

# STUDY SESSION ITEM

## ATLANTIC SENIOR ASSISTED LIVING FACILITY 580 Vernon Street March 29, 2010 Submittal

Proposed six-story, 155-unit senior assisted living facility on a 38,264 square foot project site located at the southwest corner of Atlantic Avenue and Vernon Street covering Subareas 2B and 2E of the Atlantic Avenue Planned Development District (PD-25).

	PD-25	Project Proposal	Compliance
Density	39 Units + 35% Density Bonus = 52 Units <sup>1</sup>	155 Units <sup>2</sup>	No
Height	Sub. 2B = 35' Sub. 2E = 48' <sup>3</sup>	78' <sup>4</sup>	No
Parking	1 Stall / 3 Bdrms <sup>5</sup>	73 Stalls <sup>6</sup>	Yes
Setbacks	Atlantic = 10' Min <sup>7</sup> Vernon = 5' Min P.E. ROW = 0'	Atlantic = 6'-2" Vernon = 5' P.E. ROW = 9'-6"	Atlantic: No Vernon/PE: Yes
Stepbacks	Sub. 2B = N/A Sub. 2E = 30' <sup>8</sup>	Sub. 2B = 12', 8'-6" <sup>9</sup> Sub. 2E = 5', 6' <sup>10</sup>	No
Courtyard	30' x 75' <sup>11</sup>	22'-8" x 55'-2"	No
Usable Open Space	150 sq ft per unit <sup>12</sup>	Common = 2,029 sq ft Private = TBD <sup>13</sup>	No / TBD
Privacy	Table 31-6	TBD	TBD
Articulation	15' x 20' <sup>14</sup> ; No façade/massing repetition w/in 100'	Limited	No

<sup>1</sup> Based on 1 unit / 975 sq ft of site area (R-4-N density standards) + 35% density bonus.

<sup>2</sup> Based on 1 unit / 300 sq ft of site area (No comparable 21.31 standard exists) + 35% density bonus.

<sup>3</sup> With Site Plan Review approval, provided 30' stepbacks and 28' maximum height over 50% of Subarea 2E portion of project.

<sup>4</sup> Roof element at Atlantic and Vernon corner projects above the project's 78' common parapet (no elevation measurement provided).

<sup>5</sup> Permitted upon Planning Commission's finding that "the neighborhood...has ample, readily available street parking or is well-served by public transportation and a concentration of senior services."

<sup>6</sup> Based on 1 stall / 3 bedrooms, with a provision of valet parking, shuttle service, 48 stalls in tandem.

<sup>7</sup> 10' Special Setback for potential street widening.

<sup>8</sup> Atlantic and P.E. ROW frontages.

<sup>9</sup> Vernon and Atlantic frontages, respectively.

<sup>10</sup> Atlantic and P.E. ROW frontages, respectively.

<sup>11</sup> Vernon frontage.

<sup>12</sup> 50% common; 50% private.

<sup>13</sup> Balcony dimensions not available.

<sup>14</sup> Minimum articulation between grade and 15' elevation (all elevations)

