounding Land Use Designations	North: Townhomes (3A); Mixed Style Homes (2); Traditional Retail; Strip Commercial (8A) South: Traditional Retail Strip Commercial (8A); Mixed Retail/Residential Strip (8R); Townhomes (3A) and Moderate Density Residential (3B) East: Mixed Retail/Residential Strip (8R); Mixed Style Homes (2); Single Family (1) West: Townhomes (3A); Mixed Retail/ Residential Strip (8R); Single Family (1)



Table 2-2: Existing Site Characteristics

Regional Access	Interstate 405 (San Diego Freeway), State Route 91 (Artesia Freeway) and Interstate 710 (Long Beach Freeway)
Local Access	Atlantic Avenue, 59 th Street, South Street, Lime Avenue and Linden Avenue
Public Services	Water: Long Beach Water Department Sewer: Long Beach Water Department Fire: Long Beach Fire Department Police: City of Long Beach Police Dept

2.3.1 Current Land Use

The 6.3-acre, roughly square and generally flat site consists of 44 assessor’s parcels as listed in Table 2-1. The site is currently developed with three one- to two-story structures totaling approximately 40,000 square feet of commercial building space, as listed in Table 2-3. All but one structure, the 8,245 square-foot Auto Zone at 5800 Atlantic Avenue, are vacant. Among the three existing buildings, two have characteristics that render them potentially historic resources, as indicated in Table 2-3. (See Section 4.3 Cultural Resources for a full discussion of this topic). The majority of the site area is vacant; the ground surface of the vacant portions is paved in some areas and open soil or gravel in others with sparse grassy vegetation in places and a number of trees of varying sizes and species. Existing development on the site is summarized in Table 2-3; the table also includes structures that are no longer on the site but were standing at the time the Notice of Preparation of the EIR was published (please see Figures 2-4a and 2-4b).

Table 2-3 Existing Site Development

Structure	Square Feet	Use
5869 Atlantic Avenue*	8,850	Vacant
5870-74 Atlantic Avenue [‡]	28,529	Vacant
5832-34 Atlantic Avenue ^{‡**}	4,055	Vacant
5800 Atlantic Avenue	8,245	Auto Parts Store
635 South Street [‡]	3,187	Vacant

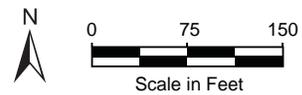
Source: City of Long Beach, March 2008

* Structure demolished subsequent to issuance of the EIR Notice of Preparation due to blight and obsolescence. Nevertheless, impacts of the demolition are included in the analysis of demolition/site preparation impacts in the EIR. Constructed in 1981, per a 2006 survey prepared by Jones & Stokes, this building was found not to be a historic resource per CEQA Guidelines Section 15064.5.

[‡] Potential historic significance

**Destroyed by fire April 5, 2009





Site Boundary



Photo 1 - View looking north on Atlantic Avenue from the west side of the street just north of the South Street/Atlantic Avenue intersection. The Atlantic Theater and its distinctive tower feature are visible in the center-right of the frame.



Photo 2 - View looking south down Linden Avenue from the northeast corner of Linden Avenue and 59th Street. The project site is on the left.

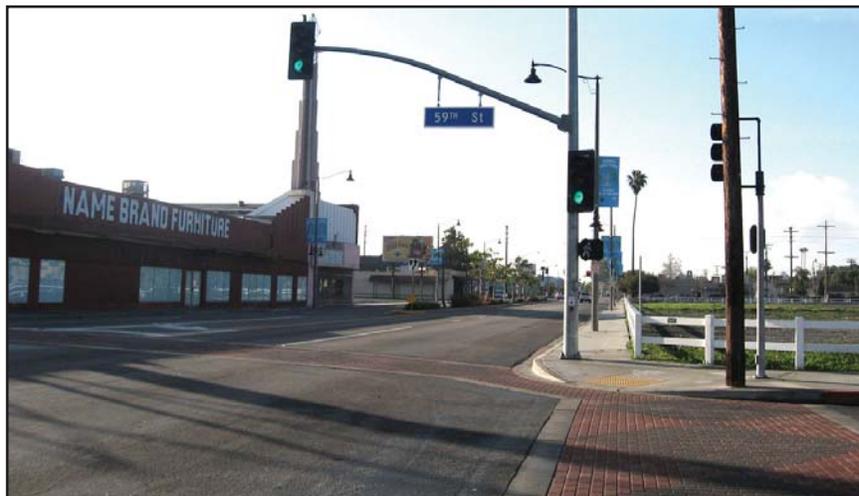


Photo 3 - View looking south on Atlantic Avenue from the northwest corner of the 59th Street/Atlantic Avenue intersection.





