

1795 Long Beach Blvd. mixed-use (apartments & retail): Parking Plan (11/14/2017)

1. Quantity of spaces:

77 total vehicle spaces and 5 motorcycle spaces in at-grade garage.

Project is 102 apartments (101 affordable & 1 manager) and 3,938 sf of retail (3 suites).

Counts:

Residential: Parking for residential is 0.5 spaces per rental apartment, per affordable units per State of California AB 744.

68 vehicle spaces are provided (no tandem spaces), which includes 2 ADA spaces and 7 EV spaces. 5 motorcycle spaces are provided.

The ceiling height is 10-12 ft., which is tall enough for ADA vans to park.

Commercial: Parking for commercial of less than 4,000 sf is 0.0 spaces, per Long Beach Municipal Code in Midtown Specific Plan.

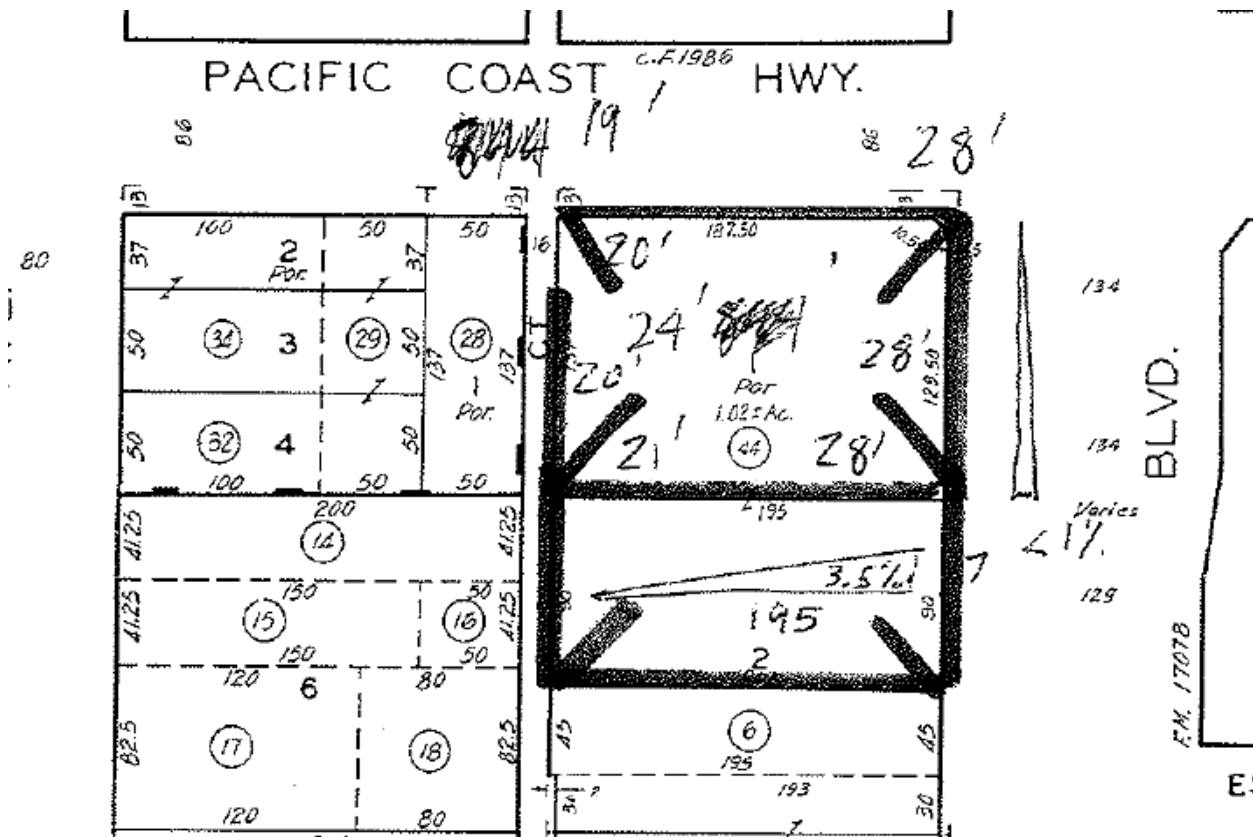
9 spaces are provided for 3,938 sf of retail (includes 1 ADA space and 1 EV space). All spaces are “open” and restricted to commercial patrons during retail hours. Residential guests may park during non-retail hours (late night after closing of retail and morning hours prior to opening of retail).

TABLE 3-5 MINIMUM OFF-STREET PARKING REQUIREMENTS

Use	Corridor & Medical	Transit Node	Notes
Residential			
0-1 bedroom	1.0	1.0	per unit
2 bedrooms	1.25	1.25	per unit
3 or more bedrooms	1.5		per unit
Special group residence, assisted living, congregate care	1.0	0.75	per 3 bedrooms
Senior housing			
Market rate/rent	1	0.75	per bedroom
Income restricted/low rent	0.5	0.33	per bedroom
Shopkeeper or live-work	1.5	1.25	per unit
Guest parking	1.0	1.0	per 4 units
Non-residential			
Hotel	0.5	0.5	per room
Medical office	5	3	per 1,000 sq ft
Hospital	2	2	per bed
All other uses	2.0	2.0	per 1,000 sq ft In the Transit Node District, this requirement only applies to non-residential building space in excess of 4,000 sq ft Restaurants calculated based on sq ft of dining area; no additional parking requirement for the first 250 sq ft of outdoor dining space.

