

SITE PLAN/ ROOF/ LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

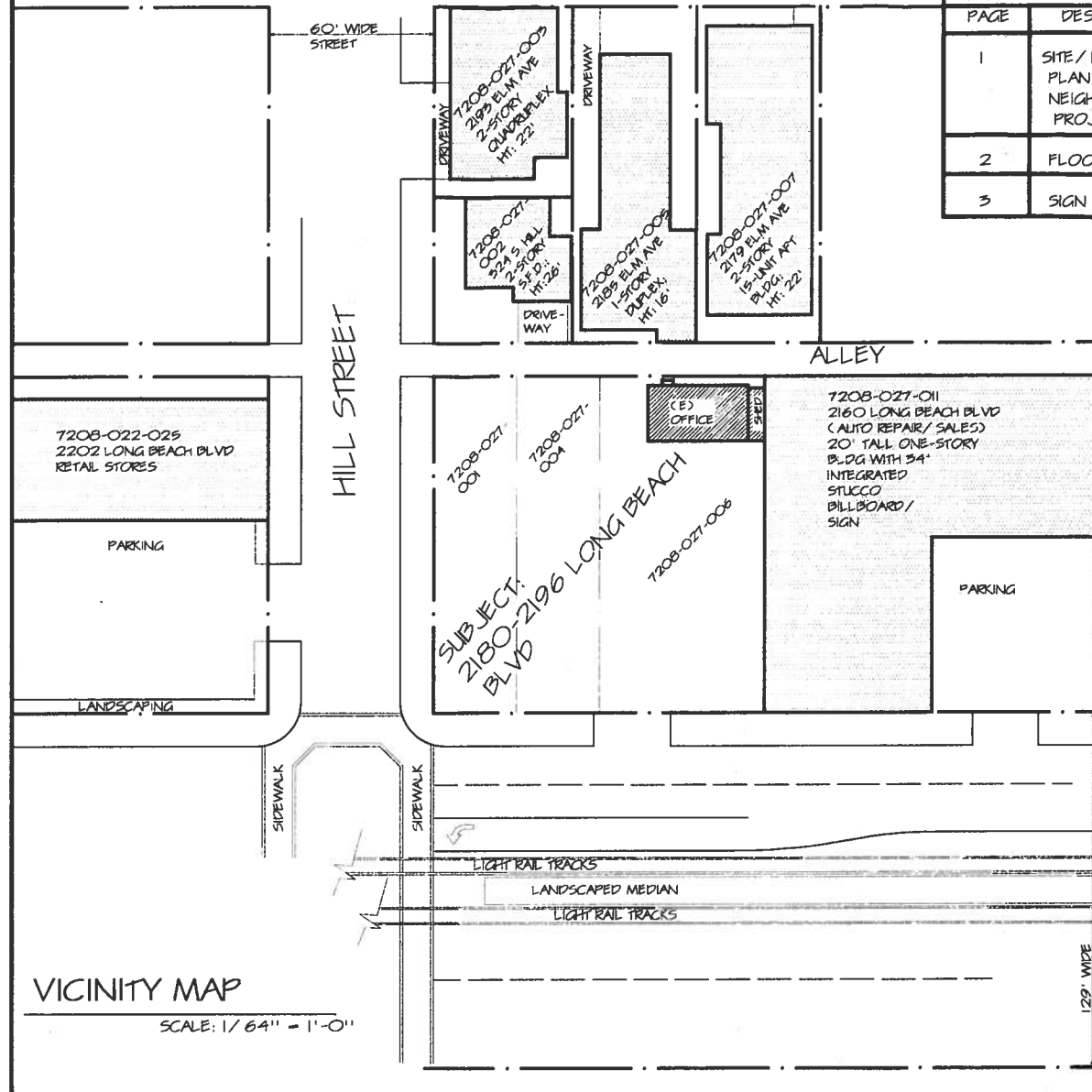
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ELM AVENUE



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LEGAL DESCRIPTION

Addresses: 2180 Long Beach Blvd AND 2196 Long Beach Blvd Long Beach CA 90806

APN/ Legal Description:
 7208-027-001 (2180 Long Beach Blvd) Tract: Hawksey Tract 2; Lot 2 Lot Size: 3,600
 7208-027-004 (2196 Long Beach Blvd) Tract: Hawksey Tract 2; Lot 4 Lot Size: 3,600
 7208-027-006 (2196 Long Beach Blvd) Tract: Hawksey Tract 2; Lots 6 & 8 Lot Size: 7,320

TOTAL LOT SIZE: 4,520
 Occupancy Group: B
 Construction Type: V-B

TABULATION OF BUILDING AREA

Area	Existing	New	Total
Office	723	0	723
Storage	114	0	114
Carport	234	0	234

NO ADDITIONAL SQUARE FOOTAGE

REQUEST: A conditional use permit: Continuing use a property for Automotive Sales; Waiving landscaping and showroom requirements.