Photo 4 - View looking north up Lime Avenue from the southeast corner of Lime Avenue and South Street. The project site is on the left.



Photo 5 - View looking north on Atlantic Avenue from the southeast corner of the South Street/Atlantic Avenue intersection. The Auto Zone auto parts store is partially visible on the right.



Vehicular access to the only currently occupied land use on the site, the Auto Zone at 5800 Atlantic Avenue, is taken from Atlantic Avenue and South Street. Historically, when the site was largely occupied, vehicular access was available from all streets fronting the two subject blocks.

2.3.2 Surrounding Land Uses

The prevailing uses along Atlantic to the north and south of the site are one- and two-story commercial buildings. The prevailing uses to the east and west of the site are mixed-density residential, including single-family and multi-family homes.

2.3.3 Land Use Regulatory Overview

The site is divided between four General Plan Land Use designations. These are Townhomes (3A); Mixed Style Homes (2); Traditional Retail Strip Commercial (8A) and Mixed Retail/Residential Strip (8R). The corresponding zoning designations are Townhouse or Row House Residential (R-3-T); Two-Family Residential (R-2-N); Neighborhood Automobile-Oriented Commercial (CNA) and Community Automobile-Oriented Commercial (CCA). Applicable policies of the General Plan would also apply to the proposed project; these are discussed in Section 4.7 *Land Use and Planning*, and other sections relevant to their respective issue areas.

The project site is within Parcel One of the ten non-contiguous subareas in the North Long Beach Redevelopment Project Area. Additionally, the project site is located in the Dairy neighborhood. This neighborhood is characterized by older, mixed residential areas with localized commercial shopping areas.

2.4 PROJECT CHARACTERISTICS

2.4.1 Proposed Land Uses and Development

The proposed project is a mixed-use “village center” with the following primary components:

- Up to 61 units of multi-family housing in a mix of row houses, courtyard units, and units built atop ground floor non-residential space.
- Up to 36,000 square feet of commercial retail space, including restaurant space, oriented primarily toward Atlantic Avenue.
- A public library and community center totaling approximately 30,000 square feet fronting Atlantic Avenue on the east block.

A General Plan Amendment and Zoning Ordinance Amendment would be required to allow the proposed mix of uses and density. Table 2-4 provides a summary of proposed development.



Table 2-4 Project Summary

Land Use	Size/Quantity
Residential	61 units
Commercial Retail	30,600 sf*
Restaurant	5,400 sf
Institutional (library/ community center)	30,000 sf

* sf = square feet

There are two project options for the East Block. Both would have similar space programs. The first option, East Block Option A, would place the public institutional uses at the southeast corner of 59th Street and Atlantic Avenue and commercial uses at the northeast corner of South Street and Atlantic. The second option, East Block Option B, would reverse this arrangement, placing commercial uses at the southeast corner of 59th Street and Atlantic Avenue and the public institutional uses at the northeast corner of South Street and Atlantic. As part of the land acquisition actions needed to assemble the project site, the existing privately-owned Auto Zone property would be acquired by the Long Beach Redevelopment Agency through negotiated agreement or, upon determination by the Agency, by eminent domain. All other project components, including proposed building heights, project density and proposed uses, as well as project access and circulation, would remain the same for either option. Table 2-5 shows how the project components would be distributed between the east and west blocks.

Table 2-5 Project Statistics

WEST BLOCK	
Residential: Unit A (3 br*, 1,370 sf**): 31 units Unit B (3 br, 1,490 sf): 11 units Unit C (2 br, 1,200 sf): 5 units Unit D (2 br+d, 1,530 sf): 7 units	Total 54 dwelling units
Restaurant	5,400 sf
Retail	8,600 sf
Parking Provided: Attached Garages: 108 spaces Parking Lot north: 22 spaces Parking Lot south: 47 spaces	Total 177 off-street spaces
EAST BLOCK	
Residential: Unit D (2 br+d, 1,530 sf): 7 units	Total 7 dwelling units
Retail	22,000 sf
Library/Community Center	30,000 sf
Parking Provided: Attached Garages: 14 spaces Parking Lot: 164 spaces	Total 178 off-street spaces (Residential guest parking shared with retail)

* br = bedrooms. ** sf = square feet



The conceptual site plans for both options are shown in Figures 2-5 and 2-6. Conceptual project elevations are shown in Figures 2-7 through 2-13.

