

August 18, 2020

H-17

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, and find the project exempt from the California Environmental Quality Act (CEQA) in accordance with Article 12.5, Section 15194; and,

Adopt an Ordinance approving a zoning change from Regional Highway Commercial (CHW) to Community R-4-N Commercial (CCN), for the properties addressed as 901-945 East Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901). (District 6)

DISCUSSION

On August 6, 2020, the Planning Commission held a public hearing and recommended that the City Council approve a zoning change from Regional Highway Commercial (CHW) to Community R-4-N Commercial (CCN) (Attachment A – Planning Commission Report), to facilitate a development project located at 901-945 East Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901) (Attachment B – Location Map).

The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway; commercial uses to the west, across Myrtle Avenue; and, commercial uses to the east, across Martin Luther King Junior Boulevard. The CHW zoning district is a commercial zone that permits retail and service uses. Multi-family residential uses are not permitted in the CHW zone. The General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, medium-intensity commercial uses and medium-density apartment and condominium buildings. The NSC-M designation allows up to seven stories in height and residential densities characterized with 54 dwelling units per acre (du/acre), depending on lot size.

The applicant seeks a zoning change to CCN to allow for the construction of the proposed senior housing in accordance with the CCN development standards (Attachment C – Development Plans). The CCN zoning district is similar to the Regional Highway District but differs in that it is a mixed-use zone that also permits medium density residential development at R-4-N densities. This density is required to allow the development of 68 residential units.

Staff is supportive of the zoning change as the proposed CCN zoning district better aligns with the existing zoning designations of the parcels to their PlaceType outlined in the Land Use Element and facilitates the construction of housing on otherwise vacant lots. Additionally, the senior housing development project would serve as an appropriate transition between the

HONORABLE MAYOR AND CITY COUNCIL

August 18, 2020

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existing commercial uses that flank Pacific Coast Highway and the single-family and multi-family residences located west and north of the subject site (Attachment D – Zone Change Findings).

This matter was reviewed by Assistant City Attorney Michael J. Mais on July 21, 2020 and by Budget Analysis Officer Julissa José-Murray on July 30, 2020.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15194 - Affordable Housing and 15195 - Infill Development, as the project consists of a new four story, 100 percent affordable senior housing development (Attachment E – Statutory Exemption CE-20-081).

TIMING CONSIDERATIONS

Pursuant to Section 21.25.103 of the Zoning Regulations, this request must be presented to the City Council within 60 days of the Planning Commission hearing, which took place on August 6, 2020. Due to funding timelines, City Council action is requested on August 18, 2020.

FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS:

- CITY COUNCIL ORDINANCE
- ATTACHMENT A – PLANNING COMMISSION REPORT - DATED AUGUST 6, 2020
- ATTACHMENT B – LOCATION MAP
- ATTACHMENT C – DEVELOPMENT PLAN FOR 901-945 E. PACIFIC COAST HIGHWAY
- ATTACHMENT D – FINDING FOR ZONE CHANGE
- ATTACHMENT E – STATUTORY EXEMPTION CE20-081

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE USE DISTRICT
MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS
BEEN ESTABLISHED AND AMENDED BY AMENDING
PORTIONS OF PART 10 OF SAID MAP FROM
CHW (REGIONAL HIGHWAY COMMERCIAL) TO CCN
(COMMUNITY R-4-N COMMERCIAL)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 10 of said Map from CHW (Regional Highway Commercial) to CCN (Community R-4-N Commercial).

Section 2. Those portions of Part 10 of said Map that are amended by this ordinance are depicted on Exhibit "A" which is attached hereto and by this reference made a part of this ordinance and the official Use District Map of the City.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 4. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2020, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

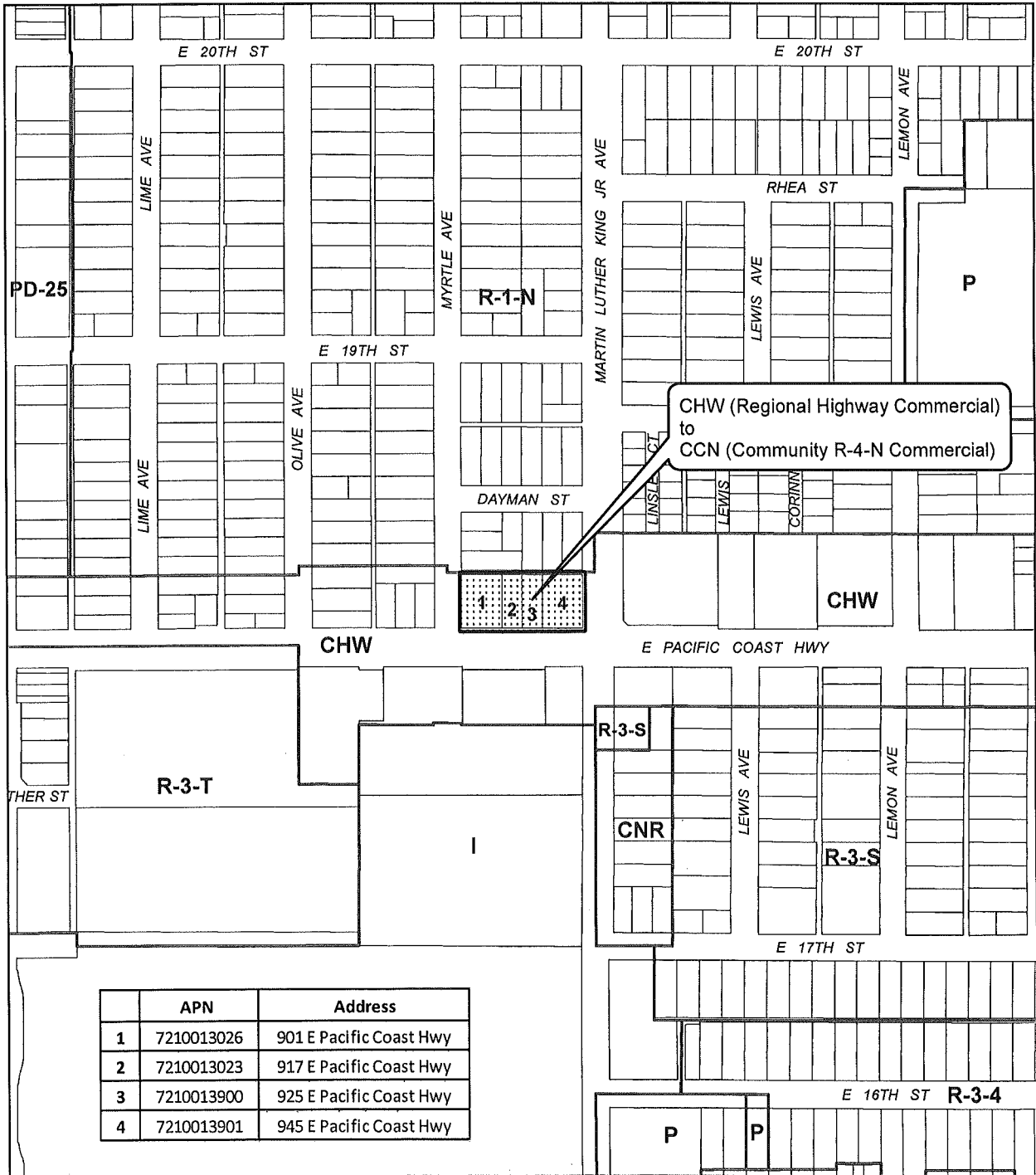
Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____

Mayor



	APN	Address
1	7210013026	901 E Pacific Coast Hwy
2	7210013023	917 E Pacific Coast Hwy
3	7210013900	925 E Pacific Coast Hwy
4	7210013901	945 E Pacific Coast Hwy



Area to be modified from CHW to CCN



AMENDMENT TO A PORTION OF PART 10 OF THE USE DISTRICT MAP

Rezoning Case #
ZCHG20-001

August 6, 2020

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council accept Statutory Exemption (SE) 20-081 and approve Zone Change (ZCHG20-001) from Regional Highway District (CHW) to Community R-4-N (CCN) and

Accept Statutory Exemption SE-20-081 and Approve the Conditional Use Permit (CUP20-005) to allow the senior housing development consisting of 67 affordable residential units. (Council District 6)

APPLICANT: Mercy Housing

 Studio One Eleven
 Ryan Caldera
 245 E 3rd Street
 Long Beach, CA 90802
 (Application No. 2002-07)

DISCUSSION

The site addressed as 901-945 E. Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901), is located on (east) Pacific Coast Highway between Myrtle Avenue and Martin Luther King Junior Boulevard. The project site is rectangular in shape and measures 270 feet by 105 feet. It encompasses four parcels for a total project area of .65 acres (approximately 28,350 square feet) and is zoned Regional Highway District (CHW) (Exhibit A - Vicinity Map). The western half of the project site is occupied by commercial buildings/uses. The eastern half of the project site is a former redevelopment agency site.

The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway, and commercial uses to the west, across Myrtle Avenue; and commercial uses east, across Martin Luther King Junior Boulevard. The site and adjacent uses are shown in Figure 1.



Figure 1: Aerial of Project Site and Surrounding Uses



The eastern half of the property is owned by the City of Long Beach and is currently in escrow to transfer the property to the project applicant, Mercy Housing.

The proposed project involves demolition of the existing commercial buildings located on the western portion of the site and the construction of a new four-story 100% affordable senior housing project consisting of 67 affordable units, one manager unit and 4,000 square feet of commercial retail/office space. The ground floor will consist of approximately 4,000 square feet of commercial (retail/office) space, approximately 4,587 square feet of resident amenity space and 38 (surface) parking stalls. The second floor will consist of 20 residential units, 670 square feet of resident amenity space (community room) and 4,745 square feet of shared open space (communal garden and covered patio). The third and fourth floors will each provide 24 residential units respectively (Exhibit B - Plans and Renderings).

Zone Change

The project site is currently zoned Regional Highway (CHW) District. The CHW District is a commercial zone that permits retail and service uses. Senior housing and other multi-family residential uses are not permitted in the CHW zone.

In contrast, the General Plan's Land Use Element, adopted in December 2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density). This PlaceType is a mixed-use land use designation that allows neighborhood-serving, medium intensity commercial uses and medium-density apartment and condominium buildings¹. The NSC-M designation allows up to seven stories in height and residential densities characterized

¹ [Land Use Element](#), p. 65

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with 54 dwelling units per acre (du/acre) across the entire PlaceType area, depending on individual lot sizes and other factors.

The applicant seeks a Zone Change to Community R-4-N (CCN) District to allow for the construction of the senior housing project (Exhibit C - Zone Change Map). Staff is supportive of the Zone Change as the proposed CCN zone will better align the existing zoning designations of the parcels to the PlaceType outlined in the Land Use Element and facilitate the construction of housing on otherwise vacant lots. Additionally, the senior housing development project would serve as an appropriate transition between the existing commercial uses that flank Pacific Coast Highway and the single-family and multi-family residences located north and west of the subject site.

The Planning Commission will act in an advisory capacity for this application as the City Council issues the final decision on a Zone Change. Therefore, the project requires recommendation by the Planning Commission before it is presented to the City Council for review and final decision.

Conditional Use Permit

The applicant seeks to operate a senior housing facility with 67 units for persons age 62 and older. Senior citizen housing is permitted upon the granting of a Conditional Use Permit (CUP) subject to specific development standards per LBMC Section 21.52.233. The code requires compliance with special development standards. The code limits the project density to not more than one (1) dwelling unit per two hundred square feet of lot area, which based on the size of the parcel is 141 dwelling units. The proposed project is 68 dwelling units which is below the maximum density threshold.

The code requires that each facility provide not less than three hundred (300) square feet of common recreational space and not less than one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space. The project's open space is located on the second floor as a large deck which consist of several raised planters for gardening, several seating areas and a covered patio workshop area. The project's private open space is provided in the form of private decks and balconies located on the second through fourth floors. The development project requires a total of 6,800 square feet of common open space. The plans illustrate that a total of 4,745 square feet of common open space is provided and 32 units are provided with private open space. The project's recreational area is provided in the form of a lounge, community room and bike workshop located on the first floor which totals 1,870 sf and a community room located on the second floor which totals 670 sf on the second floor.

The code requires that the facility be conveniently located within one thousand feet (1,000') by legal pedestrian route to a public transit stop. Pacific Coast Highway is served by several bus lines. A bus stop is located along Pacific Coast Highway directly in front of this facility.

Conditions of approval have been added to address the specific development standards required by code. The development shall remain a senior citizen housing development through deed restriction and each unit shall be equipped with an emergency signaling device to the on-site unit

CHAIR AND PLANNING COMMISSIONERS

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manager's office. The project's common open space overlooks the alley to the north and into the adjacent residential side and rear yards. Out of concern for privacy and noise impacts, a condition of approval will require that a landscape buffer be maintained along the perimeter of the second-floor deck to provide privacy, screening and noise buffer. (Exhibit D - Conditions of Approval)

The Planning Commission will act in the decision body for this application.

Site Plan Review

The Site Plan Review process is established to meet certain community goals which are, among others, to ensure that the highest quality of land planning and design are incorporated into development projects, to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, enhancement and protection of the environment. On July 8, 2020, the Site Plan Review Committee reviewed the project (SPR20-005) and conditionally approved the architecture and site layout pursuant to LBMC §21.25.503. The final approval of the project is contingent on the approval of the Zone Change and Conditional use Permit.

The design of the proposed development reflects a modern architectural style with a flat roof and parapet consisting of three-color schemes and different exterior materials that help achieve both variety and cohesiveness. The front elevation features a store front window system on the entire ground floor of the building. The walls above are angular in orientation, featuring smooth finish stucco, vertical mounted corrugated metal siding, and silver colored vinyl windows. Six decorative vertical "fins" accent the building in a style reminiscence of Art Deco and Streamline Moderne. The side elevations will feature smooth finish stucco and concrete precision block. The rear elevation features smooth stucco and horizontal mounted fiber cement siding. A large deck located on the second level provides the shared open space area for the residents. Three stucco colors in grey/taupe tones are proposed; Lighthouse, Gray Pearl, Jet. The precision block is earthtoned brown color (Canyonbluff Burnished). A condition of approval has been added regarding the quality of the stucco to ensure a high-quality product. Metal fencing located on the rear and side perimeters will provide screening of the surface parking lot.

Density Bonus – Incentives / Concessions

California Government Code Sections 65915 – 65918 requires local governments to grant an 80% density bonus to housing projects in which all of the units (other than manager's units) are restricted to very low, low- and moderate-income residents, with a maximum of 20% restricted to moderate income units. If a 100% affordable project is located within a half mile of a major transit stop, the local government may not impose any maximum density limits at all, and the project is further entitled to receive a maximum height increase of up to three additional stories or 33 feet. 100% affordable projects are also entitled to up to four incentives or concessions.

The project is eligible for a density bonus as all of the units are 100% affordable and are restricted to very low and low- and moderate-income residents. The development will provide supportive housing for 67 senior households (aged 62+). Of the 67 units, 7 would be studio units, 60 would be one-bedroom units and one would be a two-bedroom dedicated to the onsite manager.

CHAIR AND PLANNING COMMISSIONERS

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The project is proposed with four stories and 54'-6" in height. However, as this project is 100% affordable, it is eligible for a height increase (incentive) of three additional stories and up to 33 feet in height under the density bonus. The applicant is requesting one additional story and 14 feet 6 inches of additional height.

The CCN (R-4-N) zone requires a 15-foot front yard building setback (Pacific Coast Highway), a 10% lot width side yard setback and a 20-foot rear setback. In addition, a 40-foot wide setback is required to provide a buffer/setback for the residential properties located north of the project, across the alley². The building is proposed with a 3-foot front yard setback (Pacific Coast Highway), a 10-foot side yard setback (Myrtle Ave.) and a 5-foot side yard setback (Martin Luther King Jr.), and 10- and 20-foot rear yard setbacks (alley). A 10-foot wide setback is provided to buffer the project from the residential properties. Several waivers have been requested for the setback requirements.

The code requires that 100 square feet of area be provided for common open space and that 50 square feet of private open space be provided for each unit. The project requires a total of 6,800 square feet of common open space and the plans illustrate a total of 4,745 square feet is provided. The common open space is located on the second floor as a large deck which consist of several raised planters for gardening, seating areas and a covered patio workshop area. Private open space is provided in the form of private decks and balconies. Only 32 units are provided private open space. A waiver has been requested for the (common and private) open space requirement.

In addition to the private and common open space requirement, a minimum of 300 square feet shall be dedicated to recreational area. Recreational area is provided in the form of a lounge, community room and bike workshop located on the first floor totaling 1,870 sf and a community room totaling 670 sf on the second floor.

The project's common open space is located on the second floor, overlooking the alley and into the adjacent residential side and rear yards. The landscape plans and plan renderings illustrate that the deck will provide several landscape planters. Out of concern for privacy and noise impacts, a condition of approval will require that a landscape buffer along the perimeter of the second-floor deck be provided for privacy screening purposes (Exhibit D - Conditions of Approval)

A total of 51 parking spaces are required for this project. As this project serves a special needs or supportive housing, the residential portion is exempt from required parking, if it has paratransit service, within a one-half mile of a fixed bus route service. This project is located along Pacific Coast Highway and is served by multiple bus services within a half mile. As such, parking for the residential portion is exempt from parking requirements. Two parking spaces are required for the manager's unit and for the commercial portion. Based on 4,000 sf of area, a total of 20 spaces (5/1000 for medical use) is required. The project is exceeding the required 22 stalls by providing a total of 38 parking stalls. With incorporation of the aforementioned conditions of approval, overall, the project design is compatible in building design within itself and harmonious with neighboring structures and the surrounding community.

² LBMC Section 21.31.215D(3)

Findings

Based on the discussion in this report, positive findings can be made for the Zone Change and Conditional Use Permit to allow the development and operation of the four story, 100% affordable senior housing project consisting of 67 affordable units and one managers unit and 4,000 square feet of commercial (retail/office) area. The detailed findings for each entitlement are attached in Exhibit E - Findings.

Public Comments

Several letters of support were received for the proposed project. (Exhibit F – Public Comment).

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve Zone Change (ZCHG20-001) from Regional Highway District (CHW) to Community R-4-N (CCN), and the Planning Commission accept Statutory Exemption SE-20-081 and approve Conditional Use Permit (CUP19-043) to allow the construction of a new four-story, 100% affordable senior housing development consisting of 67 affordable residential units, one manager’s unit and 4,000 square feet of commercial tenant space, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 162 public hearing notices were distributed on July 21, 2020 and onsite notice, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

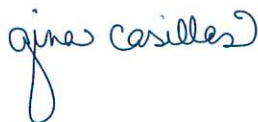
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15194 – Affordable Housing and 15195 - Infill Development, as the project consists of a new four story, 100% affordable senior housing project (Exhibit G - Statutory Exemption SE20-081).

Respectfully submitted,



ANITA JUHOLA-GARCIA
PROJECT PLANNER



GINA CASILLAS
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF
DEVELOPMENT SERVICES



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

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- Attachments:
- Exhibit A - Vicinity Map
 - Exhibit B - Plans and Renderings
 - Exhibit C - Zone Change Map
 - Exhibit D - Conditions of Approval
 - Exhibit E - Findings
 - Exhibit F - Public Comment
 - Exhibit G - CEQA Exemption

August 6, 2020

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

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The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway, and commercial uses to the west, across Myrtle Avenue; and commercial uses east, across Martin Luther King Junior Boulevard. The site and adjacent uses are shown in Figure 1.



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¹ [Land Use Element](#), p. 65

CHAIR AND PLANNING COMMISSIONERS

August 6, 2020

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The Planning Commission will act in an advisory capacity for this application as the City Council issues the final decision on a Zone Change. Therefore, the project requires recommendation by the Planning Commission before it is presented to the City Council for review and final decision.

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The code requires that each facility provide not less than three hundred (300) square feet of common recreational space and not less than one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space. The project's open space is located on the second floor as a large deck which consist of several raised planters for gardening, several seating areas and a covered patio workshop area. The project's private open space is provided in the form of private decks and balconies located on the second through fourth floors. The development project requires a total of 6,800 square feet of common open space. The plans illustrate that a total of 4,745 square feet of common open space is provided and 32 units are provided with private open space. The project's recreational area is provided in the form of a lounge, community room and bike workshop located on the first floor which totals 1,870 sf and a community room located on the second floor which totals 670 sf on the second floor.