SCOPE OF WORK:
 Upgrade parking to meet the code's standards.
 Please note that 12 new parking spaces will be stripped.
 See required parking calculation to right.

No changes to the existing buildings.
 No new structures.
 No new lighting or signage.
 No landscaping changes.

ZONING:

ZONE: PD-29 SUBAREA 3 (BETWEEN 21st & 25th)
 USE: Auto Sales

SETBACKS:

Existing building with 8'6" setback on rear side and 0" setback on South side.
 8'6" rear setback is a local non-conforming setback. (10' setback required from centerline of alley.)
 0" side setback is allowable under the current code as the adjacent building is on the property line.
 Proposed surface parking is 9.5' from the front property line.
 This setback exceeds the required 5' setback from a public street.

LANDSCAPING:

A landscape buffer is required along Long Beach Blvd and along the Hill Street side of the property.
 This required buffer greatly reduces the car sales area.
 The client would like to discuss the elimination of this requirement with the Planning Commission.

Additionally, a landscape buffer is required along the rear alley, as the alley also serves a residential area.

This required buffer greatly reduces the car sales area.
 Additionally, the residential area is buffered by an existing 8.5' high wood fence.
 The client would like to discuss the elimination of this requirement with the Planning Commission.

MAX BLDG HEIGHT: 12'8" (< 50' max)
 FLOOR AREA RATIO: No limit
 LOT COVERAGE: No limit

REQUIRED PARKING:

4 spaces required/ 1000 sq ft of office
 723 sq ft office - 3 required parking spaces
 8200 sq ft of auto sales area - 9 required parking spaces
 12 standard spaces req'd

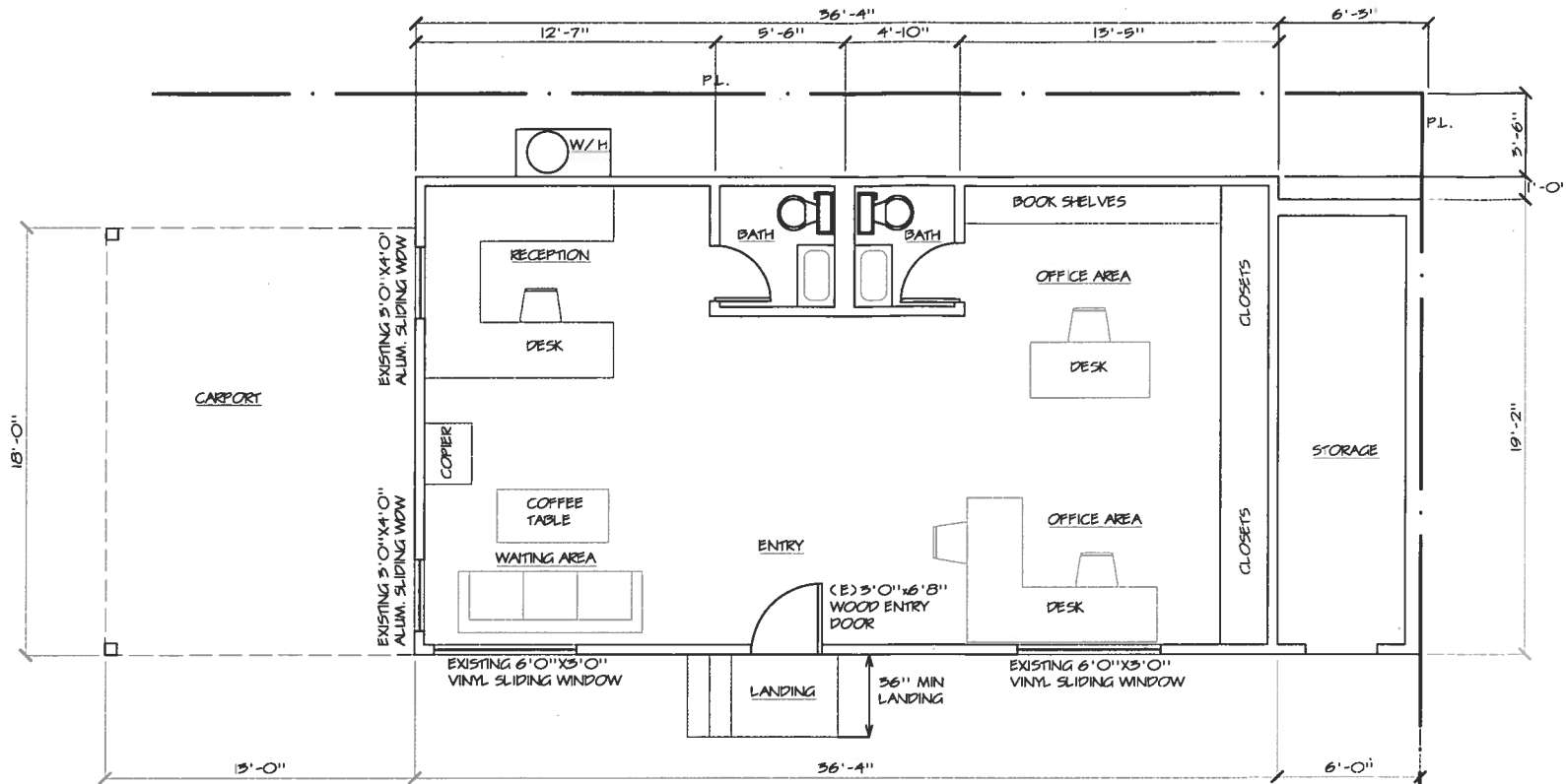
SHOWROOM: No showroom is provided.