The existing street configuration would remain unchanged. As shown on the conceptual site plans, Hullett Street, which currently terminates mid-block on Linden Avenue at the site's western border, would "continue" eastbound through the site as a pedestrian paseo.

The pedestrian attributes of the proposed commercial/retail/residential mixed use and institutional space would be oriented primarily towards Atlantic Avenue. Building heights along Atlantic Avenue, South Street and 59th would reach a maximum height of 38 feet in three levels. Maximum heights adjacent to neighboring residential areas on Lime and Linden avenues would be 22 feet in two levels, with a maximum building height of 32 feet at the northeast corner of Linden Avenue and South Street. The project's conceptual height profiles are shown in Figures 2-14 and 2-15.

Structures within the project would attain minimum LEED Certification. The project would utilize "green" design strategies where feasible. Public institutional uses would be designed to attain a minimum of LEED Silver Certification. Landscaping is proposed throughout the project site between buildings and in such public spaces as a courtyard, plaza and children's play area. Enhanced median landscaping is proposed in both the South Street and Atlantic Avenue medians adjacent to the site.

2.4.2 Parking and Access

Parking for the residential components of the project would be provided as follows:

- Residential units: two spaces per unit
- Residential units' guest parking: guest parking would be provided through shared parking with the retail and institutional spaces based on the results of a shared parking analysis.

The commercial components of the project would be parked at the shopping center standard of five spaces per 1,000 square feet. The project application includes a request for approval of an Administrative Use Permit for joint-use parking under Section 21.41.223 of the Long Beach Municipal Code. The requested Administrative Use Permit would allow for a reduction in the total code-required number of spaces for the entire project while still providing sufficient parking for all the shared uses in the project where the peak parking demand for one or more uses occurs at a different time of day than the peak demand for other uses. By taking advantage of varying prime user periods for the variety of uses including residential guest, retail, restaurant and institutional uses, the project may be able to include fewer parking spaces than would otherwise be required by the Municipal Code.

The parking lots would be accessible from South Street and 59th Street as well as Atlantic Avenue, and there would be limited automobile access from Linden Avenue and Lime Avenue, primarily to serve residential uses. The parking areas would be accessed as follows:

West Block:

- One driveway along 59th Street (right turn in and out only)
- Three driveways along Linden Avenue (full access)



- One driveway along South Street (right turn in and out only)
- One driveway along Atlantic Avenue (right turn in and out only)

East Block Option A:

- One driveway along Lime Avenue (full access)
- One driveway along South Street (right turn in and out only)
- One driveway along Atlantic Avenue (right turn in and out only)

East Block Option B:

- One driveway along 59th Street (full access)
- One driveway along Lime Avenue (full access)
- One driveway along Atlantic Avenue (right turn in and out only)

As noted above, the existing street alignments would remain unchanged. A mid-block signalized pedestrian crossing on Atlantic Avenue would enhance walkability and pedestrian safety. Hullett Street, which currently terminates mid-block on Linden Avenue at the site's western border, would be continued eastbound through the West Block as a pedestrian-only paseo. The Hullett Street extension would terminate at the mid-block signalized pedestrian crossing on Atlantic Avenue. The projected centerline of Hullett would then continue on to the East Block as the entrance to a public plaza and interior block parking.

Proposed sidewalk widths are 12 feet along most of Atlantic Avenue; five feet along most of 59th Street; five feet along most of Linden and Lime avenues; and five to 12 feet along South Street.

2.4.3 Site Preparation and Construction

Site preparation would include demolition, excavation, grading, building construction, utilities/infrastructure improvements, paving and landscaping. Landscaping, paving and utility/infrastructure improvements and replacements would occur in an area bounded by Lime Avenue, Linden Avenue, South Street and 59th Street.

The project would be constructed in two phases as follows.