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The design of the proposed development reflects a modern architectural style with a flat roof and parapet consisting of three-color schemes and different exterior materials that help achieve both variety and cohesiveness. The front elevation features a store front window system on the entire ground floor of the building. The walls above are angular in orientation, featuring smooth finish stucco, vertical mounted corrugated metal siding, and silver colored vinyl windows. Six decorative vertical "fins" accent the building in a style reminiscence of Art Deco and Streamline Moderne. The side elevations will feature smooth finish stucco and concrete precision block. The rear elevation features smooth stucco and horizontal mounted fiber cement siding. A large deck located on the second level provides the shared open space area for the residents. Three stucco colors in grey/taupe tones are proposed; Lighthouse, Gray Pearl, Jet. The precision block is earthtoned brown color (Canyonbluff Burnished). A condition of approval has been added regarding the quality of the stucco to ensure a high-quality product. Metal fencing located on the rear and side perimeters will provide screening of the surface parking lot.

Density Bonus – Incentives / Concessions

California Government Code Sections 65915 – 65918 requires local governments to grant an 80% density bonus to housing projects in which all of the units (other than manager's units) are restricted to very low, low- and moderate-income residents, with a maximum of 20% restricted to moderate income units. If a 100% affordable project is located within a half mile of a major transit stop, the local government may not impose any maximum density limits at all, and the project is further entitled to receive a maximum height increase of up to three additional stories or 33 feet. 100% affordable projects are also entitled to up to four incentives or concessions.

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CHAIR AND PLANNING COMMISSIONERS

August 6, 2020

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The CCN (R-4-N) zone requires a 15-foot front yard building setback (Pacific Coast Highway), a 10% lot width side yard setback and a 20-foot rear setback. In addition, a 40-foot wide setback is required to provide a buffer/setback for the residential properties located north of the project, across the alley². The building is proposed with a 3-foot front yard setback (Pacific Coast Highway), a 10-foot side yard setback (Myrtle Ave.) and a 5-foot side yard setback (Martin Luther King Jr.), and 10- and 20-foot rear yard setbacks (alley). A 10-foot wide setback is provided to buffer the project from the residential properties. Several waivers have been requested for the setback requirements.

The code requires that 100 square feet of area be provided for common open space and that 50 square feet of private open space be provided for each unit. The project requires a total of 6,800 square feet of common open space and the plans illustrate a total of 4,745 square feet is provided. The common open space is located on the second floor as a large deck which consist of several raised planters for gardening, seating areas and a covered patio workshop area. Private open space is provided in the form of private decks and balconies. Only 32 units are provided private open space. A waiver has been requested for the (common and private) open space requirement.

In addition to the private and common open space requirement, a minimum of 300 square feet shall be dedicated to recreational area. Recreational area is provided in the form of a lounge, community room and bike workshop located on the first floor totaling 1,870 sf and a community room totaling 670 sf on the second floor.

The project's common open space is located on the second floor, overlooking the alley and into the adjacent residential side and rear yards. The landscape plans and plan renderings illustrate that the deck will provide several landscape planters. Out of concern for privacy and noise impacts, a condition of approval will require that a landscape buffer along the perimeter of the second-floor deck be provided for privacy screening purposes (Exhibit D - Conditions of Approval)

A total of 51 parking spaces are required for this project. As this project serves a special needs or supportive housing, the residential portion is exempt from required parking, if it has paratransit service, within a one-half mile of a fixed bus route service. This project is located along Pacific Coast Highway and is served by multiple bus services within a half mile. As such, parking for the residential portion is exempt from parking requirements. Two parking spaces are required for the manager's unit and for the commercial portion. Based on 4,000 sf of area, a total of 20 spaces (5/1000 for medical use) is required. The project is exceeding the required 22 stalls by providing a total of 38 parking stalls. With incorporation of the aforementioned conditions of approval, overall, the project design is compatible in building design within itself and harmonious with neighboring structures and the surrounding community.

² LBMC Section 21.31.215D(3)

Findings

Based on the discussion in this report, positive findings can be made for the Zone Change and Conditional Use Permit to allow the development and operation of the four story, 100% affordable senior housing project consisting of 67 affordable units and one managers unit and 4,000 square feet of commercial (retail/office) area. The detailed findings for each entitlement are attached in Exhibit E - Findings.

Public Comments

Several letters of support were received for the proposed project. (Exhibit F – Public Comment).

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council approve Zone Change (ZCHG20-001) from Regional Highway District (CHW) to Community R-4-N (CCN), and the Planning Commission accept Statutory Exemption SE-20-081 and approve Conditional Use Permit (CUP19-043) to allow the construction of a new four-story, 100% affordable senior housing development consisting of 67 affordable residential units, one manager’s unit and 4,000 square feet of commercial tenant space, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

A total of 162 public hearing notices were distributed on July 21, 2020 and onsite notice, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

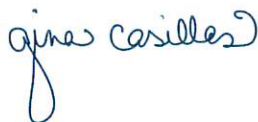
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15194 – Affordable Housing and 15195 - Infill Development, as the project consists of a new four story, 100% affordable senior housing project (Exhibit G - Statutory Exemption SE20-081).

Respectfully submitted,



ANITA JUHOLA-GARCIA
PROJECT PLANNER



GINA CASILLAS
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF
DEVELOPMENT SERVICES



OSCAR W. ORCI
DIRECTOR OF DEVELOPMENT SERVICES

OO:CK:AO:ajg:gc

- Attachments:
- Exhibit A - Vicinity Map
 - Exhibit B - Plans and Renderings
 - Exhibit C - Zone Change Map
 - Exhibit D - Conditions of Approval
 - Exhibit E - Findings
 - Exhibit F - Public Comment
 - Exhibit G - CEQA Exemption

PCH/MLK
Affordable Housing
SPR
Long Beach, CA

Program Project Summary

901, 917, 925, & 941 E. PACIFIC COAST HIGHWAY
LONG BEACH, CALIFORNIA 90806

PROJECT SUMMARY		
PROJECT DESCRIPTION:		
GROSS SITE AREA (SURVEY)	35,100 SF (270'-0" x 130'-0")	0.81 ACRES
NET SITE AREA :		
ALLEY EASEMENT (5'-0")	-1,350 SF (270'-0" x 5'-0")	
CALTRANS EASEMENT (13'-0")	-3,510 SF (270'-0" x 13'-0")	
P.W. DEDICATION (7'-0")	-1,890 SF (270'-0" x 7'-0")	
SUBTOTAL DEDICATION/EASEMENT	-6,750 SF	
NET SITE AREA (for F.A.R. + Density)	28,350 SF (270'-0" x 105'-0")	0.65 ACRES
RESIDENTIAL PROGRAM:	4 LEVELS	68 UNITS
CONSTRUCTION TYPE:	3 LEVELS OF TYPE VA OVER 1 LEVEL OF TYPE 1, FULLY SPRINKLERED	

CODE AREA/OCCUPANCY SUMMARY		
NOTE: BASED ON BUILDING AREA PER CBC TABLE 506.2		

LEVEL:	DESCRIPTION:	OCC. GROUP	ALLOWABLE GROSS AREA (SF)	PROVIDED GROSS AREA (SF)
1	PARKING, UTILITY, & STORAGE	S2	UNLIMITED	14,065
1	TENANT SPACE	B	UNLIMITED	4,000
1	MAIL/LOBBY/RES. AMENITY/LOUNGE/BIKEWORKSHOP/STORAGE	B	UNLIMITED	4,587
2	COMMUNITY ROOM/COVERD WORKSPACE	A3	34,500	1,336
2	LAUNDRY/RESTROOM/ OFFICES	B	54,000	877
2	RESIDENTIAL	R2	36,000	15,459
3	RESIDENTIAL	R2	36,000	17,672
4	RESIDENTIAL	R2	36,000	17,672
TOTAL:				75,668

ZONING SUMMARY

CURRENT ZONE:	CHW (REGIONAL HIGHWAY COMMERCIAL)
NEW ZONE PROPOSED:	CCN (R4-N) W/ TRADITIONAL SENIOR HOUSING CUP (LBMC 21.15.2430 - RESIDENTS WILL BE 62+ YEARS OF AGE)
ASSESSOR'S PARCEL NO.:	7210-013-026 & 7210-013-023

	ALLOWED:	PROPOSED:
DENSITY:	1 UNIT/200 SF of Lot Area(LBMC 21.52.233A)= 141 D.U.	68 D.U.
FLOOR AREA RATIO (F.A.R.):	N/A	2.7 F.A.R.
LOT COVERAGE: (LBMC 21.32.210 TABLE 32-3)	N/A	64.5%

BUILDING HEIGHT (*DENSITY BONUS INCENTIVE PER CAGOV 65915.(d)(2)(D))	38'-0" / 3 STORIES (LBMC 21.32.210 TABLE 32-2-CCN)	52'-6" / 4 STORIES
	*ADDITIONAL 33'-0" / 3 STORIES	
	TOTAL ALLOWED: 71'-0" / 6 STORIES	

	REQUIRED:	PROPOSED:
SETBACKS (LBMC 21.32.220 TABLE 32-2 FOR CCN) :		
PACIFIC COAST HIGHWAY:	15'-0"	3'-0" (DENSITY BONUS PER CAGOV 65915(d)(2)(D) - INCENTIVE/CONCESSION #3)
MARTIN LUTHER KING JR. AVENUE:	10'-0"	5'-0" (DENSITY BONUS PER CAGOV 65915(d)(2)(D) - INCENTIVE/CONCESSION #1)
MYRTLE AVENUE:	10'-0"	10'-0"
ALLEY:		
ADJACENT TO RESIDENTIAL SIDE YARD:	40'-0"	10'-0" (DENSITY BONUS PER CAGOV 65915(d)(2)(D) - INCENTIVE/CONCESSION #2)
ADJACENT TO RESIDENTIAL REAR YARD:	20'-0"	20'-0"
PARKING:	14'-0"	14'-0"

RESIDENTIAL UNIT SUMMARY		
LEVEL 2	NO. OF UNITS	GROSS AREA (SF)
A1 -STUDIO	1	526 SF
B1 - 1 BEDROOM	6	606 SF
B2 - 1 BEDROOM*	3	606 SF
B3 - 1 BEDROOM	6	606 SF
B4 - 1 BEDROOM	1	606 SF
B5 - 1 BEDROOM**	1	606 SF
B6 - 1 BEDROOM	1	606 SF
C1 - 2 BEDROOM - MANAGER UNIT	1	1053 SF
TOTAL UNITS:	20	

LEVEL 3		
	NO. OF UNITS	GROSS AREA (SF)
A1 -STUDIO	3	526 SF
B1 - 1 BEDROOM	7	606 SF
B2 - 1 BEDROOM*	5	606 SF
B3 - 1 BEDROOM	6	606 SF
B4 - 1 BEDROOM*	1	606 SF
B5 - 1 BEDROOM**	1	606 SF
B6 - 1 BEDROOM*	1	606 SF
TOTAL UNITS:	24	

LEVEL 3		
	NO. OF UNITS	GROSS AREA (SF)
A1 -STUDIO	3	526 SF
B1 - 1 BEDROOM	7	606 SF
B2 - 1 BEDROOM*	5	606 SF
B3 - 1 BEDROOM	6	606 SF
B4 - 1 BEDROOM	1	606 SF
B5 - 1 BEDROOM**	1	606 SF
B6 - 1 BEDROOM	1	606 SF
TOTAL UNITS:	24	

TOTAL PROJECT: 68

NOTE: 7 ADA UNITS THAT COMPLY WITH CBC CHAPTER 11B (10% OF TOTAL) ARE IDENTIFIED BY A SINGLE ASTERISK (*)
3 HEARING AND VISUAL AID UNITS THAT COMPLY WITH CBC CHAPTER 11B (4% OF TOTAL) ARE IDENTIFIED BY A DOUBLE ASTERISK ()**

RESIDENTIAL UNIT BREAKDOWN

UNIT TYPE	NO. OF UNITS	PERCENTAGE
STUDIO	7	10.3%
1 BEDROOM	60	88.2%
2 BEDROOM - MANAGER UNIT	1	1.5%
TOTAL UNITS=	68	

PARKING SUMMARY

REQUIRED VEHICULAR PARKING:

AFFORDABLE RESIDENTIAL:
(DENSITY BONUS REDUCTION PER CAGOV 65915(p)(4))
67 UNITS x 0 SPACES = 0 SPACES

MARKET RATE MANAGER'S UNIT
(LBMC 21.41.216 TABLE 41-1A)
(1) 2 BEDROOM UNIT x 2 SPACES = 2 SPACES

TENANT SPACE (POTENTIAL MEDICAL OFFICE)
(LBMC 21.41.216 TABLE 41-1C)
4000 SF x (5 SPACES/1000 SF)=
TOTAL REQUIRED VEHICULAR PARKING= 22 SPACES

PROVIDED VEHICULAR PARKING= 38 SPACES

REQUIRED/PROVIDED ACCESSIBLE PARKING :
PER CBC 2016 SECTION 11B-208= 1 STANDARD
1 VAN ACCESSIBLE

REQUIRED/PROVIDED ECVS PARKING:
PER CALGREEN SECTIONS 4.106.4 AND 5.106.5.3, CBC 2016 SECTIONS 11B-228.3 & 11B-812, AND CEC ARTICLE 625)

5% EVC CHARGING STATIONS = 1 STANDARD ECVS
1 VAN ACCESSIBLE ECVS

25% EV SPACES= 10 SPACES

REQUIRED/PROVIDED BIKE PARKING:

RESIDENTIAL:
68 UNITS x (1 SPACE/5 UNITS)= 14 LONG TERM BICYCLE SPACES
(LBMC 21.45.400.1.2)

TENANT SPACE:
4,000 SF x (1 SPACE/5,000 SF)= 1 SHORT TERM BICYCLE SPACE
(LBMC 21.45.400.1.2)

OPEN SPACE SUMMARY

REQUIRED USABLE OPEN SPACE (PER LBMC 21.52.233.G; 21.52.233.F)

*LBMC 21.52.233.G - Each facility shall provide not less than (150) square feet of usable open space per unit or room. Of the (150) square feet, not less than (50) square feet shall be private open space

**LBMC 21.52.233.F - Each facility shall provide not less than three hundred (300) square feet of common recreational space

COMMON OPEN SP.	68 UNITS X 100SF=	6800 SF
PRIVATE OPEN SP.	68 UNITS X 50 SF=	3400 SF
COMMON RECREATIONAL SP.		300
		10500 SF

PROVIDED USABLE OPEN SPACE

COMMON OPEN SPACE

LEVEL 1	LOBBY	710 SF
	LOUNGE	725 SF
	RESIDENT COMMUNITY ROOM	750 SF

LEVEL 2	COMMUNAL GARDEN	4160 SF
	COVERED WORKSPACE	585 SF
	COMMUNITY ROOM	670 SF

COMMON OPEN SPACE SUBTOTAL 7600 (> 6800SF)

*PRIVATE OPEN SPACE

*Since private open space is not provided for each unit, additional common open space has been provided

	1 UNITS (8'-0" W x 14'-0" D PATIO) X 112 SF	112 SF
	5 UNITS (21'-0" W x 8'-0" D PATIO) X 168 SF	840 SF
	26 UNITS (12'-0" W x 7'-0" D BALCONY) X 84 SF	2184 SF

PRIVATE OPEN SPACE SUBTOTAL 3136 SF (>3400 SF)*

*HOWEVER BECAUSE PRIVATE OPEN SPACE IS NOT PROVIDED FOR EACH UNIT, CAGOV 65915(d)(2)(D) INCENTIVE/CONCESSION #4 TO BE UTILIZED

COMMON RECREATIONAL SPACE

	BIKE WORKSHOP	560 SF (>300SF)
--	---------------	-----------------

TOTAL PROVIDED OPEN SPACE 11296 SF (>10500 SF)

Program LEED Project Scorecard



LEED v4 for Building Design and Construction: Multifamily Midrise Project Scorecard

Project Name: PCH / MLK Housing
Date: 4/7/2020

Y ? N
2 0 0

Credit Integrative Process 2

6 9 15 Location and Transportation 15

Y Prereq Floodplain Avoidance Required

PERFORMANCE PATH

0 0 15 Credit LEED for Neighborhood Development Location 15

PRESCRIPTIVE PATH

4 4 0 Credit Site Selection 8

0 3 0 Credit Compact Development 3

1 1 0 Credit Community Resources 2

1 1 0 Credit Access to Transit 2

3 2 2 Sustainable Sites 7

Y Prereq Construction Activity Pollution Prevention Required

Y Prereq No Invasive Plants Required

2 0 0 Credit Heat Island Reduction 2

0 1 2 Credit Rainwater Management 3

1 1 0 Credit Non-Toxic Pest Control 2

6 3 12 Water Efficiency 12

Y Prereq Water Metering Required

PERFORMANCE PATH

0 0 12 Credit Total Water Use 12

PRESCRIPTIVE PATH

3 2 0 Credit Indoor Water Use 6

3 1 0 Credit Outdoor Water Use 4

6 9 0 Energy and Atmosphere 37

Y Prereq Minimum Energy Performance Required

Y Prereq Energy Metering Required

Y Prereq Education of the Homeowner, Tenant or Building Manager Required

6 2 0 Credit Annual Energy Use 30

0 5 0 Credit Efficient Hot Water Distribution 5

0 2 0 Credit Advanced Utility Tracking 2

6 3 0 Materials and Resources 9

Y Prereq Certified Tropical Wood Required

Y Prereq Durability Management Required

0 1 0 Credit Durability Management Verification 1

3 2 0 Credit Environmentally Preferable Products 5

3 0 0 Credit Construction Waste Management 3

5 13 0 Indoor Environmental Quality 18

Y Prereq Ventilation Required

Y Prereq Combustion Venting Required

Y Prereq Garage Pollutant Protection Required

Y Prereq Radon-Resistant Construction Required

Y Prereq Air Filtering Required

Y Prereq Environmental Tobacco Smoke Required

Y Prereq Compartmentalization Required

1 2 0 Credit Enhanced Ventilation 3

0 2 0 Credit Contaminant Control 2

0 3 0 Credit Balancing of Heating and Cooling Distribution Systems 3

0 3 0 Credit Enhanced Compartmentalization 3

2 0 0 Credit Enhanced Combustion Venting 2

0 1 0 Credit Enhanced Garage Pollutant Protection 1

2 1 0 Credit Low Emitting Products 3

0 1 0 Credit No Environmental Tobacco Smoke 1

6 0 0 Innovation 6

Y Prereq Preliminary Rating Required

1 0 0 Credit Innovation 1

1 0 0 Credit Innovation 1

1 0 0 Credit Innovation 1

1 0 0 Credit Innovation 1

1 0 0 Credit Innovation 1

1 0 0 Credit LEED AP Homes 1

2 2 0 Regional Priority 4

1 0 0 Credit Annual Energy Use (20) / Outdoor water use (4) 1

1 0 0 Credit Enhanced ventilation (2) 1

0 1 0 Credit Compact Development (2) / Community resources (1) 1

0 1 0 Credit Access to transit (2) / Total water use (8) 1

42* 41 29 TOTALS 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

***42 POINTS PROVIDED**



Project Design Narrative

The proposed development would leverage an empty lot and automotive garage into a vibrant mixed use development. Located on heavily trafficked Pacific Coast Highway at the corner of Martin Luther King Jr. Avenue, the ground floor will be commercial in character, with a resident lobby, lounge, and community serving tenant. Three levels of senior affordable housing will be located above, designed as wood modular construction for its abbreviated schedule and associated cost savings.

The design references the art deco and streamline moderne styles of two revered community institutions: Long Beach City College, located several blocks east, and Long Beach Polytechnic High School, located to its immediate south. The majority of the building's massing fronts Pacific Coast Highway, while a large courtyard at the back of the project site helps transition to the lower scale of the adjacent neighborhood. The alley will also be enhanced with lush landscaping, while the podium courtyard will have a communal garden, fireplace, outdoor seating, and community room.

With several installations along Martin Luther King Jr. Avenue, this development complements the emerging arts corridor by incorporating murals celebrating the heritage of the community. In addition, street art will be incorporated at the crosswalks to highlight pedestrian activity.