2 driveways (arrows) into 3 separate garage rows are accessed from the Palmer Ct. alley on west side ground floor, which connects to Pacific Coast Hwy. on the north. Alley will be widened 2 ft. on east side, which will increase turning radii.

[illegible]



3. Operations:

3 residential driveways are gated with 2 separate gates (green arrows) and will be closed 24 hours. For the north driveway, which accesses the open/commercial parking area (red arrow and orange box), a second gate is located behind it to separate the resident-only parking.

Access is restricted to residents, who will open the resident-only gates via FOBs (prevent clickers from being stolen from cars).

All cars must be operable. Non-operable cars may not be stored in the garage.

Gates will automatically close after car passes through the gate area.

1 open garage area with 9 spaces will be gated and open during the day (7:00 am) and closed at night (9:00 pm). After closing hours, tenants with FOBs can access the garage area and allow guests to park.

Cars that are left unattended for 24 hours will be towed (signs will be posted, and property management staff will record license plates every day to ensure compliance).

Loading zone: A parking space parallel to the alley is available for trucks to park while delivering to the commercial businesses and to residents (blue box).

4. Parking space allocation:

Residential has 68 spaces for 102 units, so 68 units will have a space and 34 units will not have a space. 15 special needs units (tenants from LA County's Homes for Health) are very low- income and those households have little money and likely will not have cars.

1 manager's unit will have 1 space.

For the 86 general affordable units, 67 units will have a space and 19 units will not have a space.

Low-income households have lower car ownership than wealthier households, and low-income households next to a transit station use transit more than wealthier households. 67 of the 85 general affordable households (80%) will have spaces.

Allocation of those spaces can be by lottery; first-come, first-served; or greatest need.

1795 Long Beach Blvd. mixed-use apartments and retail																																						
Apt	Size	Tenant	Space#		Apt	Size	Tenant	Space #		Apt	Size	Tenant	Space #		Apt	Size	Tenant	Space #																				
101	3B	General	1		201	1B	General	13		301	1B	General	34		401	1B	General	58																				
102	2B	General	2		202	3B	General	14		302	3B	General	35		402	3B	General	59																				
103	1B	Spec Needs			203	2B	Spec Needs			303	2B	Spec Needs			403	2B	Spec Needs																					
104	3B	General	3		204	1B	General	15		304	1B	General	36		404	1B	General	60																				
105	2B	General	4		205	2B	General	16		305	2B	General	37		405	2B	General	61																				
106	2B	General	5		206	2B	General	17		306	2B	General	38		406	2B	General	62																				
107	3B	General	6		207	2B	General	18		307	2B	General	39		407	2B	General	63																				
108	1B	Spec Needs			208	2B	Spec Needs			308	2B	Spec Needs			408	2B	Spec Needs																					
109	3B	General	7		209	3B	General	19		309	3B	General	40		409	3B	General	64																				
110	1B	General	8		210	3B	General	20		310	3B	General	41		410	3B	General	65																				
111	1B	General	9		211	1B	General	21		311	1B	General	42		411	1B	General	66																				
112	1B	Spec Needs			212	1B	Spec Needs			312	1B	Spec Needs			412	1B	Spec Needs																					
113	1B	General			213	1B	General	22		313	1B	General	43		413	1B	General	67																				
114	1B	Spec Needs			214	3B	General	23		314	3B	General	44		414	3B	General																					
115	2B	General	10		215	1B	Spec Needs			315	1B	Spec Needs			415	1B	General																					
116	1B	General	11		216	1B	General	24		316	1B	General	45		416	1B	General																					
117	3B	General	12		217	3B	General	25		317	3B	General	46		417	3B	General																					
118	0B	General			218	1B	General	26		318	1B	General	47		418	1B	General																					
					219	3B	General	27		319	3B	General	48		419	3B	General																					
					220	1B	General	28		320	1B	General	49		420	1B	General																					
					221	1B	General	29		321	1B	General	50		421	1B	General																					
					222	1B	General	30		322	1B	General	51		422	1B	General																					
					223	1B	General			323	1B	General	52		423	1B	General																					
					224	1B	General			324	1B	General	53		424	1B	General																					
					225	2B	General	31		325	2B	General	54		425	2B	Manager	68																				
					226	1B	General			326	1B	General	55		426	1B	General																					
					227	3B	General	32		327	3B	General	56		427	3B	General																					
					228	2B	General	33		328	2B	General	57		428	2B	General																					
18 units					12					28 units					21					28 units					24					28 units					11			
1B		1B		2B		3B		Total														Car		68		68						Units		102				
1		49		26		26		102														Motorcycle		5								Special needs		15				
																	General affordable/manager																					