Phase I would include construction of up to 54 units of housing, up to 8,600 square feet of retail space and up to 5,400 square feet of restaurant space on the West Block. Up to 177 interior block parking spaces and, potentially, dedicated offsite spaces would be

- provided in Phase I for the code required parking needs of Phase I uses. Construction of Phase I would occur over an approximately 24-month period after the first building permits are secured.
- **Phase II** would include construction of the remainder of the program. Phase II would be completed within three years of the completion of Phase I.



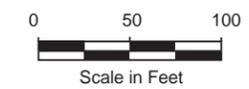


KEYNOTES

- 1 retail w/ residential above (2 levels)
- 2 anchor retail
- 3 restaurant sit-down
- 4 townhouse residential 2 and 3 levels
- 5 library and community center above
- 6 surface parking lot
- 7 tot lot
- 8 village square
- 9 courtyard
- 10 pedestrian paseo

LEGEND

- residential
- retail
- civic



Site Plan Option A

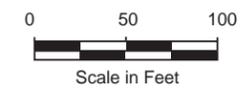


KEYNOTES

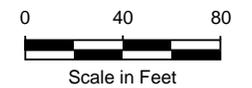
- 1 retail
w/ residential above (2 levels)
- 2 anchor retail
- 3 restaurant
sit-down
- 4 townhouse residential
2 and 3 levels
- 5 library
and community center above
- 6 surface parking lot
- 7 tot lot
- 8 village square
- 9 courtyard
- 10 pedestrian paseo

LEGEND

- residential
- retail
- civic



Site Plan Option B

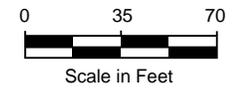


South Street and West Block Atlantic Avenue
Full Block Conceptual Elevations

Drawing Source: Perkowitz & Ruth Architects, December 2008.

Figure 2-7
City of Long Beach





Linden Avenue and West Block 59th Street
Full Block Conceptual Elevations

Drawing Source: Perkowitz & Ruth Architects, December 2008.

Figure 2-8

City of Long Beach



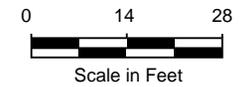


Drawing Source:
Perkowitz & Ruth Architects, December 2008.

Atlantic Avenue Conceptual Elevations

Figure 2-9
City of Long Beach





Drawing Source:
Perkowitz & Ruth Architects, December 2008.

Atlantic Avenue Conceptual Elevations

Figure 2-10
City of Long Beach





59th Street and South Street
 Conceptual Elevations

Drawing Source: Perkowitz & Ruth Architects, December 2008.