VEHICLE REPAIR: No vehicles are repaired on-site

LIGHTING: 8 existing light posts along Hill and LB Blvd. And, one light post on site. All lighting is directed towards the property.

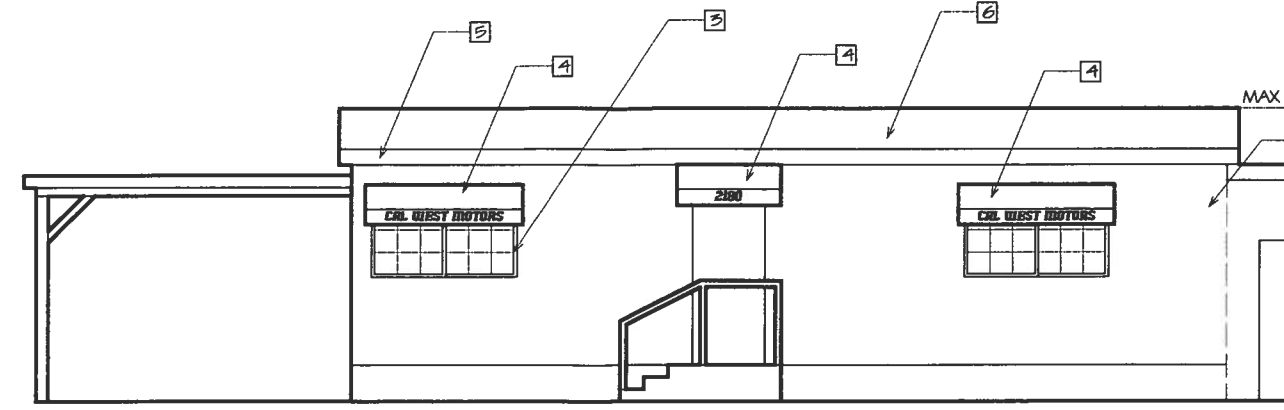
FENCING/ SCREENING:

A 8.5' fence screens the property from the residential use.
 An existing 10.5' chain link fence is along Hill and Long Beach Blvd.
 Each fence is 12' from the property line and 13.5' from the street