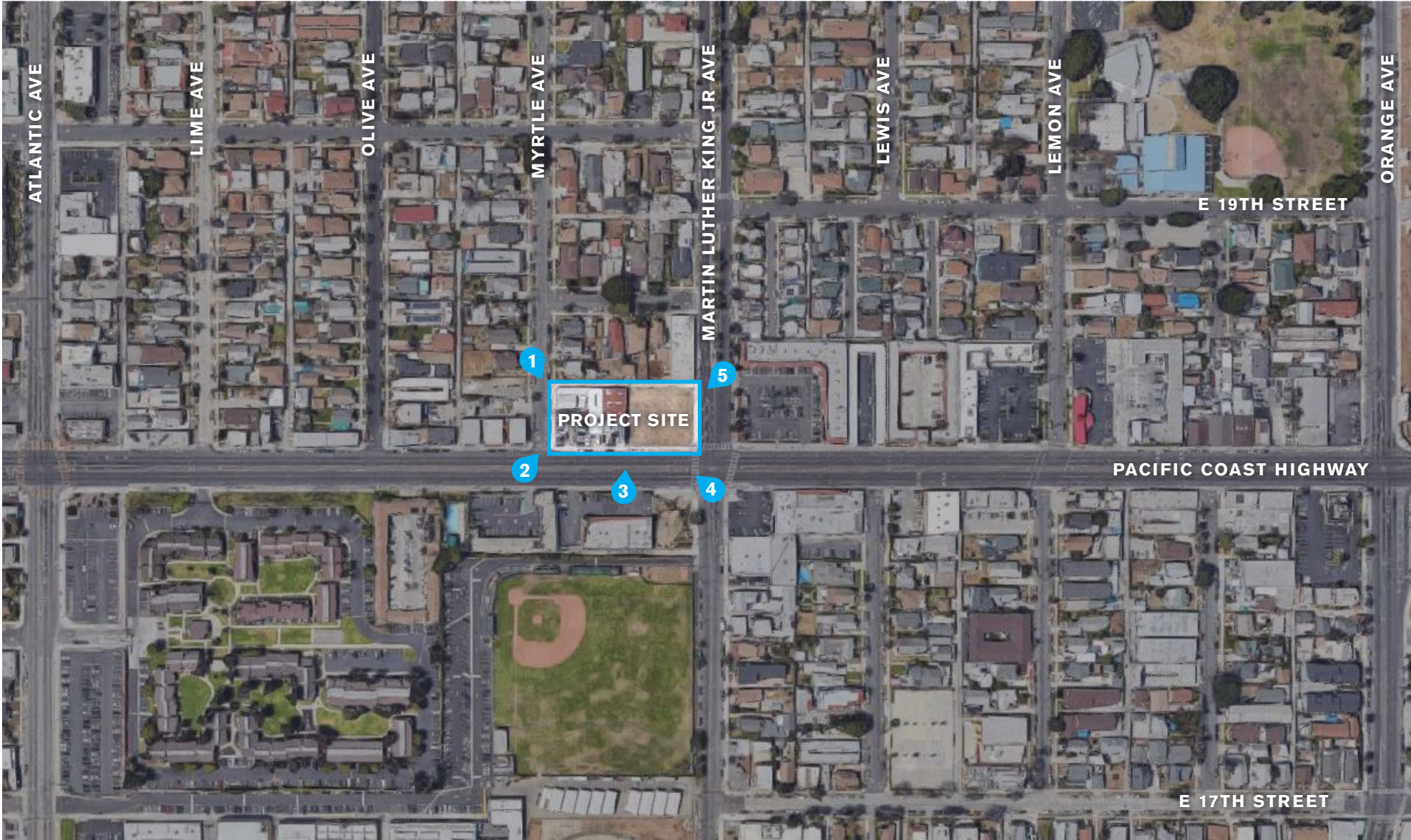
Amenity Description

The project is rich in tenant serving amenity spaces. The ground floor includes a large entry lobby which will contain communal seating and act as an informal space for tenants to interact. The mail room is strategically located within the lobby space to further act as an opportunity for tenants to engage with one another. Also on the ground floor is a resident lounge providing for learning opportunities, reading areas, and other interactive activities for residents. Adjacent to the resident lounge is an additional resident amenity space to be determined, but one which will serve as a complimentary function to the resident lounge and will likely be a flexible space. Finally, to promote active lifestyles, the ground floor also includes the resident bike storage room and bike shop where tenants can work on their bikes as needed.

Located on the second floor podium level, is a large central open courtyard space with communal vegetable, herb and fruit gardens for residents to use. The communal gardens provide for a sense of ownership for residents while also creating community between tenants. An accessory space to the communal gardens is an outdoor covered workspace for gardening and other outdoor activities. Also on the second floor is a community room purposefully located adjacent to the courtyard space to create an opportunity for indoor/outdoor joint programs. The area immediately outside the community room is designed as an outdoor seating area with an open trellis element.

Each floor also includes an amply sized laundry room to provide for an inviting, comfortable experience. This is intended to promote additional interaction amongst residents utilizing the laundry facilities.

Existing Conditions Site Context Images



Plan Vicinity Map



Precedent Images

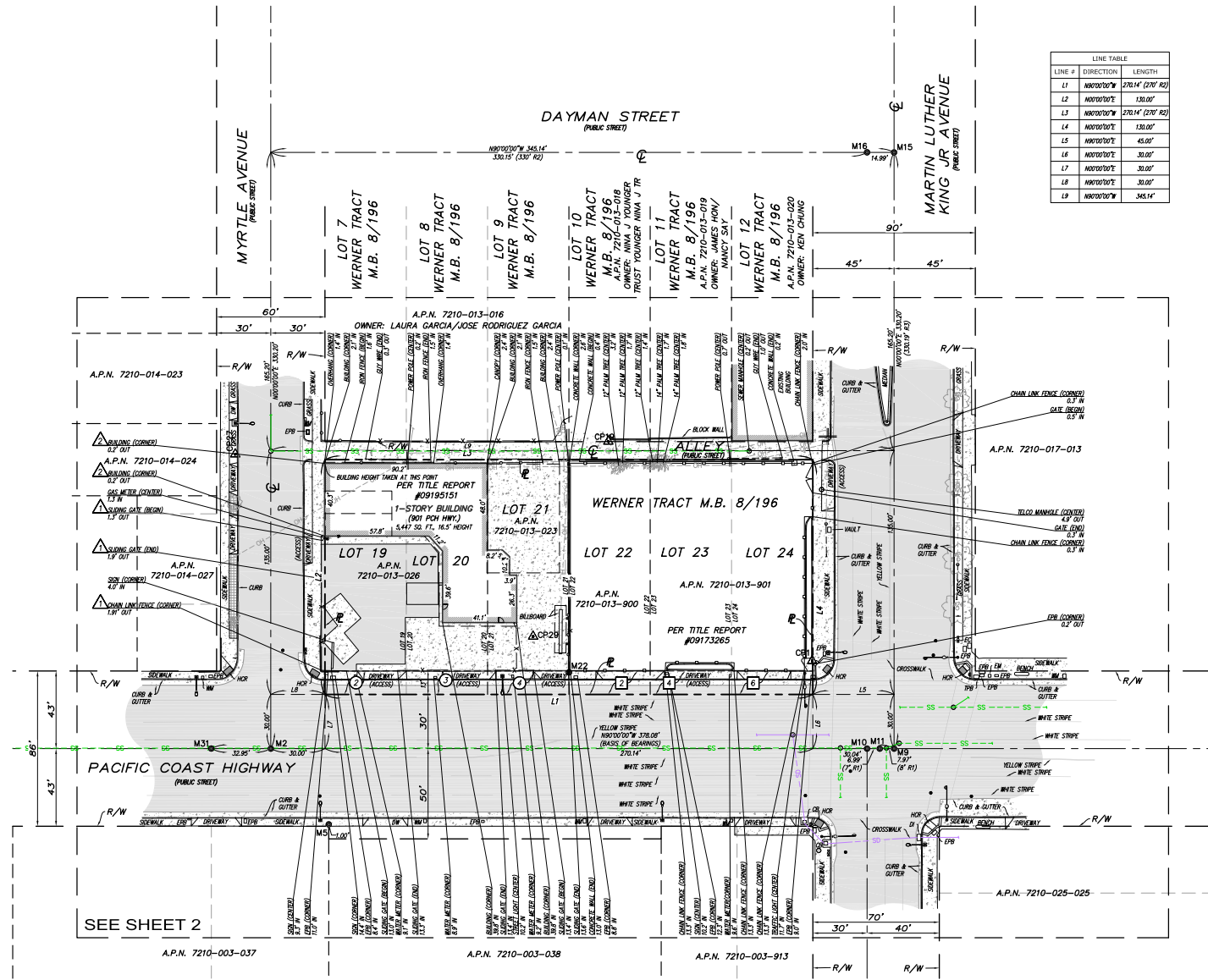


Massing Diagram



A.L.T.A./N.S.P.S. LAND TITLE SURVEY

901, 917, 925 & 941 E. Pacific Highway, Long Beach, CA 90806



LINE #	DIRECTION	LENGTH
L1	N00°00'00"W	274.14' (274' 00")
L2	N00°00'00"E	128.00'
L3	N00°00'00"W	274.14' (274' 00")
L4	N00°00'00"E	128.00'
L5	N00°00'00"W	30.00'
L6	N00°00'00"E	30.00'
L7	N00°00'00"W	30.00'
L8	N00°00'00"E	30.00'
L9	N00°00'00"W	345.14'

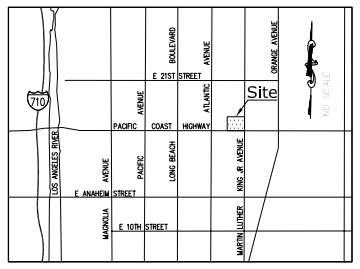
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 23, 24 AND 24 OF THE RESSUBDIVISION OF THE WERNER TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THEREFROM ALL MINERAL AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED FROM ATLANTIC HOCKEY COMPANY, RECORDED MAY 27, 1976 AS INSTRUMENT NO. 758, OFFICIAL RECORDS.
 ASSESSOR'S PARCEL NUMBERS: 7210-013-026 & 7210-013-023

SCHEDULE B ITEMS

- BASED UPON TITLE REPORT NO. 09173265, DATED SEPTEMBER 13, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.
- A. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - B. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - C. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - 1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 - 2. - EASEMENT FOR PUBLIC HIGHWAY RECORDED NOVEMBER 14, 1925 IN BOOK 13678 PAGE 118 OFFICIAL RECORDS (PLOTTED HEREON).
 - 3. - A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS OR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OR CONSTRUCTION OF A HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN THE ABOVE MENTIONED DEED.
 - 4. - EASEMENT FOR PUBLIC HIGHWAY RECORDED IN BOOK 13695 PAGE 371 OFFICIAL RECORDS (PLOTTED HEREON).
 - 5. - A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS OR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OR CONSTRUCTION OF A HIGHWAY CONTIGUOUS THERETO, AS CONTAINED IN THE ABOVE MENTIONED DEED.
 - 6. - EASEMENT FOR STREET PURPOSES FOR THE WIDENING OF STATE STREET RECORDED IN BOOK 15057 PAGE 123 OFFICIAL RECORDS (PLOTTED HEREON).
 - 7. - AN OIL AND GAS LEASE (NOT A SURVEY MATTER).
 - 8. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDED NO. 3187 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 9. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 23, 1976 RECORDED NO. 3380 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 10. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED MARCH 10, 2005 RECORDED NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 11. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JUNE 29, 2007 RECORDED NO. 2007075233 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 12. - A GRANT DEED RECORDED MARCH 9, 2011 RECORDED NO. 2011036057 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 13. - ANY CLAIM THAT THE TRANSACTION VESTING THE TITLE AS SHOWN IN SCHEDULE A OR CREATING THE LIEN OF THE INSURED MORTGAGE, OR ANY OTHER TRANSACTION OCCURRING ON OR PRIOR TO DATE OF POLICY IN WHICH THE REDEVELOPMENT AGENCY OF THE CITY OF LONG BEACH, OR ITS SUCCESSORS TRANSFERRED, ACQUIRED, OR MADE ANY AGREEMENT AFFECTING THE TITLE TO OR ANY INTEREST IN THE LAND IS VOID OR VOIDABLE, OR SUBJECT TO TERMINATION, RESCINDMENT OR JUDICIAL REVIEW UNDER CALIFORNIA ASSEMBLY BILL 26 (CHAPTER 5, STATUTES OF 2011-12, FIRST EXTRAORDINARY SESSION) AND CALIFORNIA ASSEMBLY BILL 148 (NOT A SURVEY MATTER).
 - 14. - APPROVAL OF THE POLICY OR COMMITMENT OF TITLE INSURANCE AUTHORIZED BY THIS REPORT BY REGIONAL COUNSEL OF THE COMPANY IS REQUIRED PRIOR TO THE RECOGNITION OF THE INSTRUMENTS REFERRED TO IN THIS TRANSACTION AND THE SQUARE FOOTAGE OR COMMITMENT. THE RIGHT IS RESERVED TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON SUCH REVIEW (NOT A SURVEY MATTER).
 - 15. - PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING (NOT A SURVEY MATTER).
 - 16. - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - 17. - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
 - 18. - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - 19. - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

VICINITY MAP



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOTS 19, 20 AND 21 OF THE RESSUBDIVISION OF THE WERNER TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THE SOUTH 13 FEET THEREOF FOR STREET PURPOSES.
 ASSESSOR'S PARCEL NUMBERS: 7210-013-026 & 7210-013-023

SCHEDULE B ITEMS

- BASED UPON TITLE REPORT NO. 0919515, DATED AUGUST 22, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.
- A. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - B. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - C. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - D. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - E. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - F. - PROPERTY TAXES (NOT A SURVEY MATTER).
 - 1. - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 - 2. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 13744 PAGE 315 OFFICIAL RECORDS (PLOTTED HEREON).
 - 3. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 13738 PAGE 384 OFFICIAL RECORDS (PLOTTED HEREON).
 - 4. - WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 13801 PAGE 163 OFFICIAL RECORDS (PLOTTED HEREON).
 - 5. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDED NO. 3187 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 6. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED DECEMBER 23, 1976 RECORDED NO. 3380 OFFICIAL RECORDS AND AMENDED MARCH 10, 2005 AS INSTRUMENT NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 7. - THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JUNE 29, 2007 AS INSTRUMENT NO. 2007075233 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 8. - A DEED OF TRUST (NOT A SURVEY MATTER).
 - 9. - AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).
 - 10. - AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).
 - 11. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 12. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 13. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 14. - A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 15. - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - 16. - ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
 - 17. - DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - 18. - MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).

ITEMS CORRESPONDING TO TABLE A ITEMS

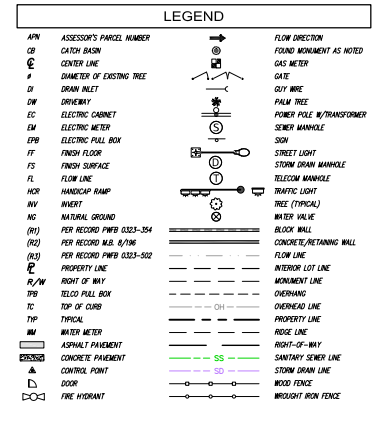
- ITEM 14 THE NEAREST INTERSECTING STREET TO THE PROPERTY IS AS SHOWN HEREON.
- ITEM 16 NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ITEM 17 NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ITEM 18 NO EVIDENCE OF WETLANDS ON THE SUBJECT PROPERTY, NO DELINEATION MARKERS OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

SURVEYOR'S NOTES

- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY CARS/TRUCKS OR RECENTLY PAVED ASPHALT/CONCRETE OR OVERGROUND BRIBES, TREES AND SHRUBS.
- THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 1202702E, DATED SEPTEMBER 26, 2009. THIS PROPERTY IS NOT LOCATED IN AN AREA WHERE FLOOD HAZARDS EXIST AS DETERMINED BY FEMA. BY TELEPHONE CALL TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-438-6622), WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD 2" BRASS DISK IN WELL MONUMENT, DOWN 2.0', ACCEPTED AS CL INTERSECTION PER PWFB 0323-339
M5	FD LEAD AND TACK STAMPED "LS 8486", ACCEPTED AS TACK POINT PER PARCEL MAP NO. 8979, P.M.B. 138/82-83
M9	FD MAGNETIC NAIL, ACCEPTED AS CL INTERSECTION PER PWFB 0323-3254
M10	FD GEAR SPIKE & WASHER STAMPED "LS 5679", ACCEPTED AS CL INTERSECTION PER PWFB 0323-3254
M11	FD 2" BRASS DISK IN WELL MONUMENT, ACCEPTED AS POINT ON CL PER PWFB 0323-3254
M15	FD 2" BRASS DISK IN WELL MONUMENT, DOWN 0.7', STAMPED "LS 2957", PER PWFB 0323-502
M16	FD GEAR SPIKE AND WASHER STAMPED "LS 8294", PER PWFB 0323-1018
M22	FD ROUNDED BOLT, NO DETAIL
M31	FD MAGNETIC NAIL, ACCEPTED AS POINT ON CL PER PWFB 0323-339



REVISIONS		UTILITY STATEMENT	
NO.	DATE	REVISIONS	BY
0	10/08/19	SUBMITTAL	RM/HP
1	10/29/19	CLIENT COMMENTS	RG

PREPARED FOR
 UNITED CIVIL
 30441 AGOURA RD., SUITE 215
 AGOURA HILLS, CA 91030
 PHONE: (818) 707-8648 x11

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF PACIFIC HIGHWAY, BEING N00°00'00"W PER WERNER TRACT MAP RECORDED IN BOOK 8 PAGE 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BENCHMARK
 ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LONG BEACH BENCHMARK NO. 29, ELEVATION 25.10 FEET (NGD 29).

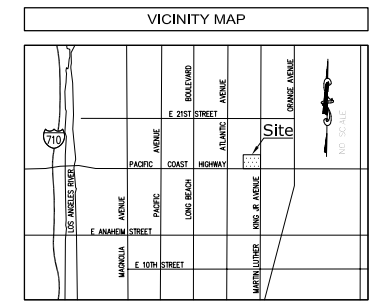
SITE INFORMATION
 SITE ADDRESS: 901, 917, 925 & 941 E. PACIFIC HIGHWAY, LONG BEACH, CA 90806
 PROPERTY AREA: GROSS 0.806 AC OR 34,818 SQ. FT. NET 0.725 AC OR 31,808 SQ. FT.
 TOTAL GROUND FLOOR AREA OF BUILDINGS: 5,447 SQ. FT.
 PARKING COUNT: NO VISIBLE PARKING STALLS WITHIN THE PROPERTY BOUNDARY
 ASSESSOR'S PARCEL NOS.: 7210-013-023, 026, 900 & 901

SURVEYOR OF RECORD
 FIELD COMPLETION DATE: SEPTEMBER 26, 2019

CALVADA SURVEYING, INC.
 411 Jenks Cir., Suite 205, Corona, CA 92680
 Phone: 951-280-0746 Fax: 951-280-0746
 Toll Free: 800-CALVADA www.calvada.com
 EST. 1989 JOB NO. 19557
 Registration No. 7780 SHEET 1 OF 2

TOPOGRAPHIC SURVEY

901, 917, 925 & 941 E. Pacific Highway, Long Beach, CA 90806



LEGAL DESCRIPTION

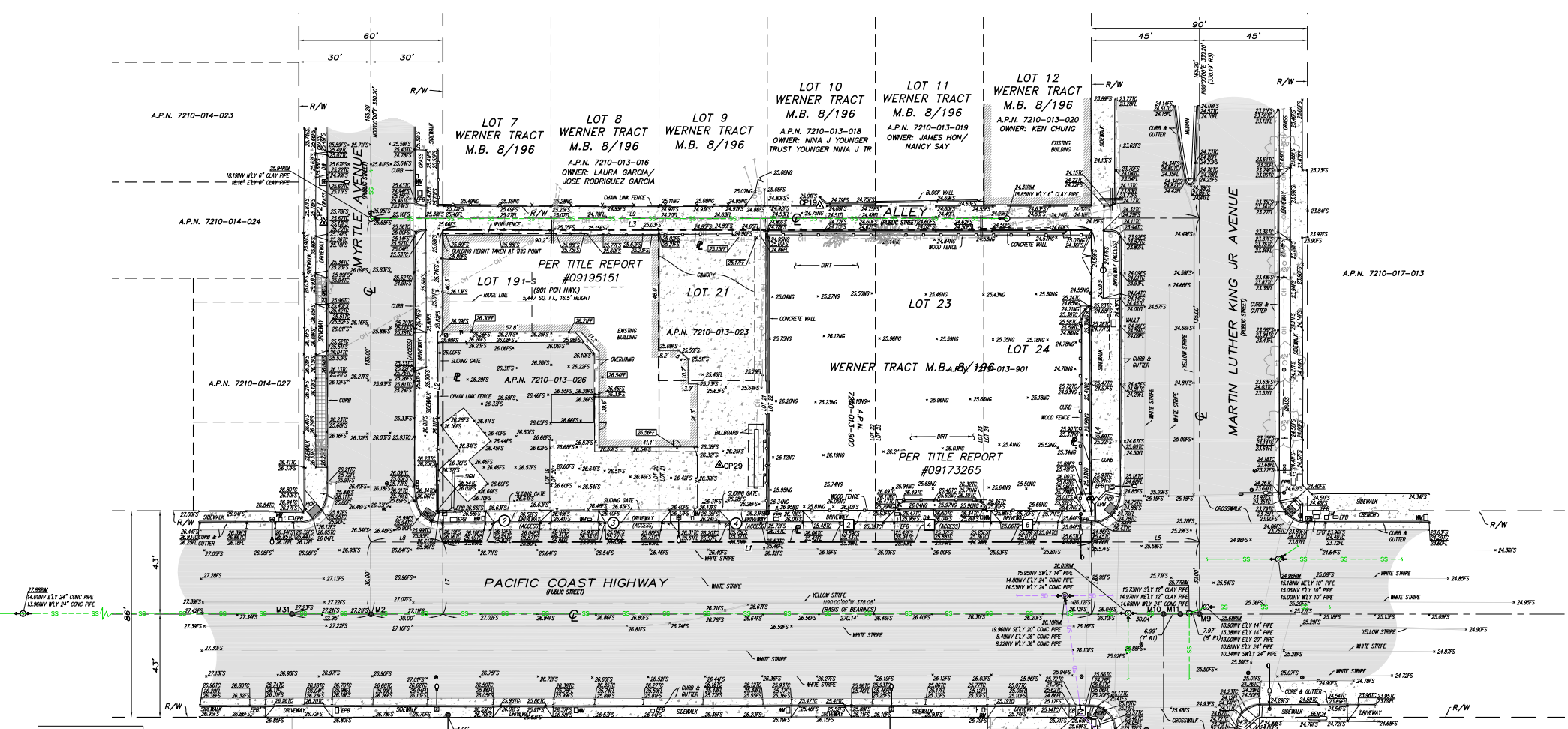
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 19, 20 AND 21 OF THE REDEVELOPMENT OF THE WERNER TRACT IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 47 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTH 15 FEET THEREOF FOR STREET PURPOSES.