*Atlantic*  
Senior Assisted  
Living Community

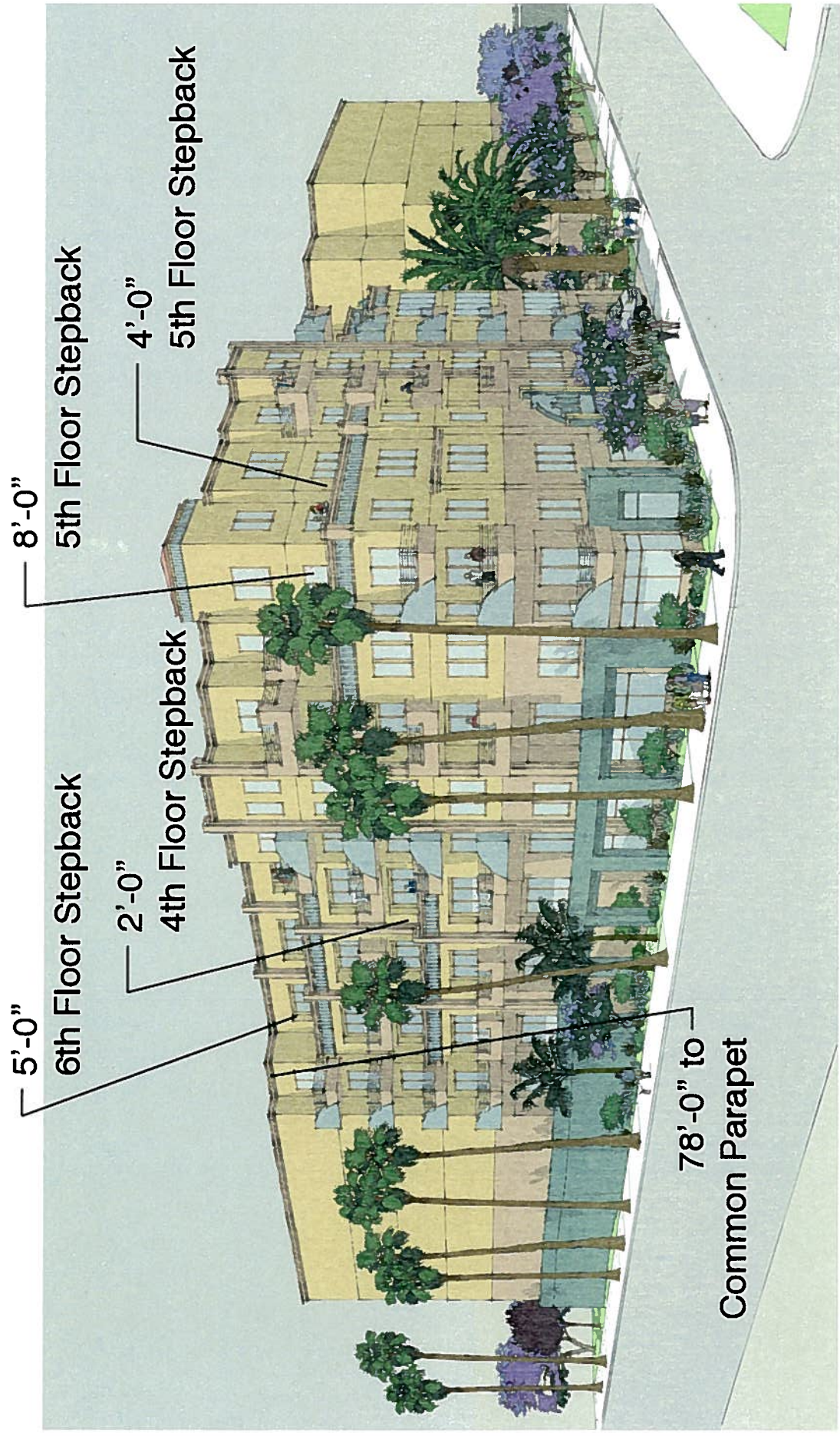
City of Long Beach Planning Department  
Conceptual Design Package for redevelopment site  
Atlantic Avenue and Vernon Street

