



# Planning Commission

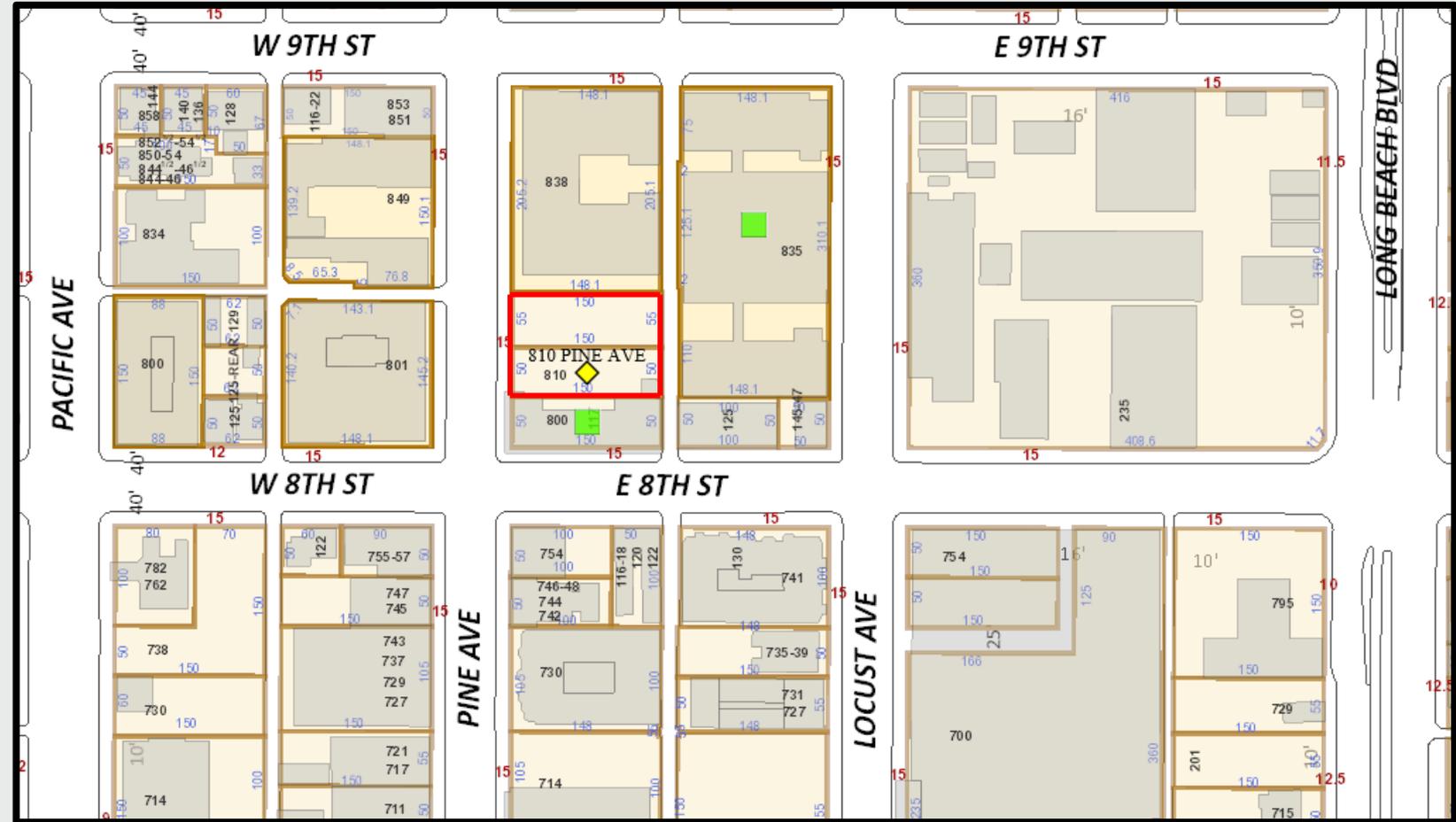
February 17, 2022

**810 Pine Avenue  
Site Plan Review and Conditional Use Permit  
Application No. 1904-22**

# Vicinity Map

- Zoning – Downtown Plan Area (PD-30)
- Site – 105' x 150' (15,595 sq. ft.)
- General Plan Downtown District (DT) PlaceType

 Landmark Building



# Existing Conditions



## The Regency Palms II

- Ten-Story Senior Assisted-Living Facility
- 60 Private Rooms and 18 Semi-Private Rooms
- 86 Parking Stalls
- Lot Merger Required
- Joint Parking Agreement Required

# Project Renderings



View from Pine Avenue



# Project Renderings



Tribune Court (Alley) View



1. Temple Lofts view from courtyard - revised landscape buffer

Landscaping Buffer

Panel Screens

# Project Renderings



[View between 810 Pine and 838 Pine](#)

Planter buffer



Shading devices, planter and furniture options

[View from 838 Pine](#)

# Project Open Space

**SITE LANDSCAPE REQUIREMENT CALCULATION:**

FLOOR	OPEN SPACE	LANDSCAPE (SOFT) AREA
GROUND	1,349 S.F.	286 S.F.
LEVEL 3	1,000 S.F.	27 S.S.F.
LEVEL 9	7,956 S.F.	2,690 S.F.
LEVEL 10	1,762 S.F.	205 S.F.
<b>10% MINIMUM of SITE to be LANDSCAPED</b>		
TOTAL SITE	=	12,067 S.F.
TOTAL LANDSCAPE AREA	=	3,208 S.F.
	=	26% PROVIDED



# Project Compliance

- ✓ PD-30 Development Standards
- ✓ Conditional Use Permit Findings
- ✓ Site Plan Review Findings

The project results in no new, previously unidentified environmental impacts per a project-specific analysis of the Downtown Plan Program Environmental Impact Report (EIR).

Public hearing notices were distributed on February 3, 2022, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

Numerous public correspondence was received after noticing.

# Recommendation

- Approve Site Plan Review SPR 19-010 and Conditional Use Permit CUP 19-013, as conditioned
- Determine the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report



Thank you

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