ASSESSOR'S PARCEL NUMBERS: 7210-013-026 & 7210-013-023

- SCHEDULE B ITEMS**
- BASED UPON TITLE REPORT NO. 09195151, DATED AUGUST 22, 2019 AS PREPARED BY COMMONWEALTH LAND TITLE COMPANY.
- A.—PROPERTY TAXES (NOT A SURVEY MATTER).
 - B.—PROPERTY TAXES (NOT A SURVEY MATTER).
 - C.—PROPERTY TAXES (NOT A SURVEY MATTER).
 - D.—PROPERTY TAXES (NOT A SURVEY MATTER).
 - E.—PROPERTY TAXES (NOT A SURVEY MATTER).
 - F.—PROPERTY TAXES (NOT A SURVEY MATTER).
 - 1.—WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
 - 2.—WARRANTY OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 1374 PAGE 215 OFFICIAL RECORDS (PLOTTED HEREON).
 - 3.—WARRANTY OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 1378 PAGE 284 OFFICIAL RECORDS (PLOTTED HEREON).
 - 4.—WARRANTY OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED RECORDED IN BOOK 1380 PAGE 453 OFFICIAL RECORDS (PLOTTED HEREON).
 - 5.—THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED APRIL 9, 1973 RECORDING NO. 2187 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 6.—THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED MARCH 10, 2005 RECORDING NO. 05-054908 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 7.—THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW AS DISCLOSED BY A DOCUMENT RECORDED JUNE 29, 2007 AS INSTRUMENT NO. 2007196733 OFFICIAL RECORDS (NOT A SURVEY MATTER).
 - 8.—A DEED OF TRUST (NOT A SURVEY MATTER).
 - 9.—AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).
 - 10.—AN ABSTRACT OF JUDGMENT (NOT A SURVEY MATTER).
 - 11.—A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 12.—A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 13.—A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 14.—A LIEN FOR UNSECURED PROPERTY TAXES (NOT A SURVEY MATTER).
 - 15.—ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - 16.—ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT (NOT A SURVEY MATTER).
 - 17.—DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
 - 18.—MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTOR AND/OR BY A CORRECT ALTA/PLNS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF (NOT A SURVEY MATTER).



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N80°00'00"W	278.14' (228' 42")
L2	N80°00'00"W	180.00'
L3	N80°00'00"W	278.14' (228' 42")
L4	N80°00'00"W	180.00'
L5	N80°00'00"W	45.00'
L6	N80°00'00"W	30.00'
L7	N80°00'00"W	30.00'
L8	N80°00'00"W	30.00'
L9	N80°00'00"W	345.14'

LEGEND

APN	ASSESSOR'S PARCEL NUMBER	→	FLOW DIRECTION
CB	CATCH BASIN	⊙	FOUND MONUMENT AS NOTED
CL	CENTER LINE	—	GAZ METEER
CE	CORNER OF EXISTING TREE	⊙	GAZ
D	DRAIN ALLEY	—	GRV WIRE
DN	DRAINAGE	—	PALM TREE
EW	ELECTRIC WIRE	—	POWER POLE W/TRANSFORMER
EC	ELECTRIC CABINET	⊙	SEWER MANHOLE
EM	ELECTRIC METER	⊙	SIOW
EP	ELECTRIC PULL BOX	⊙	STREET LIGHT
FF	FINISH FLOOR	—	STORM DRAIN MANHOLE
FS	FRESH SURFACE	—	YELLOW MANHOLE
FL	FLOW LINE	—	TRAFIC LIGHT
HOR	HANDICAP RAMP	—	TREE (TYPICAL)
IN	INVERT	⊙	WATER WALK
IR	IRREGULAR GROUND	—	BLOCK WALL
IR1	PER RECORD PWB 0323-254	—	CONCRETE/RETAINING WALL
IR2	PER RECORD M.B. 8/196	—	FLOW LINE
IR3	PER RECORD PWB 0323-502	—	INTERIOR LOT LINE
PL	PROPERTY LINE	—	MONUMENT LINE
PL1	RIGHT OF WAY	—	OVERHEAD LINE
PL2	CELESTIAL BELL BOX	—	PROPERTY LINE
TC	TOP OF CURB	—	ROCK LINE
TR	TYPICAL	—	ROCK W/ W/RY
W	WATER METEER	⊙	SANITARY SEWER LINE
W1	CONCRETE PAVEMENT	—	STORM DRAIN LINE
W2	CONCRETE PAVEMENT	—	WOOD FENCE
W3	CONCRETE PAVEMENT	—	WOODS/IRON FENCE

MONUMENT NOTES

MON.#	DESCRIPTION
M2	FD 2" BRASS DISK IN WELL MONUMENT, DOWN 2.0', ACCEPTED AS CL INTERSECTION PER PWB 0323-339
M5	FD LEAD AND TACK STAMPED "S 8486", ACCEPTED AS LOT PROD. PER PARCEL MAP NO. 8979, D.M.B. 138-65-83
M9	FD MAGNETIC NAIL, ACCEPTED AS CL INTERSECTION PER PWB 0323-3254
M10	FD GEAR SPIKE & WASHER STAMPED "S 5679", ACCEPTED AS CL INTERSECTION PER PWB 0323-502
M11	FD 2" BRASS DISK IN WELL MONUMENT, ACCEPTED AS POINT ON CL PER PWB 0323-354
M15	FD 2" BRASS DISK IN WELL MONUMENT, DOWN 0.7', STAMPED "S 2957", PER PWB 0323-502
M16	FD GEAR SPIKE AND WASHER STAMPED "S 8294", PER PWB 0323-1018
M22	FD ROUNDED BOLT, NO REFERENCE
M31	FD MAGNETIC NAIL, ACCEPTED AS POINT ON CL PER PWB 0323-339

CONTROL POINTS

CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP1	5048.61'	5299.79'	25.95'	SET SCRIBED X
CP19	5170.15'	5186.90'	24.78'	SET MAGNETIC NAIL
CP27	5163.13'	4980.35'	25.72'	SET MAGNETIC NAIL
CP29	5062.15'	5145.25'	26.28'	SET SCRIBED X



REVISIONS

NO.	DATE	REVISIONS	BY
0	10/08/19	SUBMITTAL	RM/HP
1	10/29/19	CLIENT COMMENTS	RC

UTILITY STATEMENT

UNDERGROUND UTILITIES AND/OR PIPES SHOWN HEREON ARE FOR VISUAL AND APPARENT SURFACE EVIDENCE. RECORDS DRAWINGS OF THE CONCEALED UTILITY LINES OBTAINED FROM RECORDS AND RESPONSIBLE AGENCIES. NOT GUARANTEED OR WARRANTED, EITHER EXPRESSED OR IMPLIED, IN RESPECT TO THE ACCURACY OR TIMELINESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF CONCEALED UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD INVESTIGATION. CALVADA SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

PREPARED FOR
UNITED CIVIL
3046 AQUILA BL, SUITE 215
AQUILA HILLS, CA 90806
PHONE: (818) 707-8648 x11

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF PACIFIC HIGHWAY, BEING N80°00'00"W PER WERNER TRACT MAP, RECORDED IN BOOK 10, PAGE 47 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

BENCHMARK
ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF LONG BEACH BENCHMARK NO. 26, ELEVATION 25.10 FEET (NGD 29).

SITE INFORMATION
SITE ADDRESS: 901, 917, 925 & 941 E. PACIFIC HIGHWAY, LONG BEACH, CA 90806
PROPERTY AREA: GROSS 0.06 AC OR 35,118 SQ. FT., NET 0.72 AC OR 31,008 SQ. FT.
TOTAL GROUND FLOOR AREA OF BUILDINGS: 5,447 SQ. FT.
DESCRIPTION: BRASS DISK FLUSH W/ P/W, STAMPED "L.B. 89 29" 18" W/ CARB. LT" W/ CURB.
PARKING COUNT: NO VISIBLE PARKING STALLS WITHIN THE PROPERTY BOUNDARY
ASSESSOR'S PARCEL NOS.: 7210-013-023, 016, 900 & 901

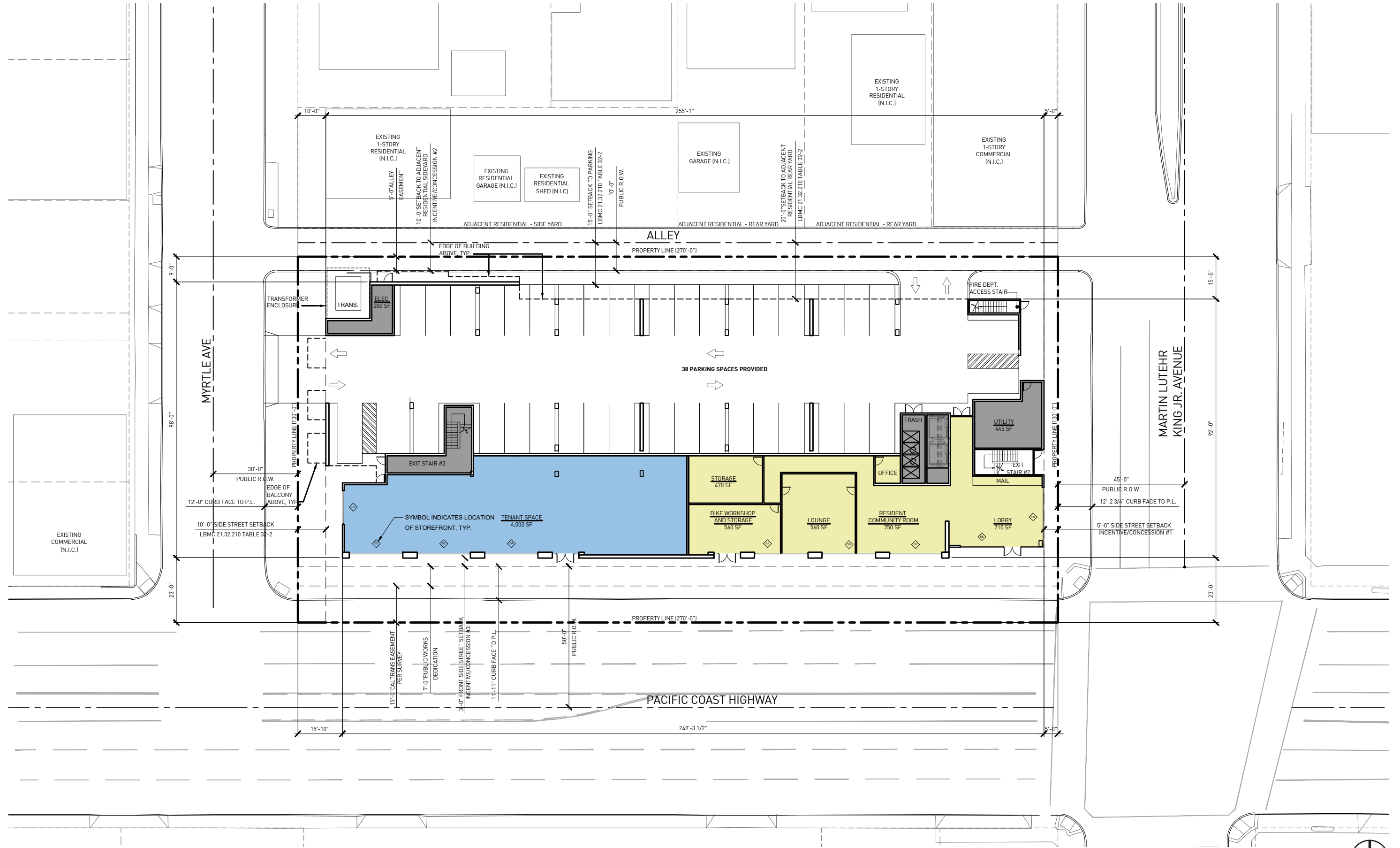
SURVEYOR OF RECORD
FIELD COMPLETION DATE: SEPTEMBER 26, 2019

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92680
Phone: 951-280-2600 Fax: 951-280-0746
Toll Free: 800-CALVADA www.calvada.com
EST. 1989 JOB NO. 19557

Armando D. Duran
Registration No. 7780

SHEET 2 OF 2

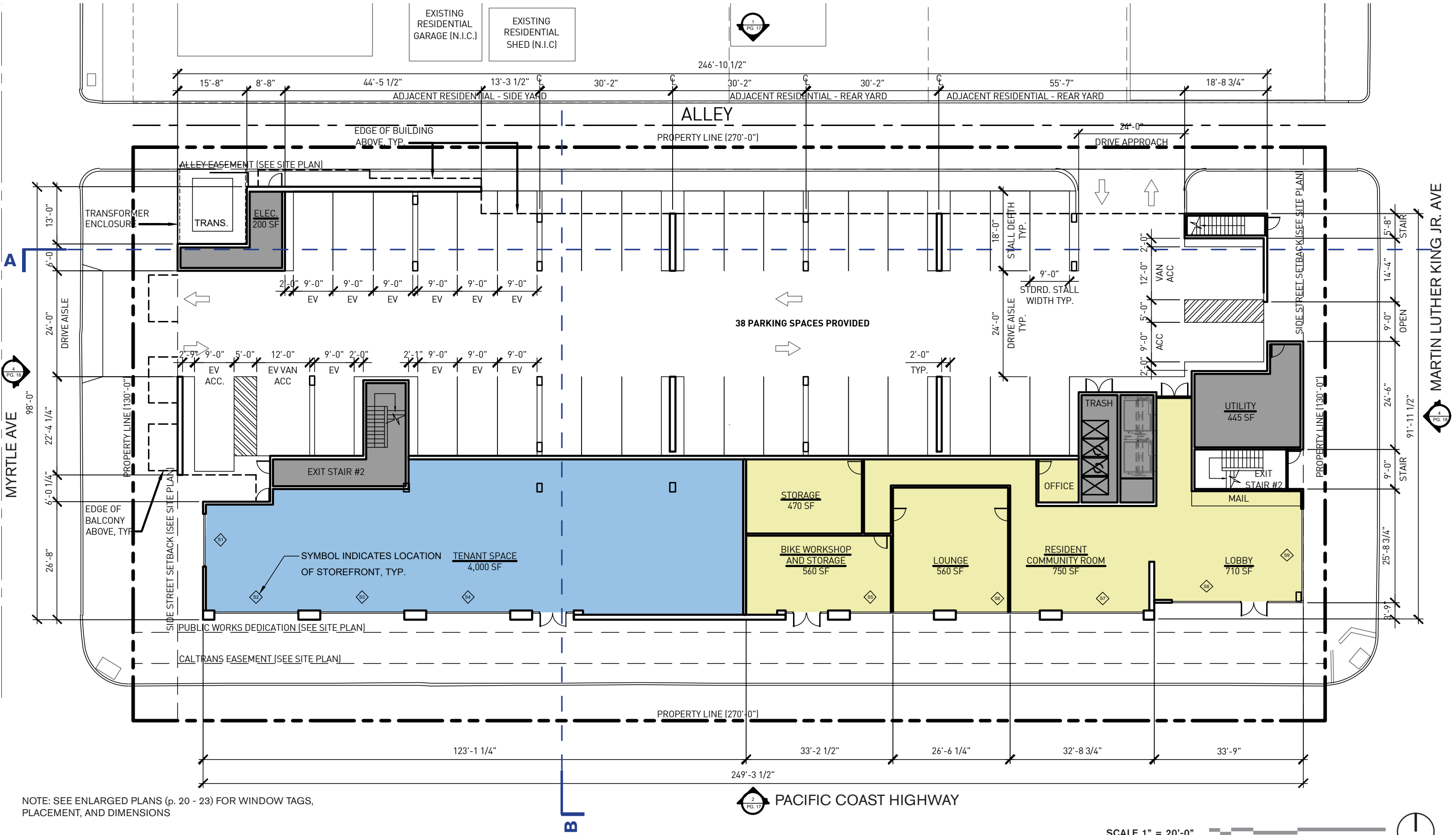
A0.50 - Site Plan



SCALE 1/32" = 1'-0"



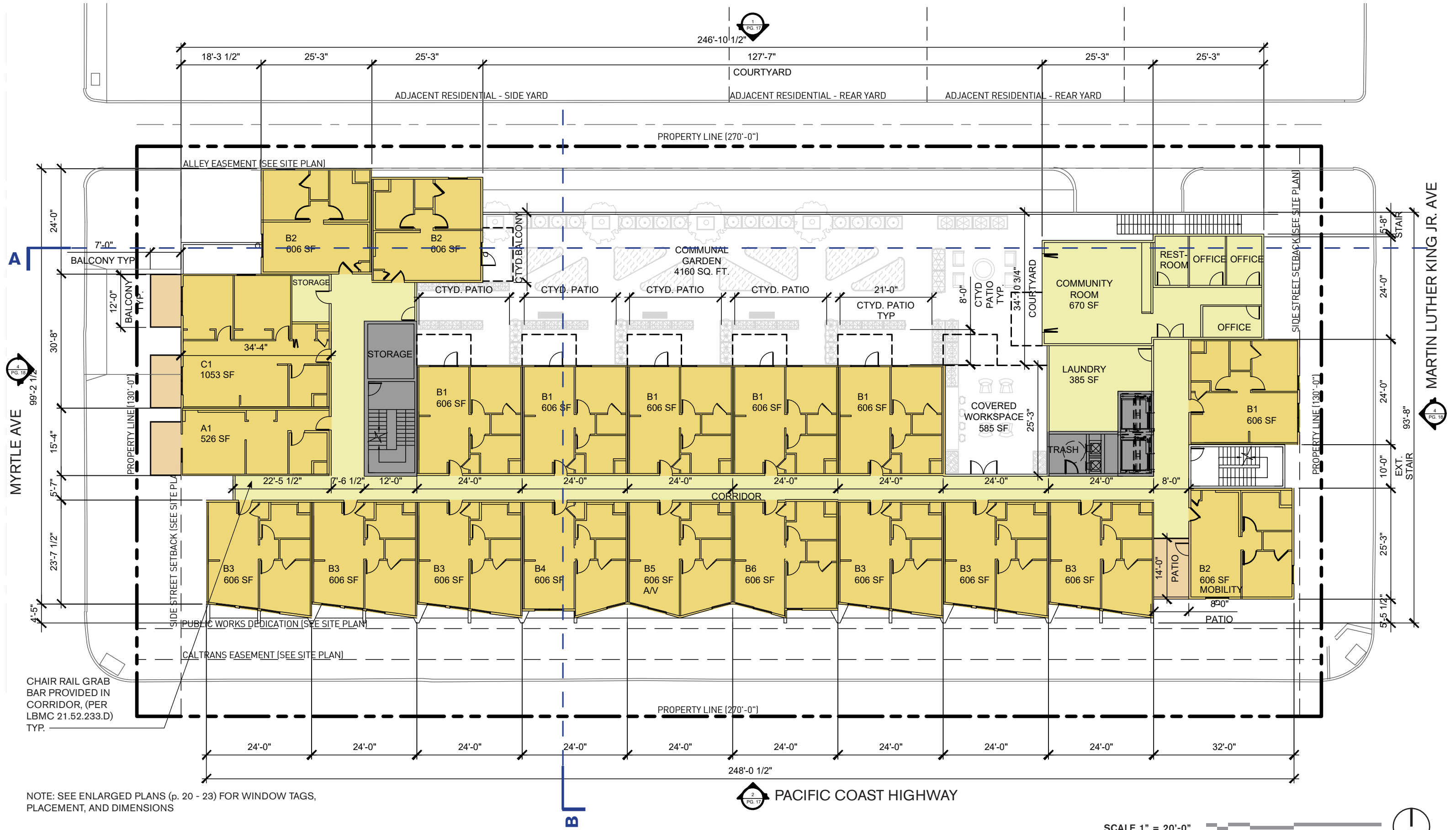
A1.01 - Floor Plan Level 1



NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS

SCALE 1" = 20'-0"