March 29th, 2010



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+ associates

STUDY SESSION  
ITEM



Aerial View looking Southwest



78'-0" to  
Common Parapet

5'-0"  
6th Floor Stepback

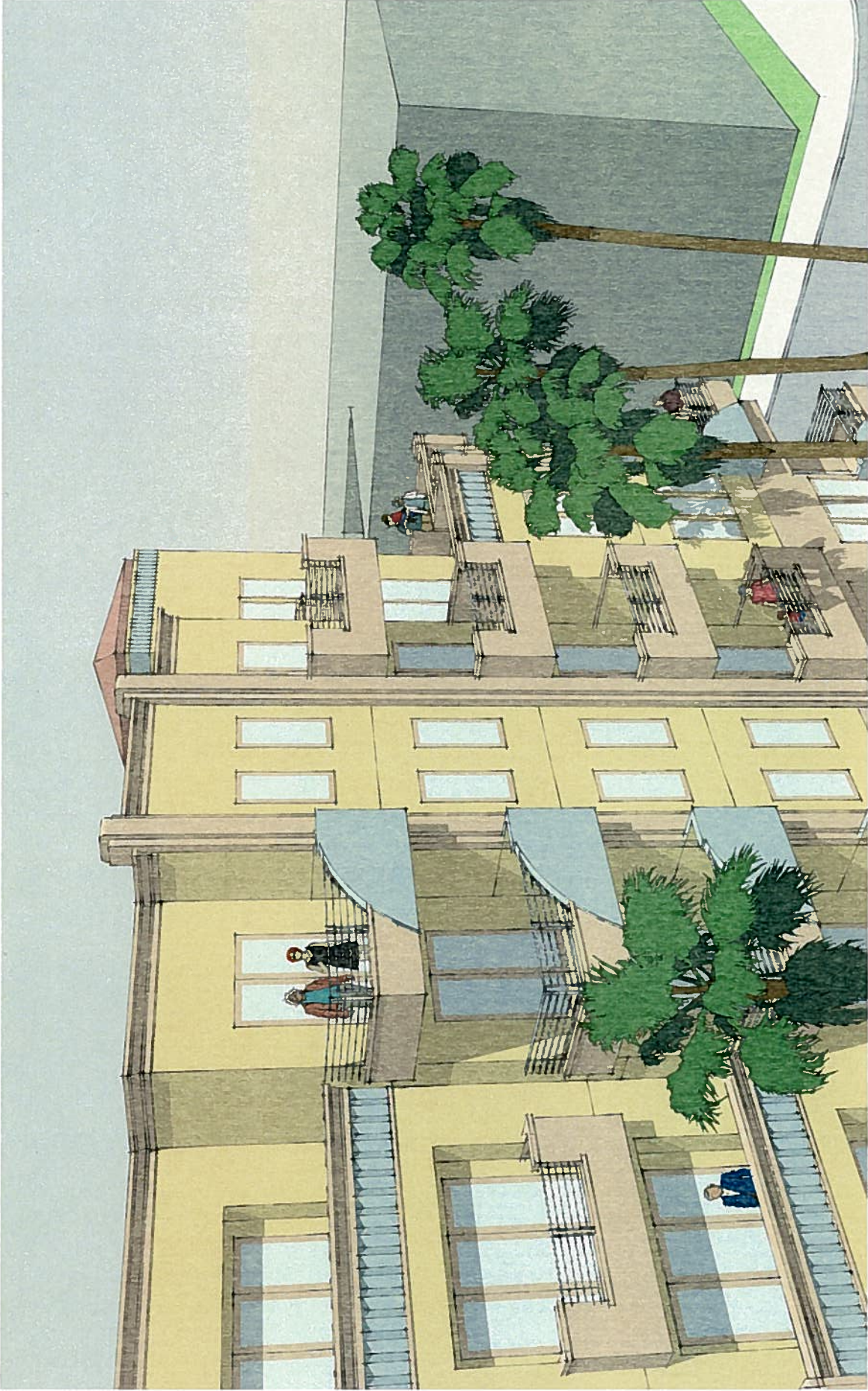
2'-0"  
4th Floor Stepback

8'-0"  
5th Floor Stepback

Atlantic Avenue Aerial



*Atlantic*  
Senior Assisted  
Living Community



Balconies, Art Deco Details



Building Entrance on  
 Vernon Street opposite  
 Menorah Courtyard (PD-25)