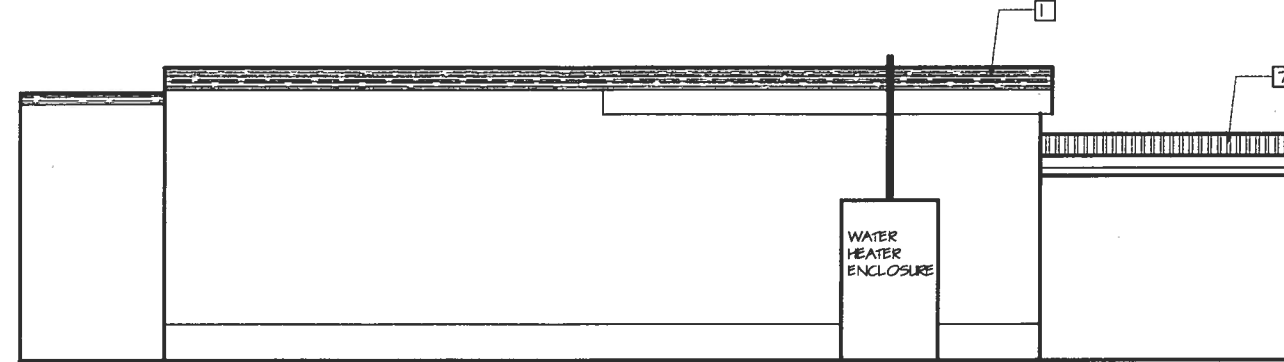
EXISTING OFFICE FLOOR PLAN

PLEASE NOTE: THERE ARE NO PROPOSED CHANGES TO THIS BUILDING
SCALE: 1/8" = 1'-0"



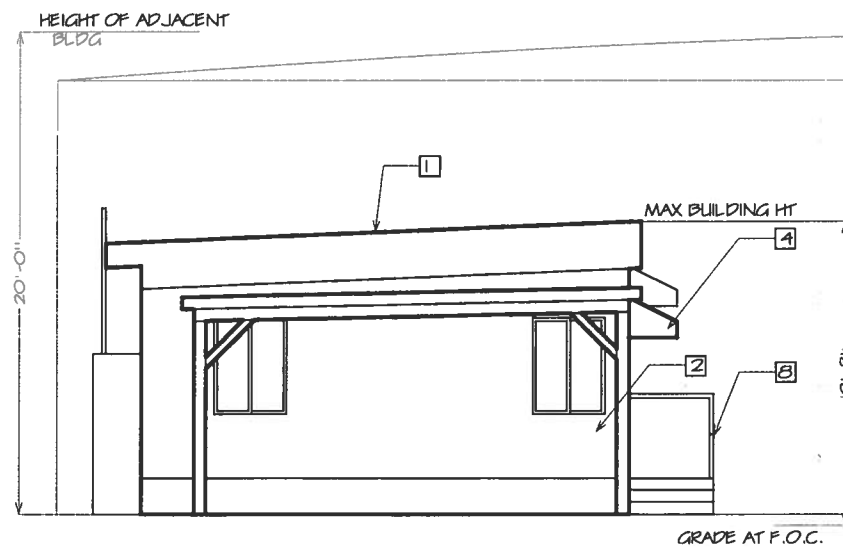
(E) OFFICE WEST ELEVATION

SCALE: 1/8" = 1'-0"



(E) OFFICE EAST ELEVATION

SCALE: 1/8" = 1'-0"



(E) OFFICE NORTH ELEVATION

SCALE: 1/8" = 1'-0"

OFFICE IS ATTACHED TO BUILDING TO THE SOUTH. SO, THE SOUTH ELEVATION IS NOT SHOWN.

OFFICE ATTACHED TO BUILDING ON ADJACENT PROPERTY. OUTLINE OF THIS BUILDING IS SHOWN.