A1.02 - Floor Plan Level 2



NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS



A1.03 - Floor Plan Level 3



NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS

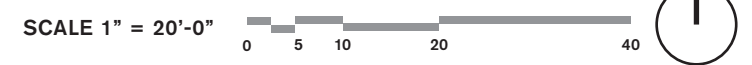
SCALE 1" = 20'-0"



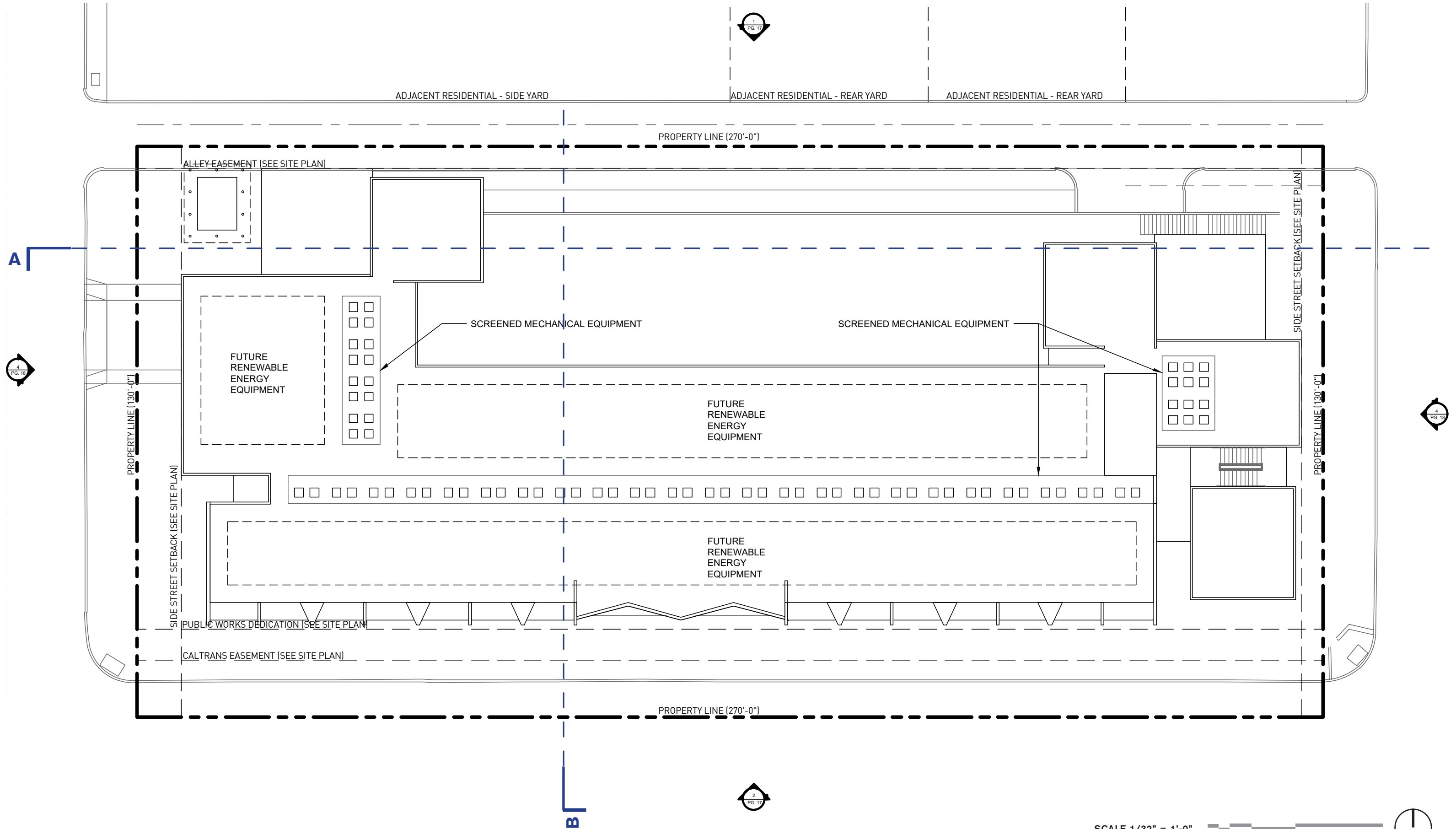
A1.04 - Floor Plan Level 4



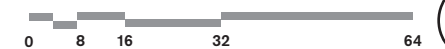
NOTE: SEE ENLARGED PLANS (p. 20 - 23) FOR WINDOW TAGS, PLACEMENT, AND DIMENSIONS



A1.05 - Floor Plan Roof



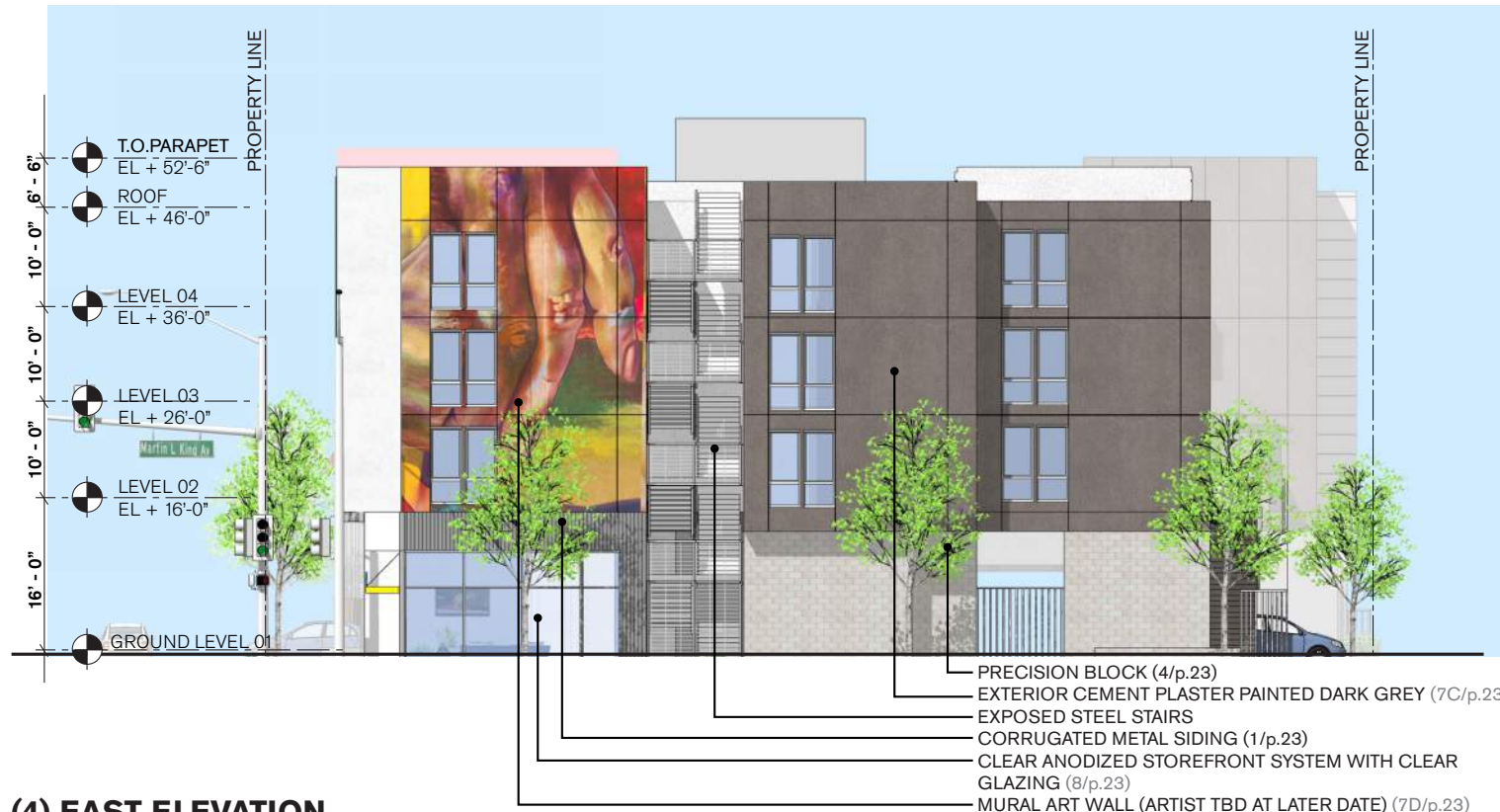
SCALE 1/32" = 1'-0"



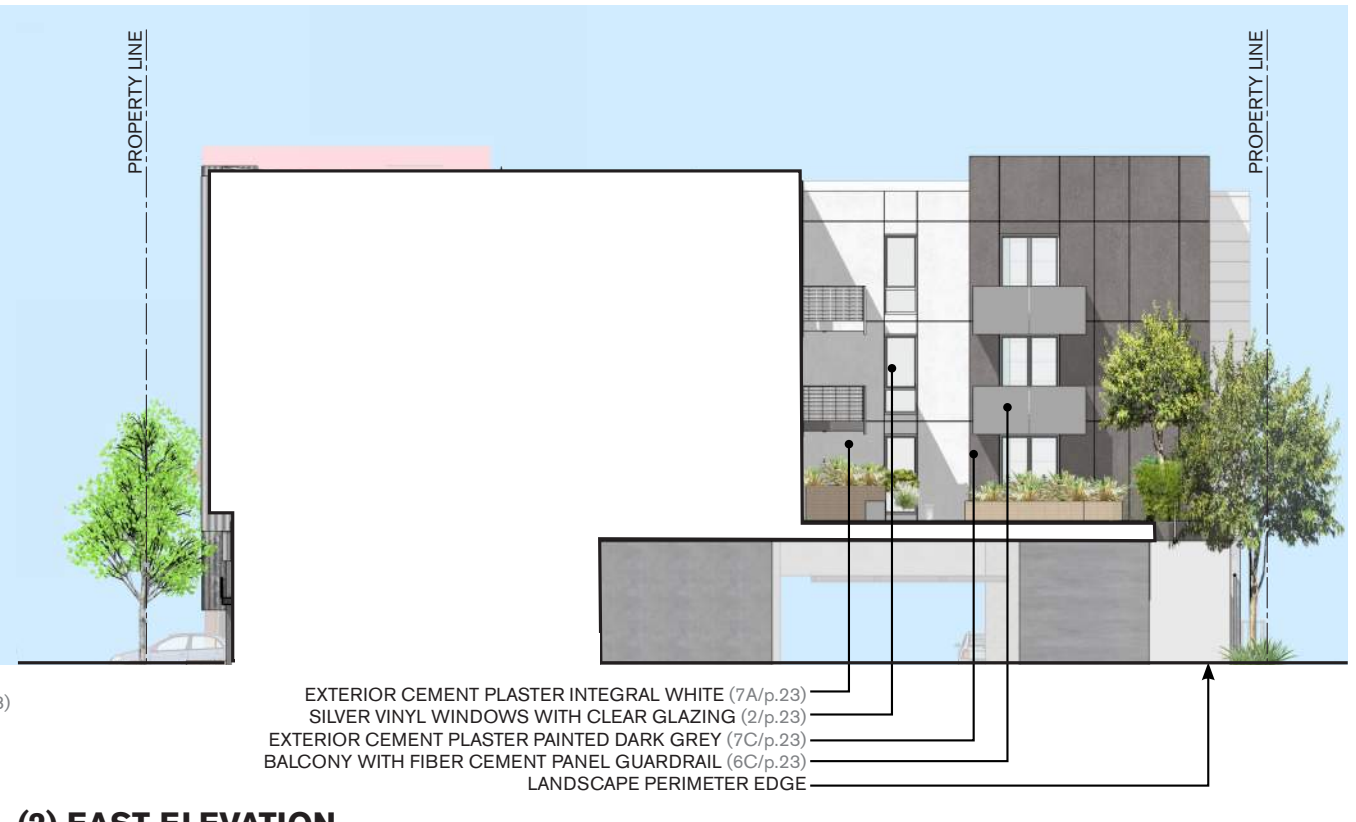
A3.01 - Building Elevations



A3.02 - Building Elevations



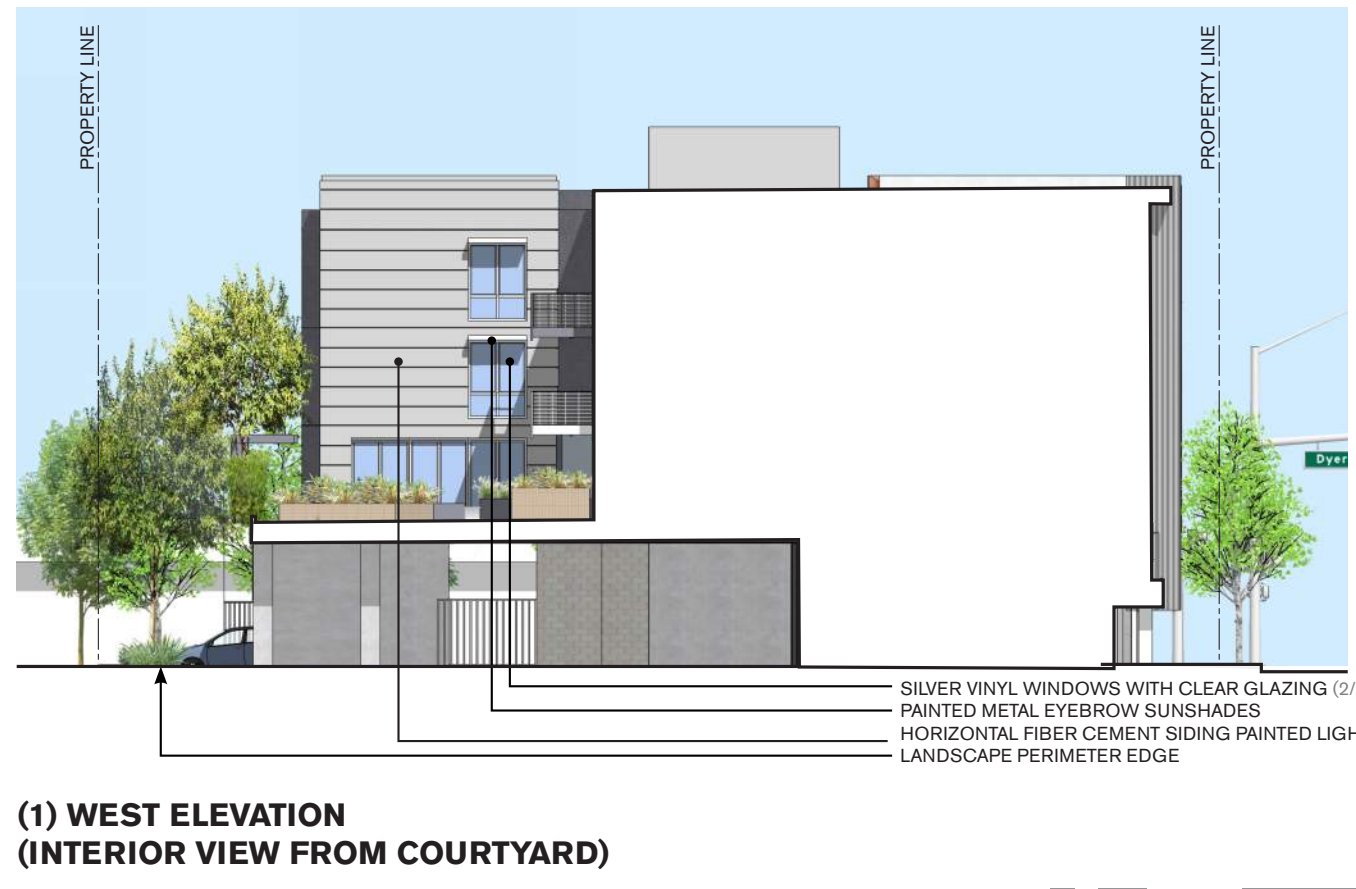
**(4) EAST ELEVATION
(FROM MARTIN LUTHER KING JR. AVENUE)**



**(2) EAST ELEVATION
(INTERIOR VIEW FROM COURTYARD)**



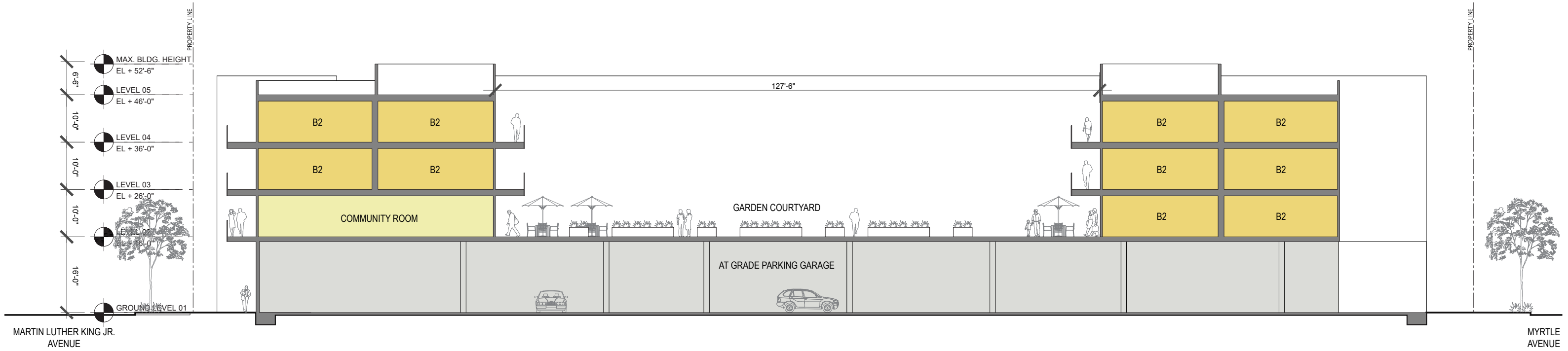
**(3) WEST ELEVATION
(FROM MYRTLE AVENUE)**