Figure 2-11
 City of Long Beach



Linden Avenue Conceptual Elevations



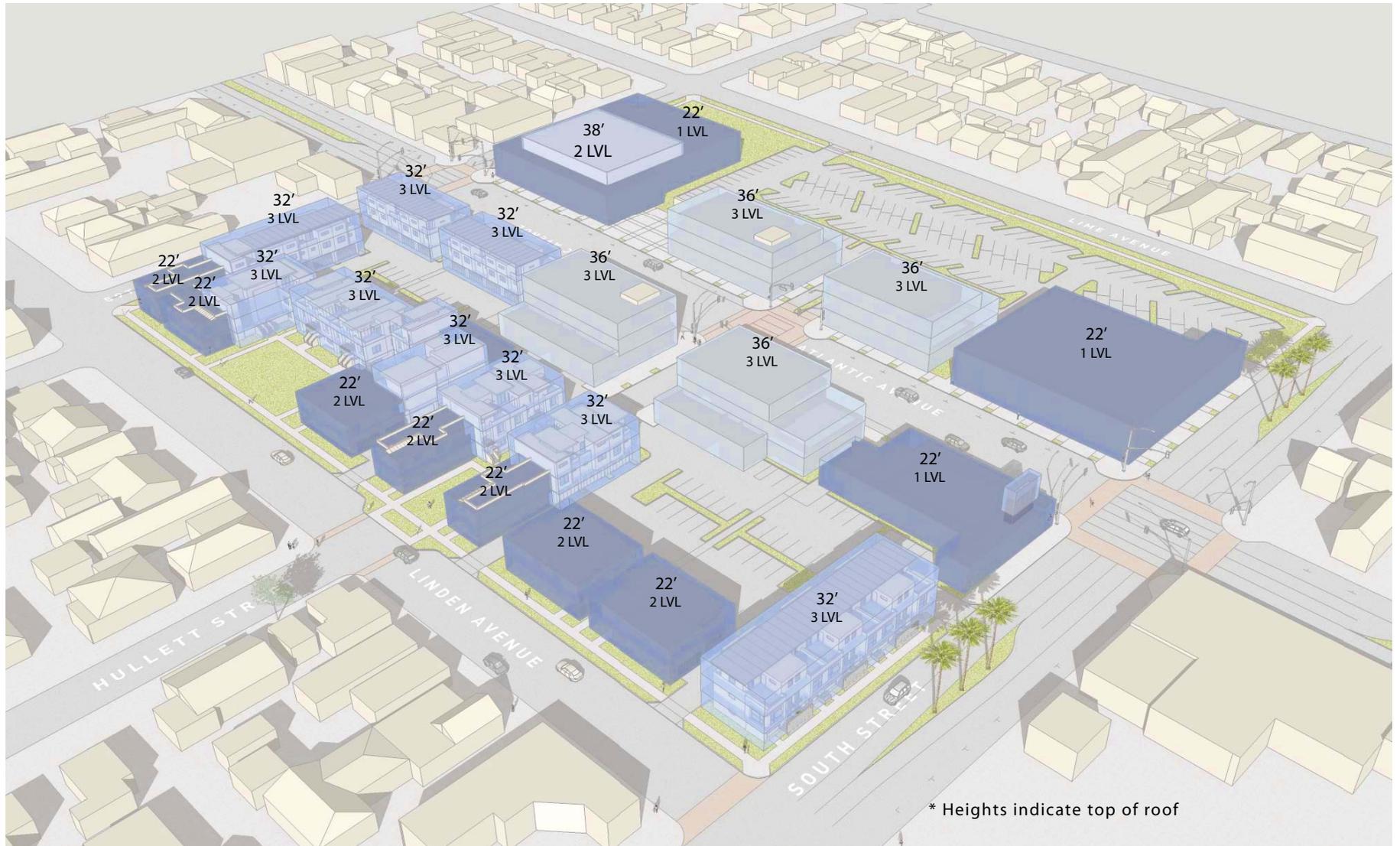
Drawing Source:
Perkowitz & Ruth Architects, December 2008.

Linden Avenue Conceptual Elevations

Figure 2-13
City of Long Beach



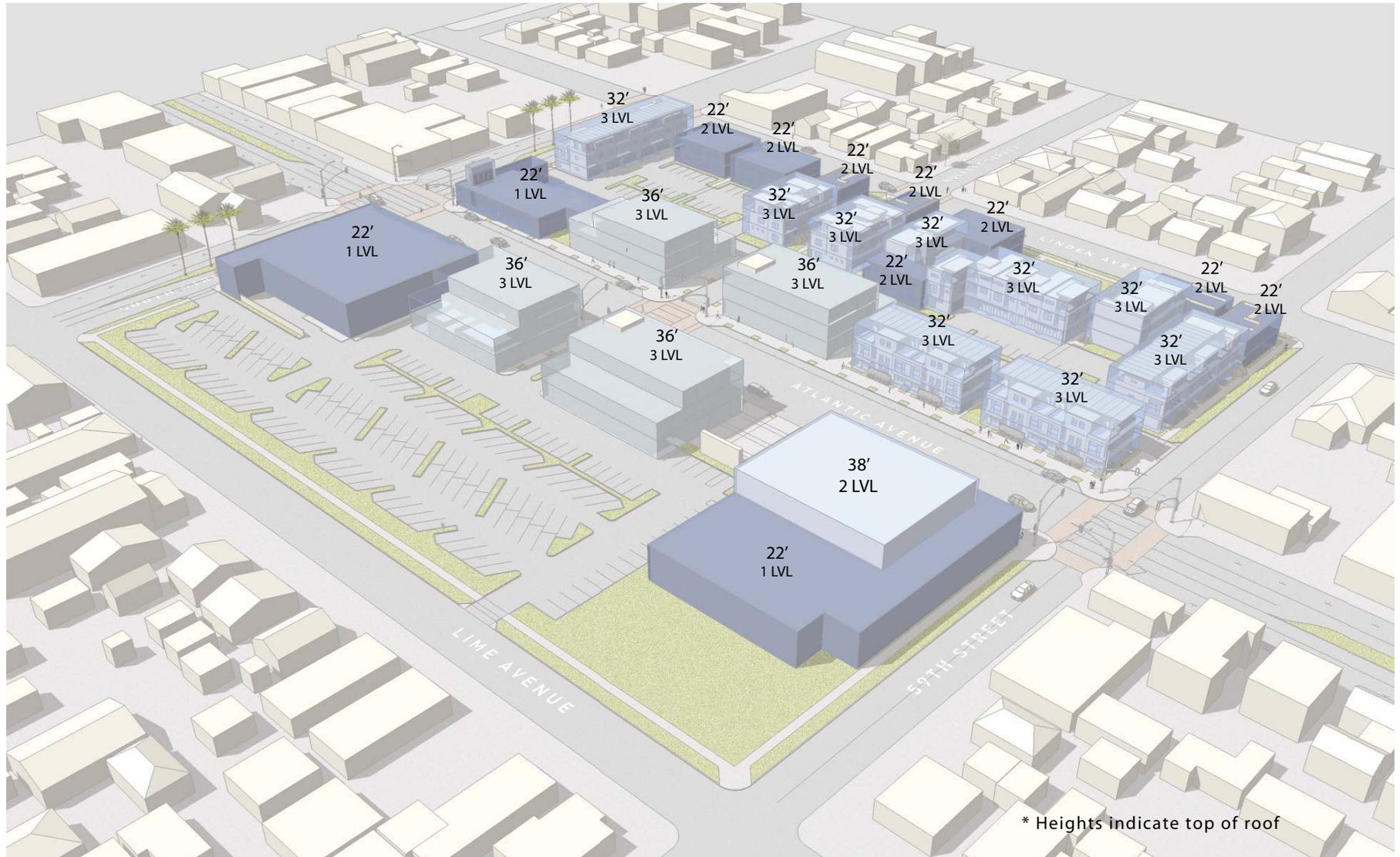
North Village Center Redevelopment Project EIR
Section 2.0 Project Description