ELEVATION NOTES

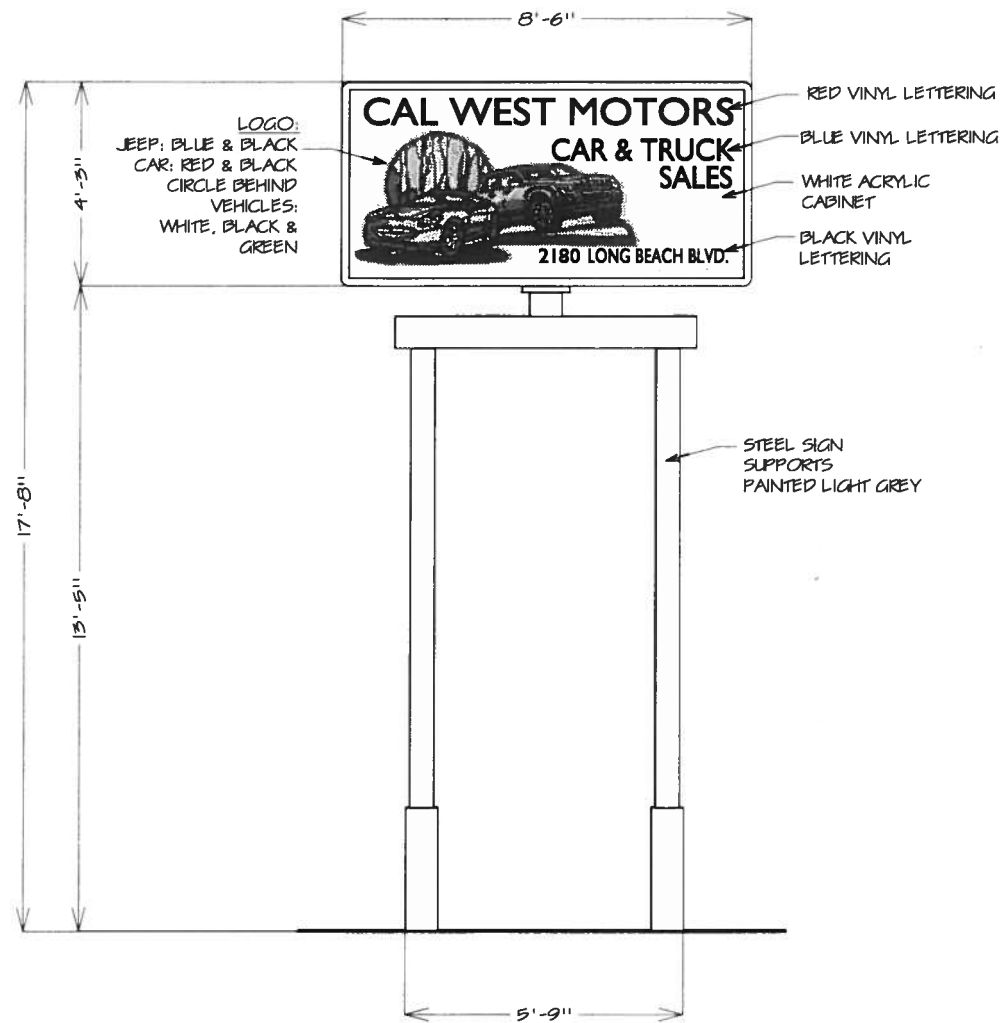
- 1 Roof Material: Existing built up roof.
- 2 Existing tucco exterior walls. Painted "KHAKI"
- 3 Existing white vinyl windows with divided lights on East (public) elevation.
- 4 Existing larch fabric awnings over the east facing windows and front door. Awnings feature the business name and address.
- 5 Existing brown wood trim at ceiling level.
- 6 Existing stuccoed eaves painted light tan.
- 7 Existing wood carport. Painted dark brown. Corrugated metal roof.
- 8 Existing metal handrail/ guard rail at steps. Painted black.

SIGN INTEGRATED INTO BUILDING



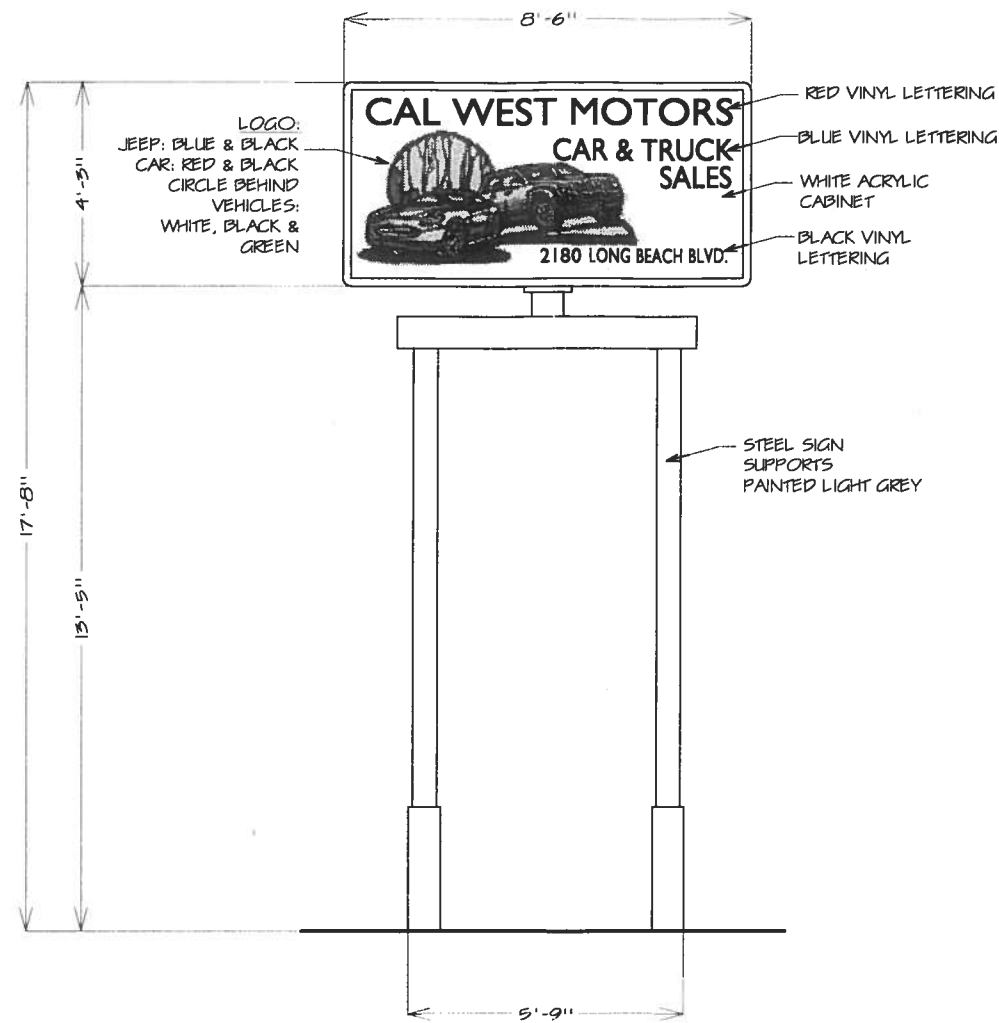
EXISTING SIGN AT NORTHWEST CORNER OF PROPERTY (SEE SITE PLAN FOR LOCATION)