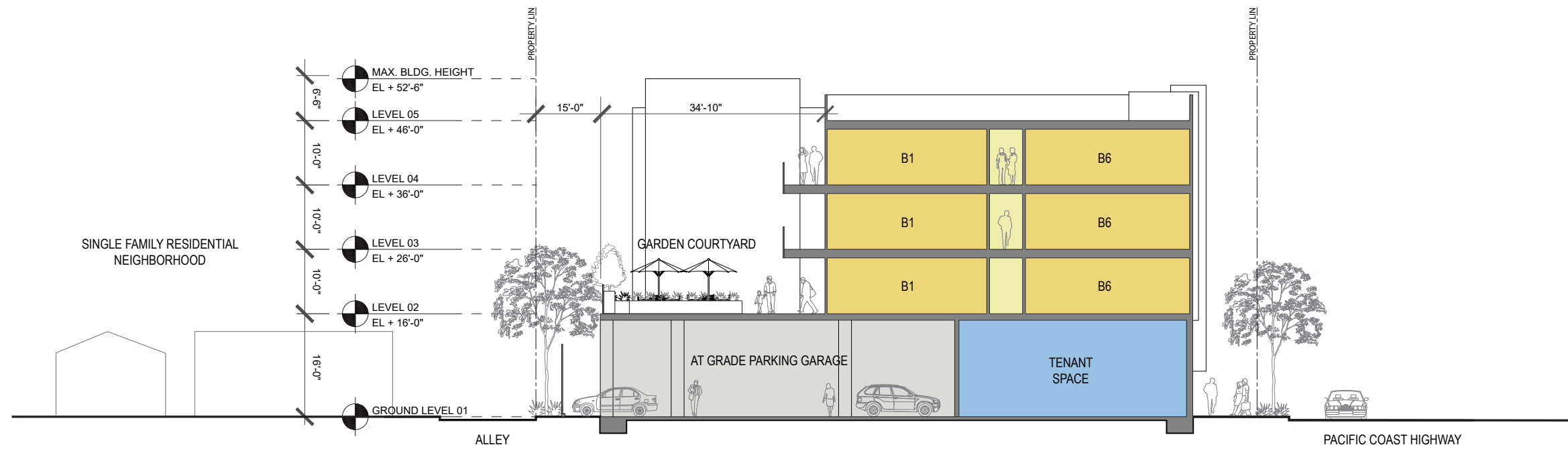
**(1) WEST ELEVATION
(INTERIOR VIEW FROM COURTYARD)**

SCALE 1" = 20'

A4.01 - Building Sections

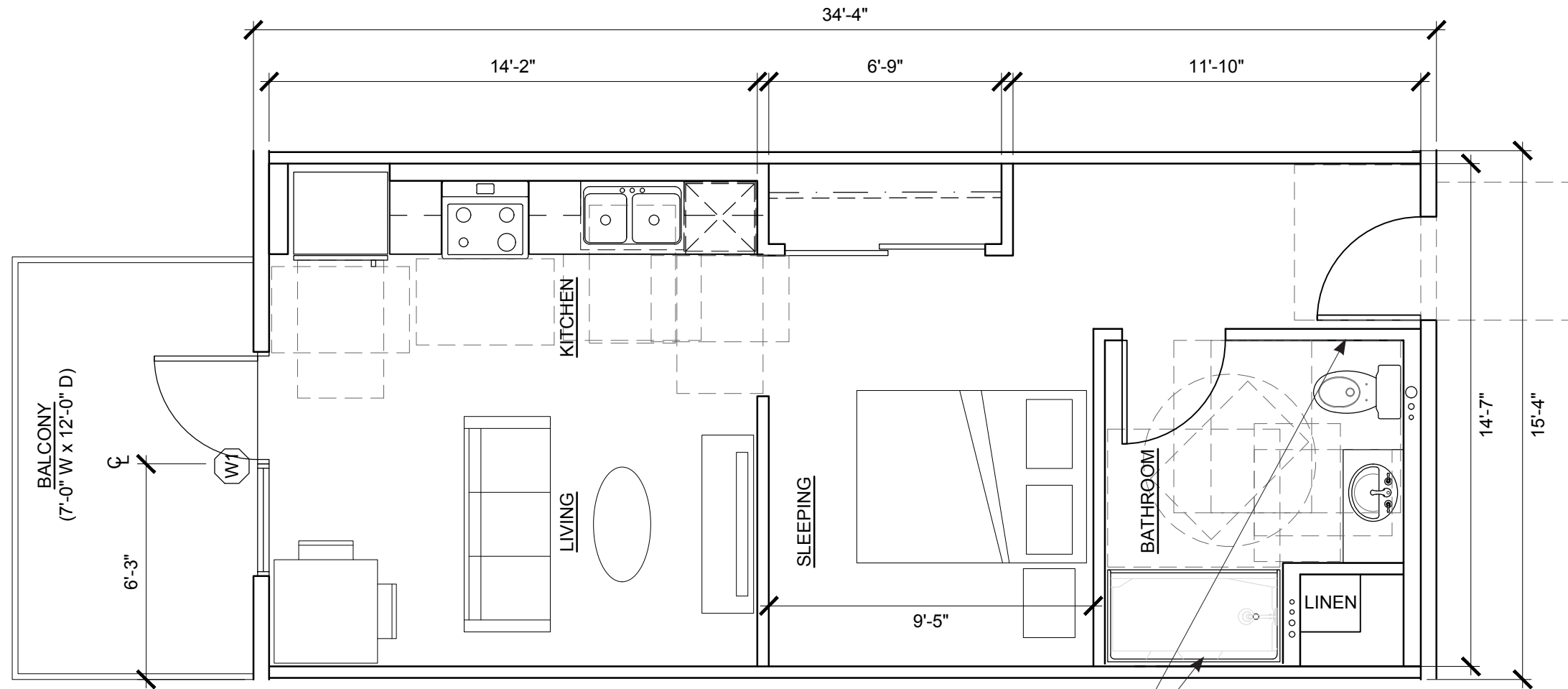


SECTION A



SECTION B

A5.01 - A1 Unit Plan **Studio - 526 SF**

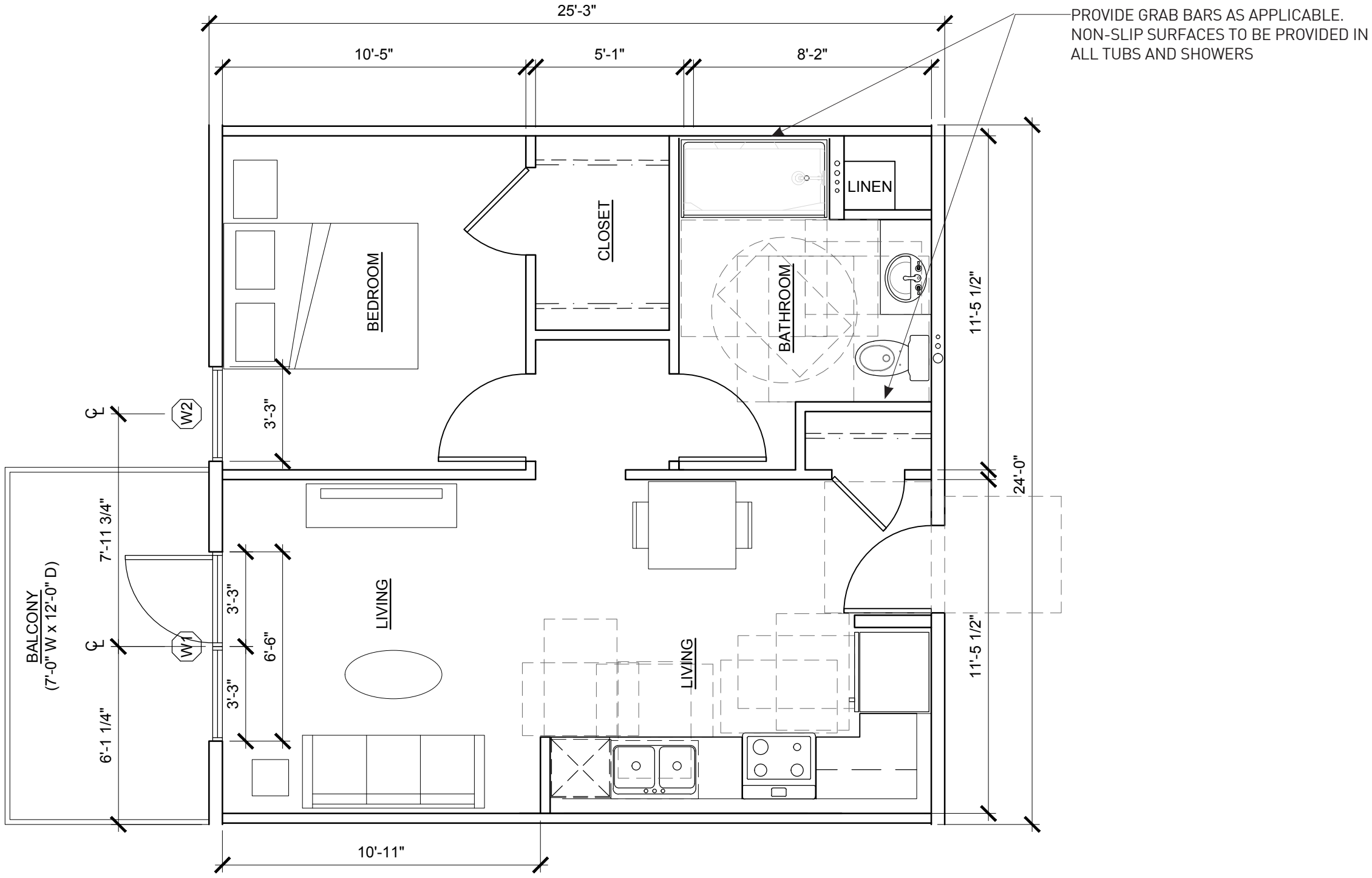


PROVIDE GRAB BARS AS APPLICABLE.
NON-SLIP SURFACES TO BE PROVIDED IN
ALL TUBS AND SHOWERS

NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"

A5.02 - B1 Unit Plan 1 Bedroom - 606 SF

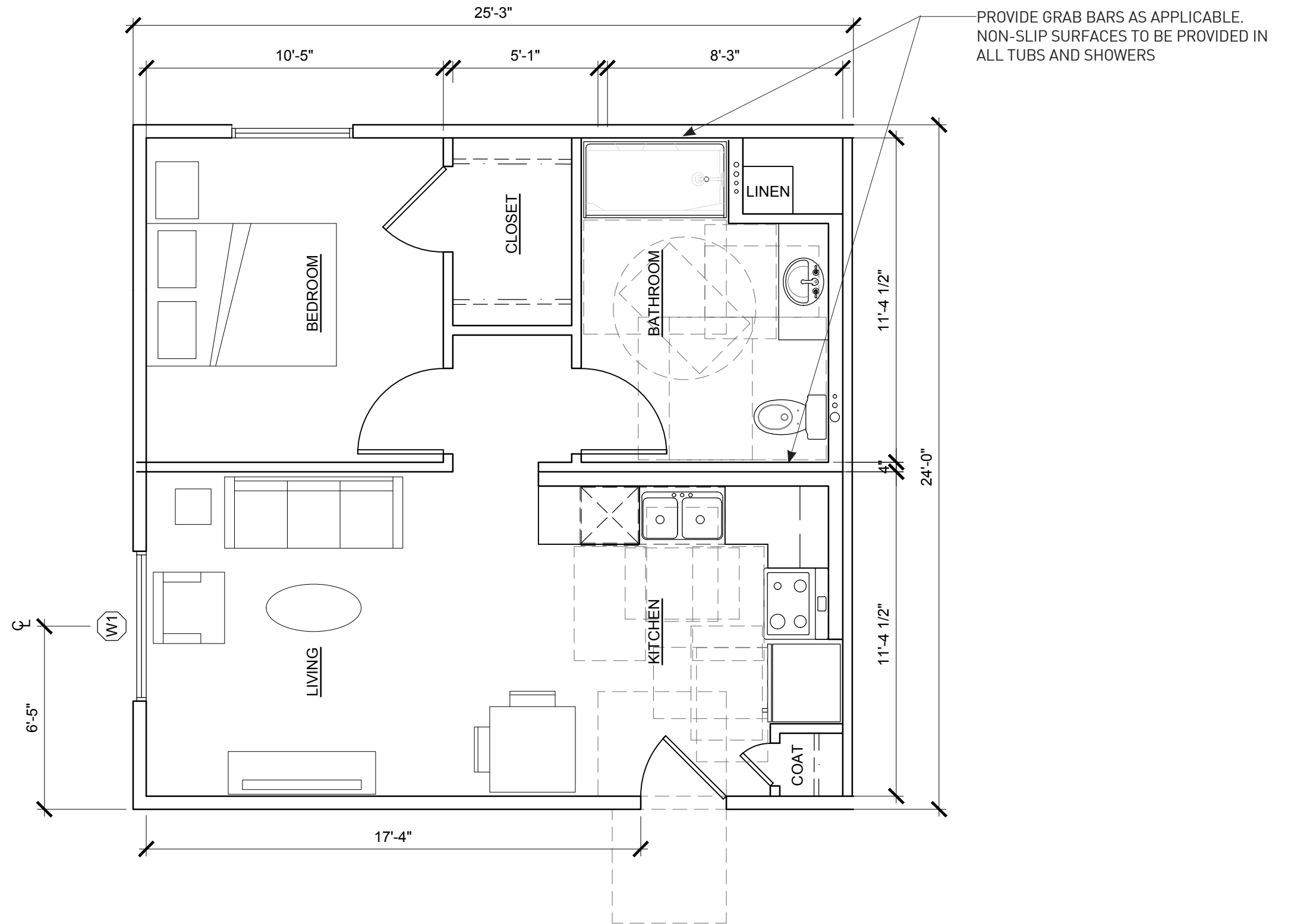


NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"



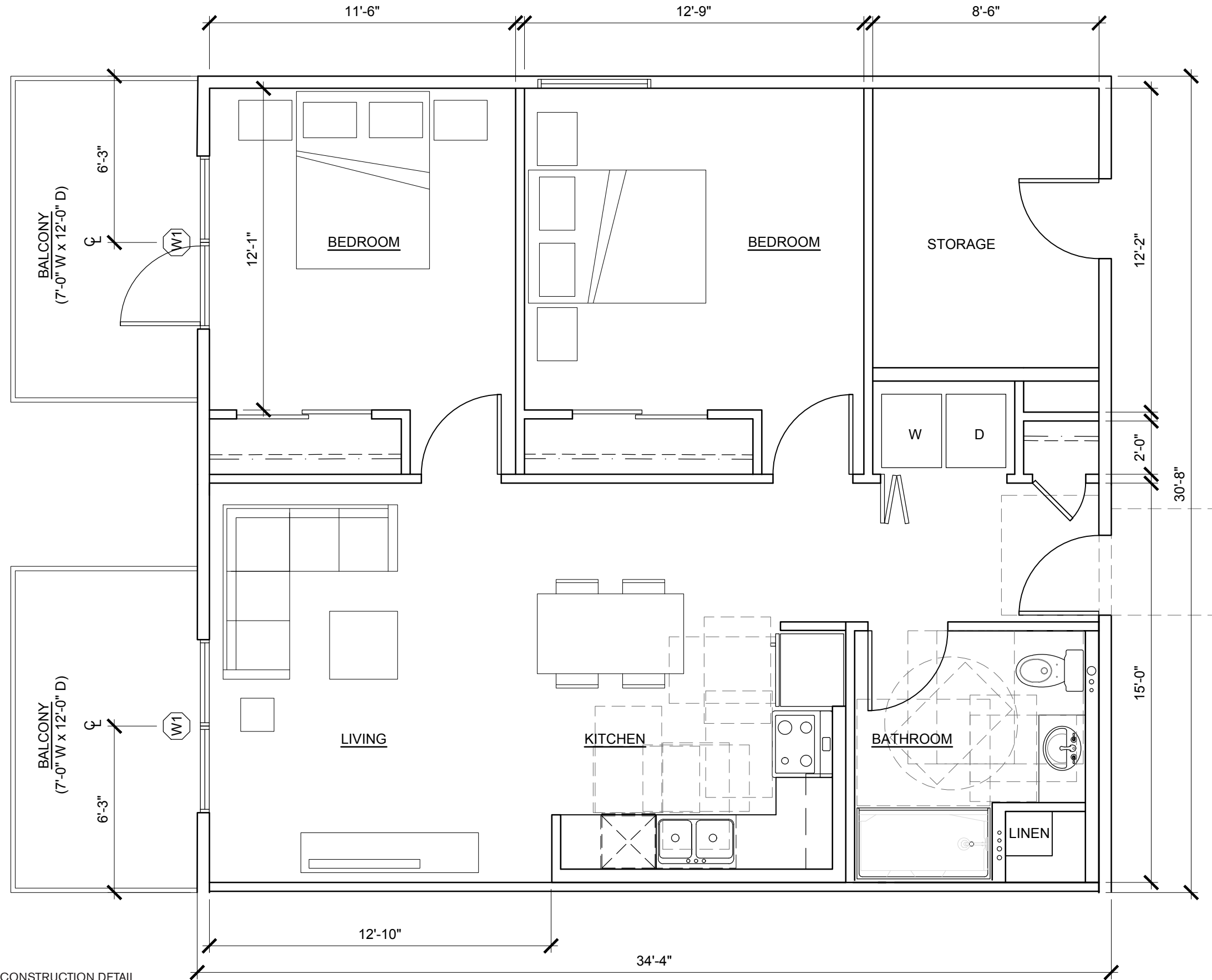
A5.03 - B2 Unit Plan (B3, B4, B5 similar) 1 Bedroom - 606 SF



NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"

A5.04 - C1 Unit Plan 2 Bedroom Manager's Unit - 1053 SF



NOTE: SEE (p. 29) FOR TYPICAL WINDOW CONSTRUCTION DETAIL

SCALE 1/4" = 1'-0"



Rendering PCH and MLK





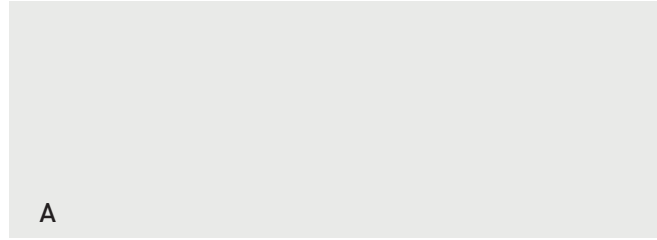
Rendering View South on Myrtle Avenue



Rendering Courtyard



Material Palette



A



B



C



D



2



5



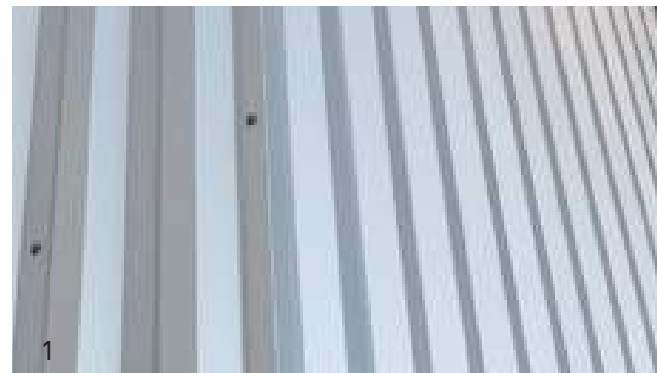
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3