Vernon Street Aerial





Vernon Street Entrance



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Atlantic Avenue Arcade

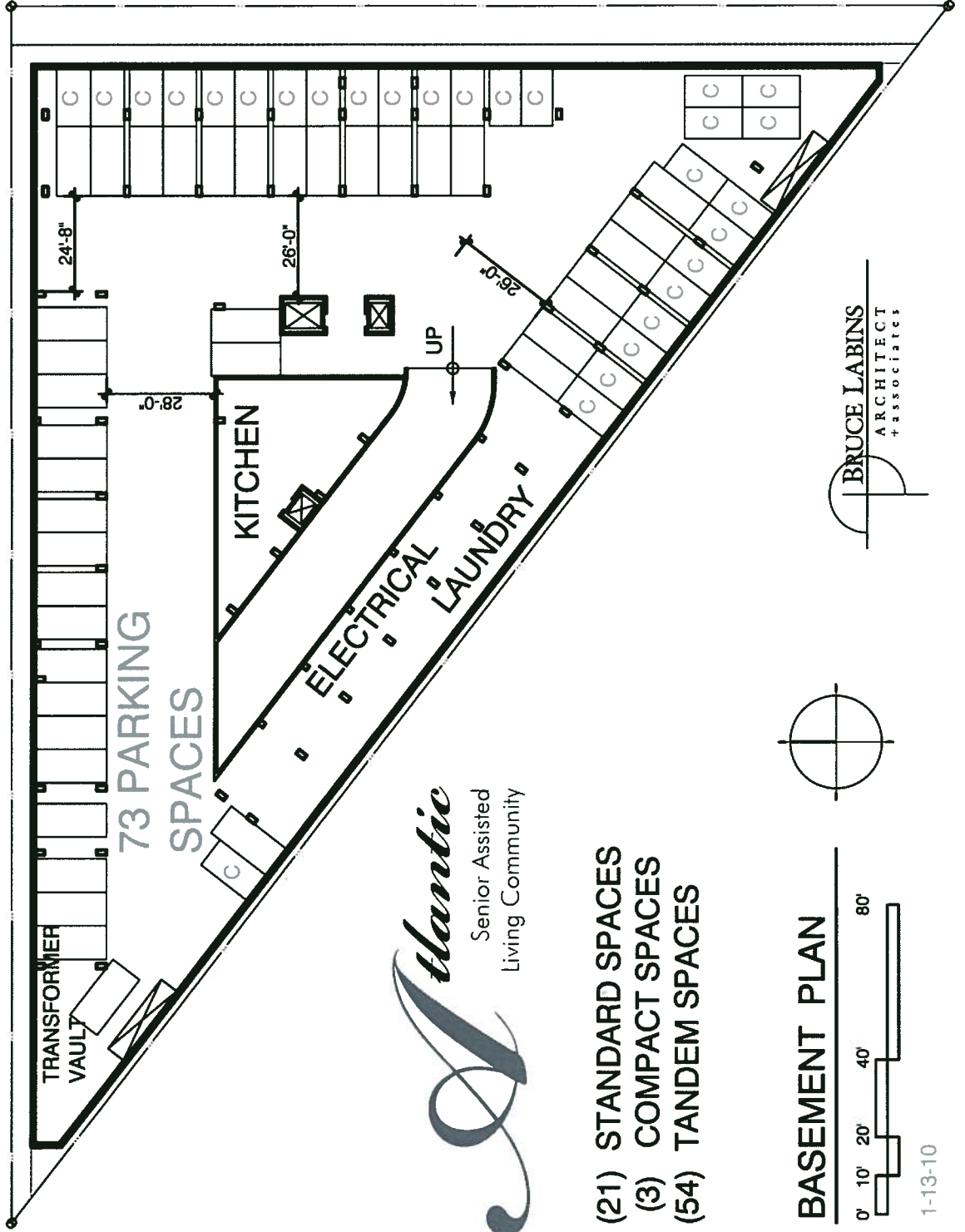


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Living Community



VERNON STREET

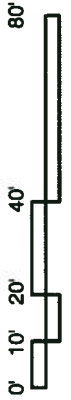
ATLANTIC AVENUE



*Atlantic*  
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- (21) STANDARD SPACES
- (3) COMPACT SPACES
- (54) TANDEM SPACES