Project Height Profile -
Aerial View Looking Northeast

Drawing Source: Perkowitz & Ruth Architects, December 2008.

Figure 2-14
City of Long Beach



Project Height Profile -
Aerial View Looking Southwest

Drawing Source:
Perkowitz & Ruth Architects, December 2008.

Figure 2-15
City of Long Beach

Approximately 1,633 cubic yards of excavation (1,267 cubic yards for the East Block, 366 cubic yards for the West Block) would be required to prepare the site for construction, including any excavation required for underground stormwater detention. The maximum depth of excavation required would be approximately 10 feet. Approximately 6,800 cubic yards of fill would be required (2,003 cubic yards for the East Block, 4,806 cubic yards for the West Block). Overall, after accounting for shrinkage, compaction and other factors, the project would require a net importation of approximately 8,000 to 9,000 cubic yards of material, the majority for the West Block.

2.5 PROJECT OBJECTIVES

The project applicant's objectives for the proposed project are:

- 1. Redevelop the project site into a pedestrian oriented mixed-use neighborhood center/village center to serve as a focal point providing for identity and activity in North Long Beach.*
- 2. Eliminate blighting influences; replace existing vacant, commercially obsolete or underutilized structures; generate tax increment; and, establish new development consistent with applicable redevelopment planning documents.*
- 3. Provide a mix of mutually supportive residential, commercial and public institutional uses that are integrated with neighboring residential uses by providing transitional building heights, considering circulation and street layout of the surrounding neighborhood; providing pedestrian paseos to connect with surrounding neighborhoods; and by including an expanded North Branch Library, community meeting facilities, restaurants, cafes, neighborhood serving commercial stores, retail stores, and a new large retail facility suitable to house a grocery store.*
- 4. Provide a diversity of residential unit types, including garden courtyard and town homes.*
- 5. Establish an enhanced and iconic streetscape for the project that includes variation and articulation of rooflines and facades.*
- 6. Strive for sustainability and utilize strategies to encourage efficient use of land and energy conservation such as shared parking through a combination of surface and structured parking.*
- 7. Create housing and employment opportunities in North Long Beach for current residents including the diverse local workforce.*

2.6 REQUIRED APPROVALS

Implementation of the proposed North Village Redevelopment Project would require the following discretionary approvals:

- Certification of an environmental impact report (Redevelopment Agency)*
- Disposition and Development Agreements (Redevelopment Agency)*
- Site Plan Review (Planning Commission)*



- *Administrative Use Permit for shared parking (Planning Commission)*
- *General Plan Amendment (City Council)*
- *Zone Code Amendment (City Council)*