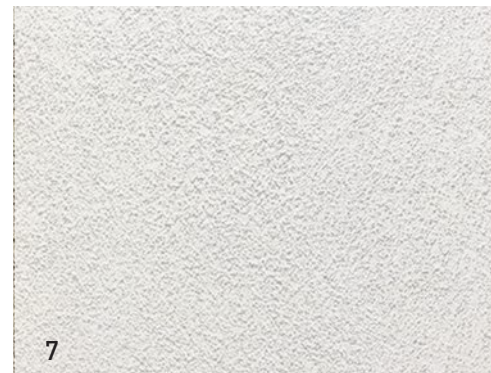
6



1



4



7

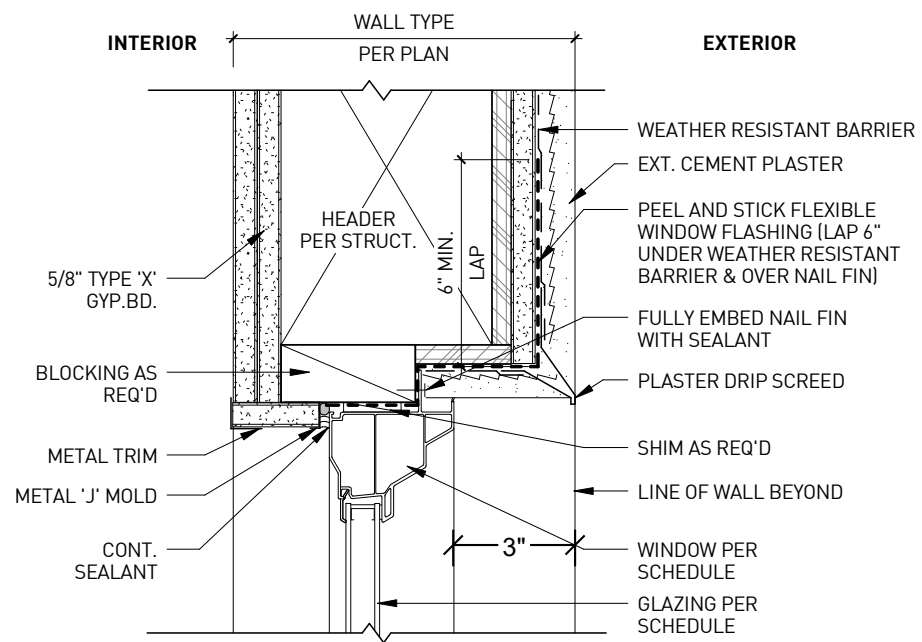


9

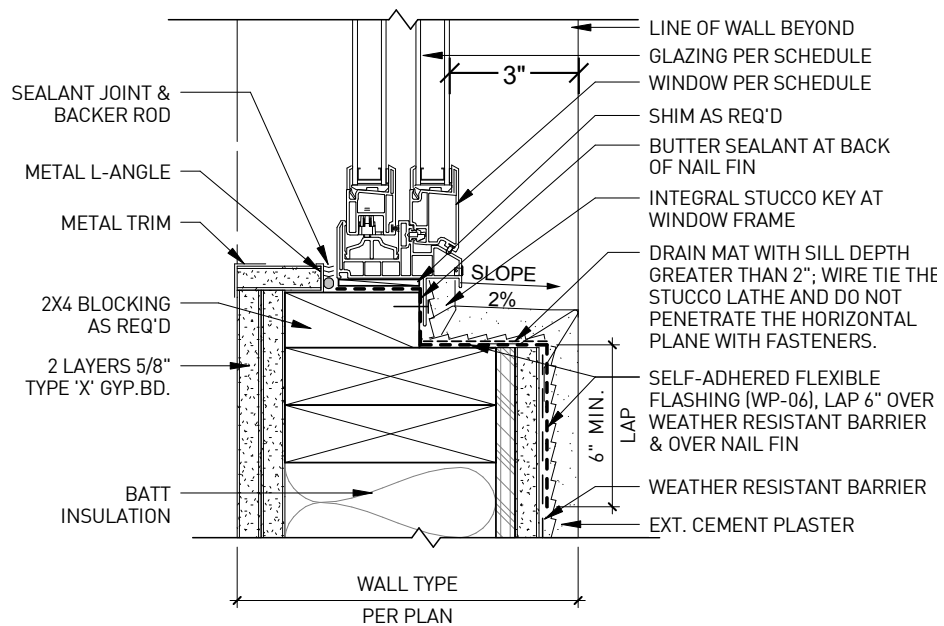
- A. DUNN EDWARDS - LIGHTHOUSE
- B. DUNN EDWARDS - GRAY PEARL
- C. DUNN EDWARDS - JET
- D. MURALS - ARTISTS TO BE DETERMINED

- 1. CORRUGATED METAL SIDING
- 2. VINYL WINDOWS / DOORS - SILVER FINISH
- 3. METAL GRATE RAILING
- 4. PRECISION BLOCK
CANYONBLUFF BURNISHED CMU
- 5. VERTICAL PICKET FENCING
- 6. FIBER CEMENT PANELING PAINTED
- 7. 20/30 SAND FLOAT PLASTER
- 8. ALUMINUM STOREFRONT - CLEAR ANODIZED
WITH CLEAR GLAZING
- 9. FIBER CEMENT SIDING PAINTED

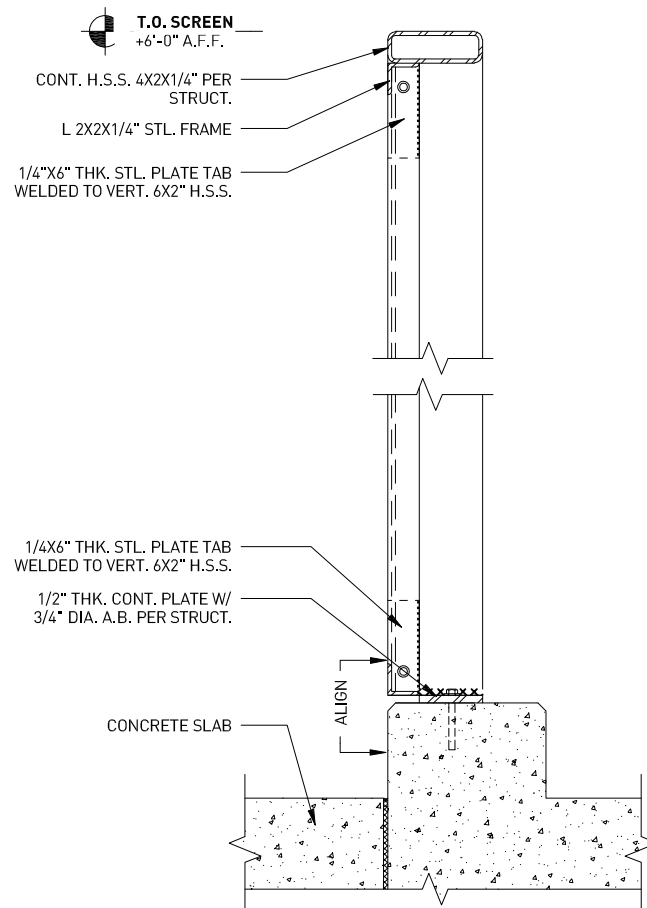
Details Window/ Transformer Enclosure



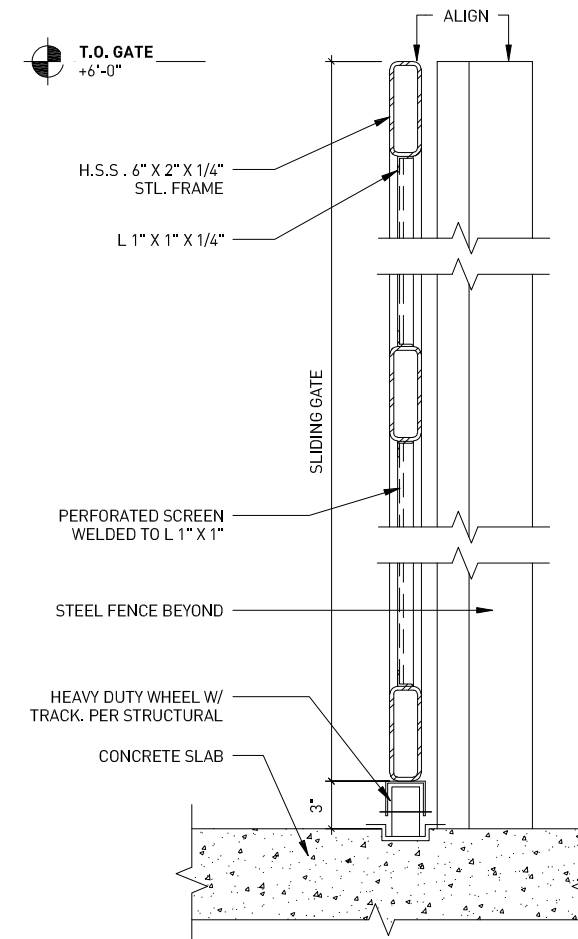
TYP. WINDOW HEAD AT EXT. PLASTER



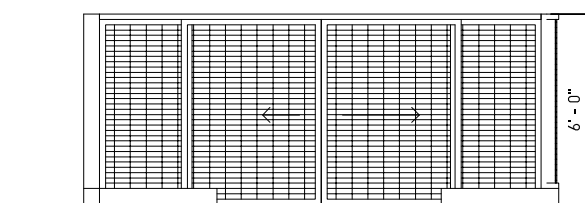
TYP. WINDOW SILL AT EXT. PLASTER



TRANSFORMER SECTION AT SCREEN WALL

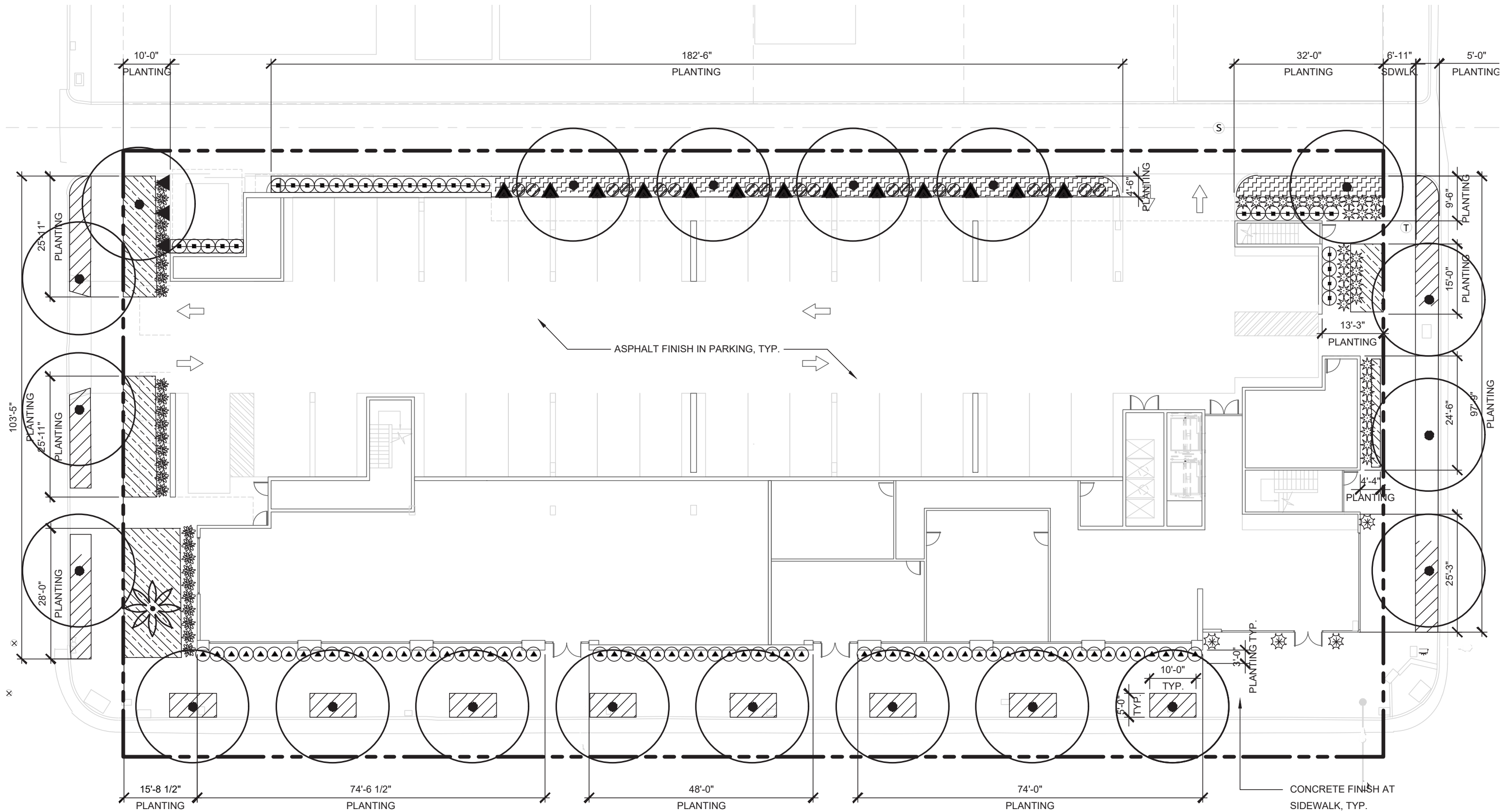


TRANSFORMER SECTION AT OPERABLE SCREEN WALL



TRANSFORMER NORTH ELEVATION

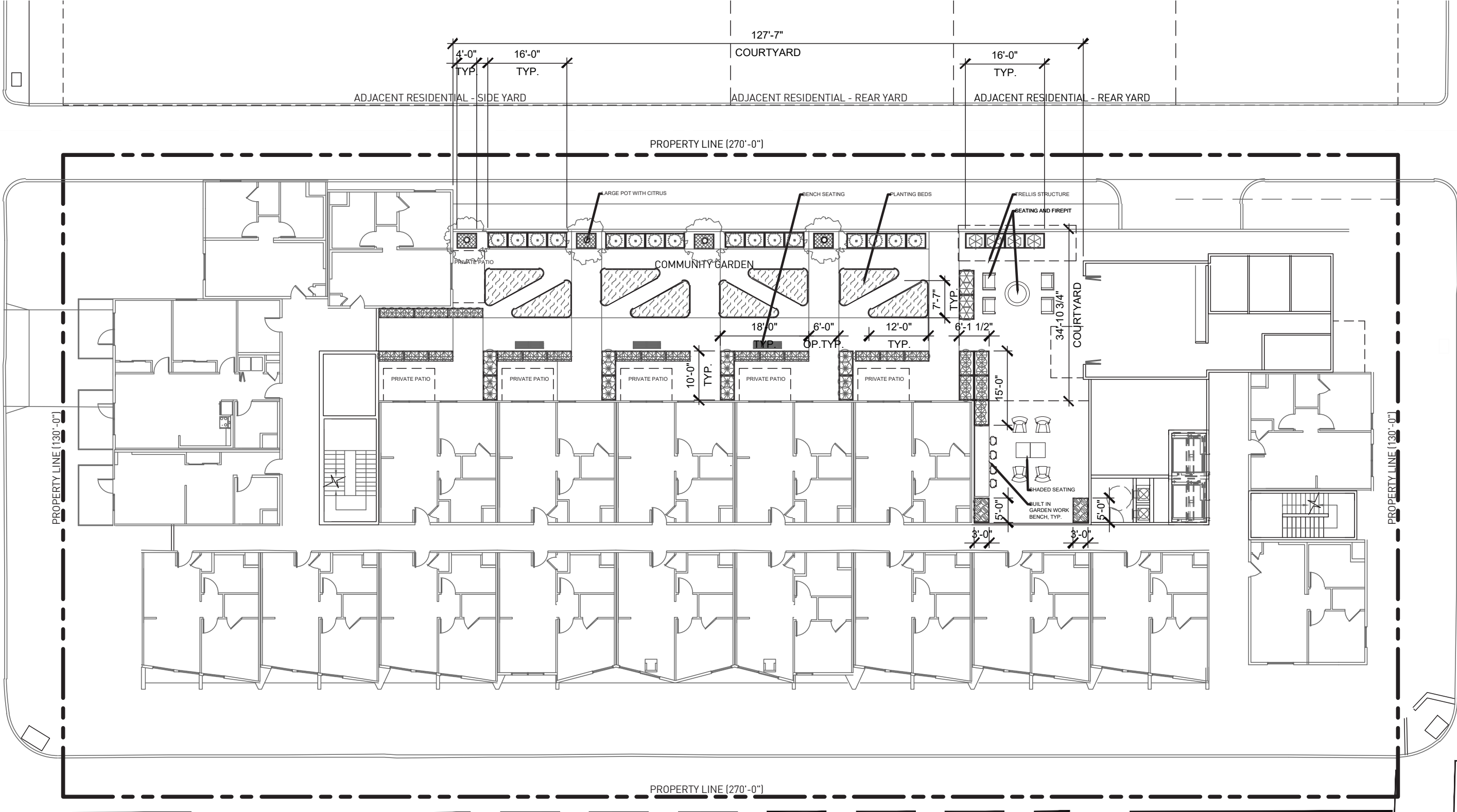
L1.01 - Landscape Plan Street / Level 1



SCALE 1" = 20'-0"



L1.02 - Landscape Plan Level 2



SCALE 1" = 20'-0"





Tristania conferta
Brisbane Box
(Street Tree)



Aloe bainei
Tree Aloe
(Accent Tree)



Citrus in Pots
(Community Garden Tree)



Cordyline 'Torbay Dazzler' in Pots
(Lobby Entry)



Agave attenuata
Foxtail Agave



Agave desmettiana
Dwarf Century Plant



Pennisetum 'Fairy Tails'
Fountain Grass



Aspidistra elatior 'Variegata'
Variegated Cast Iron Plant



Aucuba japonica 'Mr. Goldstrike'
Japanese Aucuba



Bougainvillea 'San Diego Red'
Bougainvillea



Carissa macrocarpa 'Green Carpet'
Dwarf Natal Plum



Dianella 'Little Rev'
n.c.n.



Diets vegata
Fortnight Lily



Olea europaea 'Little Ollie'
Dwarf Olive



Bambusa multiplex Golden Goddess'
Golden Goddess Bamboo

Plant Palette



Rosmarinus officinalis 'Prostrata'
Trailing Rosemary



Senecio mandraliscae
Blue Chalk Sticks



Phormium 'Surfer Green'
Flax



Tournesol 'Wilshire' fiberglass planters



Ficus Nitida 'Columns'
Indian Laurel Fig

TREE LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY*	REMARKS	DETAIL	WULCOLS
⊙	TRISTANIA CONFERTA BRISBANE BOX	24" BOX	19	STANDARD		M
✱	ALOE BAINSEII TREE ALOE	24" BOX	2	SPECIMEN		L
⊙	OLEA 'SWAN HILL' FRUITLESS OLIVE	24" BOX	4	STANDARD		L

SHRUB LEGEND

SYMBOL	BOTANICAL NAME / "COMMON" NAME	SIZE	QTY.	REMARKS	DETAIL	WULCOLS
✱	CORDYLINE 'TORBAY DAZZLER' N.C.N.	5 GAL.	4	IN POTS		L
✱	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	25	30" O.C.		L
⊙	AGAVE DESMETTIANA DWARF CENTURY PLANT	5 GAL.	18			L
⊙	PENNISETUM 'FAIRY TAILS' FOUNTAIN GRASS	5 GAL.	72	30" O.C.		L
⊙	ASPIDISTRA ELATIOR 'VARIEGATA' VARIEGATED CAST IRON PLAN	5 GAL.	12	24" O.C.		M
⊙	AUCUBA JAPONICA 'MR. GOLDSTRIKE' JAPANESE AUCUBA	5 GAL.	16	30" O.C.		M
▲	BOUGAINVILLEA 'SAN DIEGO RED' BOUGAINVILLEA	15 GAL.	13	TRAIN TO FENCE		L
⊙	CARISSA MACROCARPA 'GREEN CARPET' DWARF NATAL PLUM	1 GAL.	-	18" O.C.		L
⊙	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	5 GAL.	40	24" O.C.		M
▲	DIETES GRANDIFLORA FORTNIGHT LILY	5 GAL.	63	30" O.C.		L
⊙	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	15 GAL.	8	36" O.C.		L
⊙	BAMBUSA MULTIPLEX 'GOLDEN GODDESS' GOLDEN GODDESS BAMBOO	5 GAL.	26	30" O.C.		M
⊙	ROSMARINUS OFF. 'PROSTRATUS' CREEPING ROSEMARY	1 GAL.	-	18" O.C.		L
⊙	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	-	12" O.C.		L
✱	PHORMIUM TENAX FLAX	5 GAL.	31	36" O.C.		L
⊙	FICUS NITIDA 'COLUMNS' INDIAN LAUREL FIG	15 GAL.	16	24" O.C.		M



ZONE CHANGE FINDINGS
941 E. Pacific Coast Highway
Application No. 2002-07 (ZCHG20-01)
August 6, 2020

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The project site is currently zoned Regional Highway District (CHW). CHW is a commercial use district for mixed scale commercial uses located along major arterial streets and regional traffic corridors. Residential use is not permitted. The site would be rezoned to Community R-4-N (CCN) to facilitate development of the senior project. The CCN zone is similar to the Regional Highway District but differs in that it is a mixed-use zone that also permits medium density residential development. This density is required to allow the development of 68 residential units. The CCN zone is consistent with the General Plan's Land Use Designation, the Mixed-Use Neighborhood Serving Center or Corridor - Moderate (NSC-M) Placetype.

The site is surrounded by properties zoned Single Family Residential (R-1-N) to the north, and Regional Highway District (CHW) to the west, east, and south. There are multi-family buildings located immediately west of the project site. The areas surrounding the project site would not be substantially affected by this proposed rezoning as the senior development project would serve as an appropriate transition between the existing residential uses located to the immediate north and west. Construction of the project would not negatively affect the character of the existing neighborhood, nor would it adversely affect its livability.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

The Land Use Element of the General Plan states that the City of Long Beach is committed to continuing its tradition of improving the physical environment by achieving multiple and interrelated land use goals including, but not limited to, offering broad-based housing opportunities.

The Land Use Element identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach. The project would be consistent with the City's General Plan by creating new

multifamily housing in the vicinity of commercial uses and that would be consistent with the character of surrounding neighborhood.