SIGN AREA: 36 SQ FT



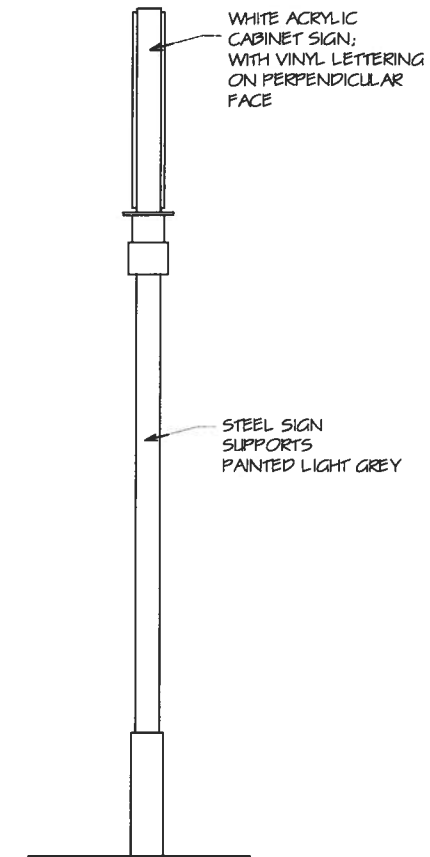
SIGN: SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



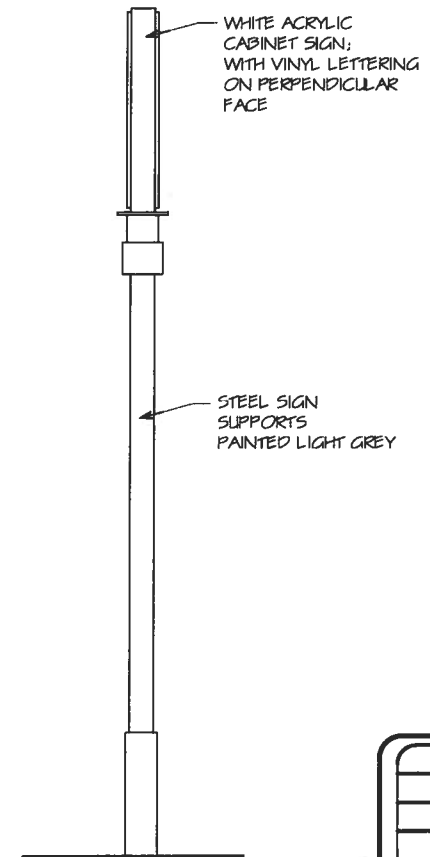
SIGN: NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SIGN: EAST ELEV.

SCALE: 1/4" = 1'-0"



SIGN: WEST ELEV.

SCALE: 1/4" = 1'-0"