The General Plan's Land Use Element, adopted in December 2019, designates the project site as the Mixed-Use Neighborhood Serving Center or Corridor - Moderate (NSC-M) Placetype. This PlaceType allows for moderate-density apartment and condominium buildings on larger parcels of land and low Intensity, neighborhood-serving, commercial uses, up to six stories in height. The NSC-M Placetype encourages the transitioning of the City's low-scale, often single-use commercial corridors into mixed use areas that result in medium-rise, moderate-intensity mixed use (housing and retail) commercial centers and corridors that provide goods and services conveniently located relative to housing.

The applicant seeks a Zone Change to Community R-4-N (CCN). The proposed CCN zone will better align the existing zoning designations of the parcels to their PlaceType outlined in the Land Use Element and facilitate the construction of housing on otherwise underutilized and vacant lots. The Land Use Element identifies the development of new multifamily housing along commercial corridors as an important strategy in this area of Long Beach. The zone change to the CCN district would support the production of housing in this location which is consistent the NSC-M Placetype designation of the General Plan. The project would be consistent with the City's General Plan by creating affordable senior units to address a housing need of a special needs population as identified in the Housing Element of the City's adopted General Plan. An affordable senior housing project in the vicinity of commercial uses would be consistent with the character of surrounding neighborhood.

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.

The proposed change does not involve the rezoning of an existing mobile home park. The western half of the project site is occupied by commercial buildings/uses. The eastern half of the project site is currently vacant, and is a former redevelopment site

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF SUPPORT**

RESIDENTIAL INFILL AND AFFORDABLE HOUSING EXEMPTION

901-945 E. Pacific Coast Highway

Application No. 2002-07

**ZONE CHANGE (ZCHG20-001), CONDITIONAL USE PERMIT (CUP20-005), and
SITE PLAN REVIEW (SPR20-005)**

1. **Project Title:** Mercy Housing
2. **Lead Agency Name and Address:** City of Long Beach, Development Services
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802
3. **Contact Person and Phone Number:** Anita Juhola-Garcia or Gina Casillas (562) 570-6194
4. **Project Location:** 901-945 E. Pacific Coast Highway, Long Beach, CA, (APN's 7210-013-026, 023, 900, and 901)
5. **Project Sponsor's Name and Address:** Studio One Eleven, 245 E 3rd Street, Long Beach, CA 90802
6. **General Plan Designation:** NSC-M (Neighborhood Serving Center or Corridor - Moderate Density)
7. **Zoning:** CCN (Community R-4-N) District
8. **Prior Environmental Document(s) Analyzing the Effects of the Infill Project:**
General Plan Land Use Element Environmental Impact Report
9. **Location of Prior Environmental Document(s) Analyzing the Effects of the Infill Project:**
City of Long Beach website: <http://www.longbeach.gov/link/510748a90c6a4f2090384f0950fc266a.aspx>
10. **Description of project (Describe the whole action involved. Including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation).**
The proposed project involves demolition of the existing commercial buildings located on the western portion of the site and the construction of a new four-story, 100% affordable senior housing project consisting of 67 affordable units, one manager unit, and 4,000 square feet of commercial retail/office space. The ground floor will consist of approximately 4,000 square feet of commercial (retail/office) space, approximately 4,587 square feet of resident amenity space, and 38 (surface) parking stalls. The second floor will consist of 20 residential units, 670 square feet of resident amenity space (community room), and 4,745 square feet of shared open space (communal garden and covered patio). The third and fourth floors will each provide 24 residential units respectively. The development is an affordable senior housing project providing supportive housing for 67 senior households (aged 62+) consisting of 7 studio units, 60 one-bedroom units and one, two-bedroom dedicated to the onsite manager. The project includes a Zone Change to

Community R-4-N District (CCN) , the granting of a Conditional Use Permit (CUP) and a Site Plan Review (SPR) to facilitate development of the senior housing development.

11. Surrounding land uses and setting: Briefly describe the project's surroundings, including any prior uses of the project site, or, if vacant, describe the urban uses that exist on at least 75 percent of the project's perimeter.

The project site addressed as 901-945 E. Pacific Coast Highway (APN's 7210-013-026, 023, 900, and 901), is located on (east) Pacific Coast Highway between Myrtle Avenue and Martin Luther King Junior Boulevard. The site is located entirely in a dense, urban environment. The project site is generally rectangular in shape, measuring 270 feet by 105 feet. It encompasses four parcels for a total project area of .65 acres (approximately 28,350 square feet). The site is immediately bordered by residential uses to the north, across the alley; commercial uses to the south, across Pacific Coast Highway, and commercial uses to the west, across Myrtle Avenue; and commercial uses east, across Martin Luther King Junior Boulevard.

According to the Phase 1 Environmental Site Assessment Update (Partner Engineering and Science Inc. dated November 12, 2019), the western half of the project site, addressed as 901 East Pacific Coast Highway, is currently occupied by automotive repair uses. The subject property was formerly undeveloped as early as 1896; developed with dwellings between 1921 and 1950; and developed with the current structures between 1951 and 1962. Tenants on the subject property have included residences (1921-1950); Leo's Radiator Shop/Complete Auto Care (1957-2000); Tapatillo Service (2000-2009); X-Tream Auto Body & (2010-2017); D'Paz Automotive Service (2003-Present); and Arturo's Auto Body & Paint (2018-Present).

According to the Phase 1 Environmental Site Assessment Report (Partner Engineering and Science Inc., dated July 24,2019), The eastern half of the project site, addressed as 925-945 (odds) East Pacific Coast Highway, is a former redevelopment site. The subject property was formerly undeveloped as early as 1914; was developed with two residential buildings by 1925; was additionally developed with a gas station and automotive repair shop as early as 1944 to 1972; and was redeveloped with a commercial/retail building from at least 1977 to 2010. The subject property has been vacant land since 2012. Tenants on the subject property include various residential occupants (circa 1925 to circa 1963); various occupants associated with gasoline service station/automotive repair operations (circa 1944 to 1972); and commercial retail occupant(s) and/or Whistler Liquor (circa 1977 to 2010). Due to the lack documentation of the removal of the underground storage tanks and associated equipment, Partner prepared a Remedial Excavation Report on the subject property on December 19, 2009 on behalf of the City of Long Beach Redevelopment Agency. Subsequent, remedial Excavation operations took place between October 27 and November 3, 2009 which included removal of contaminated soil and residual piping from a former UST excavation coupled with post-remediation sampling.

12. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

State of California Department of Housing, State of California Department of Housing, Los Angeles County Development Authority, City of Long Beach, Housing Authority of the City of Long Beach, California Department of Housing and Community Development, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee, and Caltrans

A Residential infill project or an affordable housing project shall meet the threshold criteria set forth below (Section 15192 of the CEQA Guidelines) (Provide the information demonstrating that the residential infill or affordable housing project satisfies the following threshold criteria)

THRESHOLD REQUIREMENTS	EXPLANATION
a) The project must be consistent with:	
<p>1) Any applicable general plan, specific plan, or local coastal program including any mitigation measures required by such plan or program, as that plan, or program existed on the date that the application for the project pursuant to section 65943 of the Government Code was deemed complete; and</p>	<p>The Long Beach General Plan’s Land Use Element, adopted in December 2019, located online at : http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/lueude/land-use-element-final-adopted-december-2019, designates the project site as NSC-M (Neighborhood Serving Center or Corridor - Moderate Density) PlaceType. This PlaceType is a mixed-use land use designation that allows neighborhood-serving, medium intensity commercial uses and medium-density apartment and condominium buildings. The NSC-M designation is characterized with developments up to seven stories in height and residential densities up to 54 dwelling units per acre (du/acre), depending on lot size.</p>
<p>2) Any applicable zoning ordinance, as that zoning ordinance existing on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of the project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.</p>	<p>The project site is currently zoned Regional Highway District (CHW) and the project includes a Zone Change to the Community R-4-N District (CCN) to allow the senior housing project. The City's General Plan Land Use Element (LUE) identifies the General Plan PlaceType (e.g. General Plan land use designation) of the subject property as Neighborhood Serving Center or Corridor - Moderate (NSC-M), which is generally described as a moderate intensity, mixed use PlaceType. More specifically, the NSC-M Placetype allows for moderate-density apartment and condominium</p>

THRESHOLD REQUIREMENTS	EXPLANATION
	buildings on larger parcels of land and low Intensity, neighborhood-serving, commercial uses, up to seven stories in height. The City's 2019 General Plan LUE indicates that the Community R-4-N District (CCN) zoning designation is consistent with the NSC-M PlaceType. The rezoning will correct inconsistency between the General Plan and the zoning designation.
b) Community-level Environmental Review has been adopted or certified.	Certified Program Environmental Impact Report (PEIR) EIR 03-16, (State Clearinghouse No. 2015051054) was prepared for the 2019 General Plan Land Use Element Update and Urban Design Element and adopted by City Council on December 2019 can be found online at: http://www.longbeach.gov/link/510748a90c6a4f2090384f0950fc266a.aspx . This PEIR analyzed the entire 50 square miles within the limits of the City of Long Beach (excluding the City of Signal Hill) in Los Angeles County (County), California.
c) The project and other projects approved prior to the approval of the project can be adequately serviced by existing utilities, and the project applicant has paid or has committed to pay, all applicable in-lieu or development fees.	This site is in a dense urban environment which can be adequately served by all utilities. The project will redevelop an existing site that was previously developed with commercial uses. For these reasons, no impacts associated with this issue are anticipated.
d) The site of the project:	
1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations	According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the site is located in the southern edge of the Los Angeles Basin, a coastal plain between the Santa Monica Mountains to the north, the Elysian and Repetto Hills to the northeast, the Puente Hills and Whittier Fault to the east, the Palos Verdes Peninsula and Pacific Ocean to the west and south, and the Santa Ana Mountains and San Joaquin Hills to the southeast. The project site is developed and located within an urbanized area in the City of Long Beach. There are no federally protected

THRESHOLD REQUIREMENTS	EXPLANATION
	wetlands located within or near the project site. For these reasons, no impact associated with this issue is anticipated.
2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.	The project site is in an urbanized area and is isolated from natural wildlife areas by the surrounding urban environment. The project site does not contain a riparian habitat or other sensitive natural community. For these reasons, no impact associated with this issue is anticipated.
3) Does not have any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 153 et. seq.), or by the Native Plant Protection act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (Commencing with Section 2050) of Division 3 of the Fish and game Code.	The project site is located in an area that has been developed with mixed land uses and is isolated from natural wildlife areas by the surrounding urban development. The project site does not contain any native plant or wildlife species because it is completely built-out and paved over. For these reasons, no impact associated with this issue is anticipated.
4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.	The project site is located in an area that has been developed with mixed land uses and is isolated from natural wildlife areas by the surrounding urban development. The project site does not contain any native plant or wildlife species because it is completely built-out and paved over. For these reasons, no impact associated with this issue is anticipated.
e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code (Cortese List)	The project site is not included on a list of hazardous materials sites, compiled pursuant to the Government Code Section 65962.5. For this reason, no impacts associated with this issue are anticipated.
f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to	Phase I Environmental Site Assessment Update (Partner Engineering and Science Inc. dated November 12, 2019) for the property addressed as 901 East Pacific Coast Highway provided an assessment regarding potential environmental conditions at the subject property. The assessment revealed no evidence of recognized environmental conditions in connection with the subject property. Due to the previous use of the site (901 E. PCH), an automotive repair business, a Phase II Subsurface Investigation (Partner

THRESHOLD REQUIREMENTS	EXPLANATION
<p>significant health hazards from any nearby property or activity. In addition, the following steps have been taken in response to the results of this assessment:</p>	<p>Engineering and Science Inc., dated July 2, 2019) was prepared to evaluate the potential impact of petroleum hydrocarbons, VOCs, and/or PCBs to soil gas, soil, and/or groundwater as a consequence of a release or releases from the on-site automotive repair/body activities. Based on the proposed redevelopment of the subject property for residential use, the detected concentrations of VOCs in soil gas do not appear to represent a concern for vapor intrusion for the proposed construction at this time. Based on the lack of detections in soil, groundwater, and soil gas above current regulatory guidelines, there does not appear to be a release above <i>de minimis</i> concentrations at this time. Partner recommends the implementation of a Soil Management Plan during the proposed redevelopment activities.</p> <p>Phase I Environmental Site Assessment (Partner, dated July 24, 2019) for the property addressed as 925-945 E. Pacific Coast Highway provided an assessment related to site's environmental conditions. This assessment has not revealed evidence of current recognized environmental conditions or environmental issues in connection with the subject property.</p>
<p>1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p>	<p>Phase I Environmental Site Assessment Update (Partner, dated November 12, 2019) for the property addressed as 901 East Pacific Coast Highway revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified due to the previous use of the site an automotive repair business. Phase II Subsurface Investigation (Partner dated July 2, 2019) recommends that the implementation of a Soil Management Plan during the proposed redevelopment activities and prior to the disturbance of any suspect ACM at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M)</p>

THRESHOLD REQUIREMENTS	EXPLANATION
	plan.
<p>2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.</p>	<p>Phase I Environmental Site Assessment Update (Partner, dated November 12, 2019) for the property addressed as 901 East Pacific Coast Highway revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified due to the previous use of the site an automotive repair business. Phase II Subsurface Investigation (Partner dated July 2, 2019) recommends that the implementation of a Soil Management Plan during the proposed redevelopment activities and prior to the disturbance of any suspect ACM at the subject property, a comprehensive survey, designed to determine if the suspect materials are regulated, is recommended. If such materials are identified and need to be disturbed, repaired or removed, a licensed abatement contractor should be consulted. Suspect ACM can also be managed under the auspices of an Operations and Maintenance (O&M) plan.</p>
<p>g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.</p>	<p>The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code. The western half of the site is currently used as automotive repair uses and the eastern half is vacant.</p>
<p>h) The project site is not subject to wildland fire hazard as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of wildland fire hazard.</p>	<p>The project site is not subject to wildland fire hazard as determined by the Department of Forestry and Fire Protection. The site is located in a dense urban environment which is not subject to wildland fire hazard.</p>
<p>i) The project site does not have an unusually high risk of fire</p>	<p>The project consists of a four story, (affordable) senior housing</p>

THRESHOLD REQUIREMENTS	EXPLANATION
<p>or explosion from materials stored or used on nearby properties.</p>	<p>development. The project site is not anticipated to have an unusually high risk of fire or explosion from materials stored or used nearby. The project site fronts on Pacific Coast Highway and is bounded by Meryl Avenue to the west, Martin Luther King Junior to the east, and an alley to the north. The project site will be developed over the entire block which provides sufficient buffers from adjacent properties. The City of Long Beach Fire Department provides fire protection for the proposed project area. Fire protection is addressed by the incorporation of standard design features required by the City of Long Beach to be included in the design and construction of new development such as fire hydrants, sprinklers, fire flow standards, access requirements, construction requirements, and other measures designed to increase fire safety.</p>
<p>j) The Project site does not present a risk of public health exposure at a level that would exceed the standards establish by any state or federal agency.</p>	<p>The Project site does not present a risk of public health exposure at a level that would exceed the standards establish by any state or federal agency. Building, Fire and Health codes provide sufficient requirements that protect from the risk of exposure of health exposures.</p>
<p>k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or that the applicable general plan or zoning ordinance contains provisions to mitigate the risk of earthquake or seismic hazard.</p>	<p>According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the site is not within a state-designated Alquist-Priolo Earthquake Fault Zone (CGS, 2019a; CGS, 2019b; CDMG, 1986) for surface fault rupture hazards. No active or potentially active faults with the potential for surface fault rupture are known to pass directly beneath the site. Therefore, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low.</p>
<p>l) Either the project site does not present a landslide hazard, flood plans, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to</p>	<p>According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the topography at the site is relatively level. The County of Los Angeles Safety Element (Leighton, 1990) and the City of</p>

THRESHOLD REQUIREMENTS	EXPLANATION
mitigate the risk of landslide or flood.	Long Beach (Woodward-Clyde Consultants, 1988) indicate the site is not within an area identified as a “Hillside Area” or an area having a potential for slope instability. Additionally, the site is not within an area identified as having a potential for seismic slope instability (CDMG, 1999). There are no known landslides near the site, nor is the site in the path of any known or potential landslides. Therefore, the potential for slope stability hazards to adversely affect the proposed development is considered low.
m) The project site is not located on developed open space.	According to Geotechnical Investigation Report (Geocon West Inc., dated November 11, 2019), the project site is located in dense urban environment. The previous use of the site has retail and automotive repair and the zoning of the site is commercial. The site is not located in any designated open space area.
n) The project site is not located within the boundaries of a state conservancy.	The previous use of the site was retail and a portion of the project site is used for automotive repair. The zoning of the site is commercial. The project site is not located within the boundaries of a state conservancy.
o) The Project has not been divided into small projects to qualify for one or more of the exemptions set for the in sections 15193 or 15195.	The project includes the demolition of existing commercial structures and the construction of a new four-story senior housing project which requires several entitlements. The project is not divided into smaller projects.

SECTION 15194---AFFORDABLE HOUSING EXEMPTION

AFFORDABLE HOUSING PROJECT CRITERIA	YES	NO
(a) The project meets the thresholds criteria set forth in section 15192. (See Checklist included in this packet.)	X	
(b) The project meets the following size criteria: The project site is not more than five (5) acres in area?	X	
(c) The project meets both of the following requirements regarding location:		
(1) The project meets one of the following location requirements relating to density:		
(A) The Project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.		X
(B) The project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.		X
(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residences of the project due to unusual circumstances or due to the related or cumulative impacts of reasonable foreseeable projects in the vicinity of the project.	X	
(2) The project meets one of the following site-specific location requirements:		
(A) The project site has been previously developed for qualified urban uses.	X	
(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.	X	
(C) The project site has not been developed for urban uses and all of the following conditions are met:	X	

AFFORDABLE HOUSING PROJECT CRITERIA	YES	NO
<ol style="list-style-type: none"> 1. No parcel within the site has been created within 10 years prior to the proposed development of the site. 2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses. 3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses. 		
(d) The project meets both of the following requirements regarding provision of affordable housing.		
(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.	X	
(2) The developer of the projects provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.	X	

SECTION 15195 RESIDENTIAL INFILL HOUSING EXEMPTION

INFILL HOUSING PROJECT CRITERIA	YES	NO
(a) Except as set forth in subdivision (b), CEQA does not apply to any development project that meets the following criteria:		
(1) The project meets the threshold criteria set forth in section 15192; provided that with respect to the requirement in Section 15192(b) regarding community-level environmental review, such review must be certified or adopted within five years of the date that the lead agency deems the application for the project to be complete pursuant to Section 65943 of the Government Code.	X	
(2) The project meets both of the following size criteria:		
(A) The site of the project is no more than four (4) acres in total area.	X	
(B) The project does not include any single level building that exceeds 100,000 square feet.	X	
(3) The project meets both of the following requirements regarding location:		
(A) The project is a residential project on an infill site.	X	
(B) The project is within one-half mile of a major transit stop.	X	
(4) The project meets both of the following requirements regarding number of units:		
(A) The project does not contain more than 100 residential units.	X	
(B) The project promotes higher density infill housing. The lead agency may establish its' own criteria for determining whether the project promotes higher density infill housing except in either of the following two circumstances:	X	
1. A project with a density of at least 20 dwelling units per acre is conclusively presumed to promote higher density infill housing.	X	

INFILL HOUSING PROJECT CRITERIA	YES	NO
2. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density infill housing unless the preponderance of the evidence demonstrates otherwise.		X
(5) The project meets the following requirements regarding availability of affordable housing: The project would result in housing units being made available to moderate, low or very low-income families as set forth in either A or B below:		
(A) The project meets one of the following criteria, and the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units as set forth below at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.	X	
1. At least 10 percent of the housing sold to families of moderate income, or:		X
2. Not less than 10 percent of the housing is rented to families of low income, or	X	
3. Not less than 5 percent of housing is rented to families of very low income.	X	
(B) If the project does not result in housing units being available as set forth in subdivision (A) above, then the project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).		X
(b) A project that otherwise meets the criteria set forth in subdivision (a) is not exempt from CEQA if any of the following occur:		
(1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances.		X
(2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or	X	

INFILL HOUSING PROJECT CRITERIA	YES	NO
adopted.		
(3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project that was not known, and could not have been know at the time that community-level environmental review was certified or adopted.		X
If a project is not exempt from CEQA due to subdivision (b), the analysis of the environmental effects of the project covered in the EIR or the negative declaration shall be limited to an analysis of the project-specific effect of the projects and any effects identified pursuant to subdivision (b) (2) and (3).		X