BASEMENT PLAN



1-13-10

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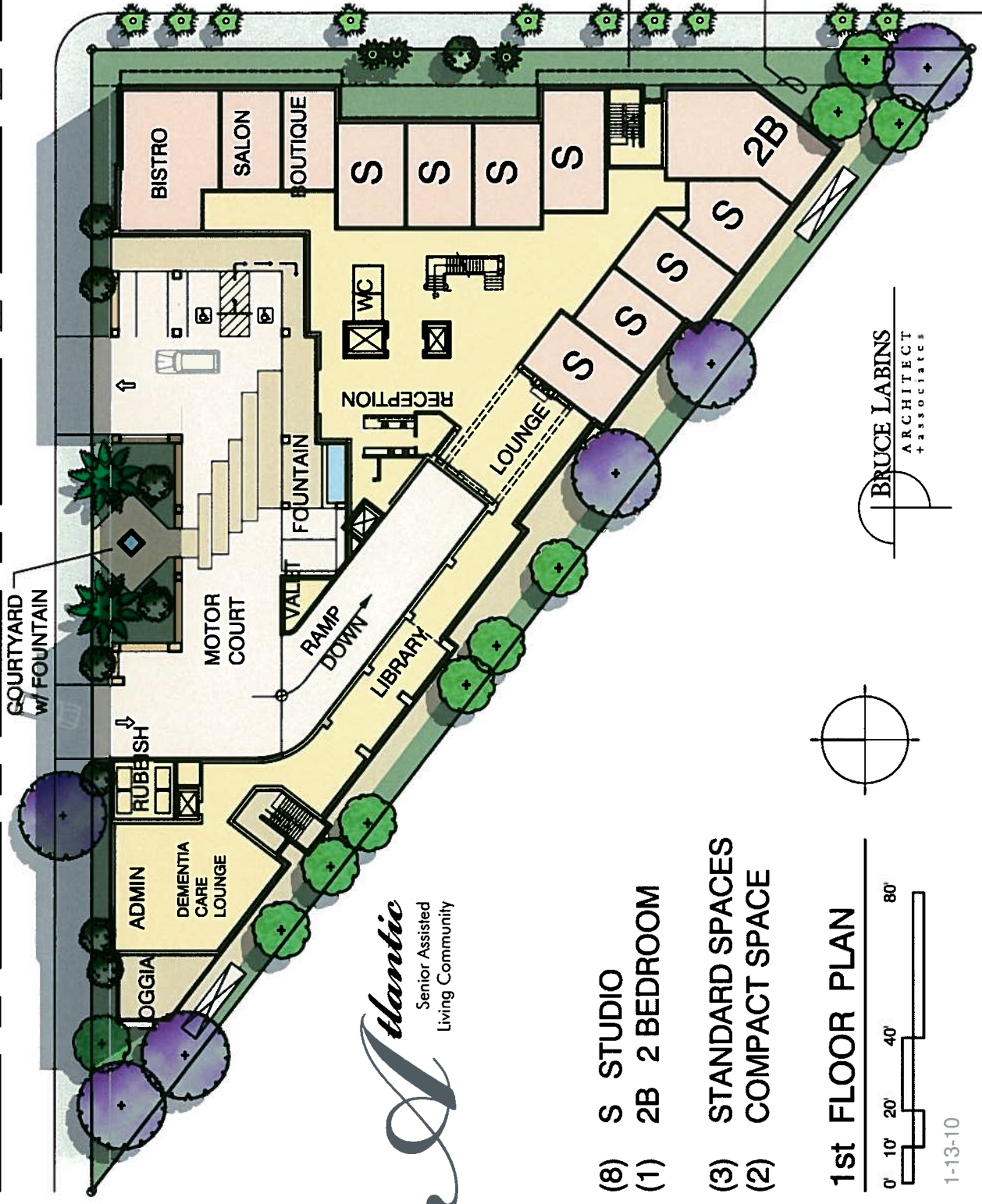
EXISTING 4-STORY MENORAH HOUSING  
SENIOR LIVING APARTMENT

VERNON STREET

ATLANTIC AVENUE

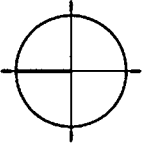
CANTILEVER  
ALLOWED PER  
RIGHT-OF-WAY  
COORDINATOR

9' HIGHWAY  
DEDICATION  
ALLOWED PER  
RIGHT-OF-WAY  
COORDINATOR



*Atlantic*  
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Living Community

- (8) S STUDIO
- (1) 2B 2 BEDROOM
- (3) STANDARD SPACES
- (2) COMPACT SPACE



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1st FLOOR PLAN

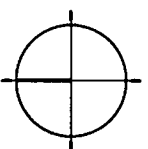
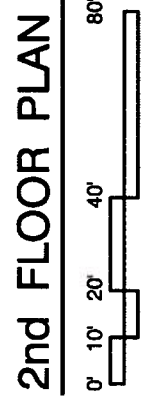


1-13-10



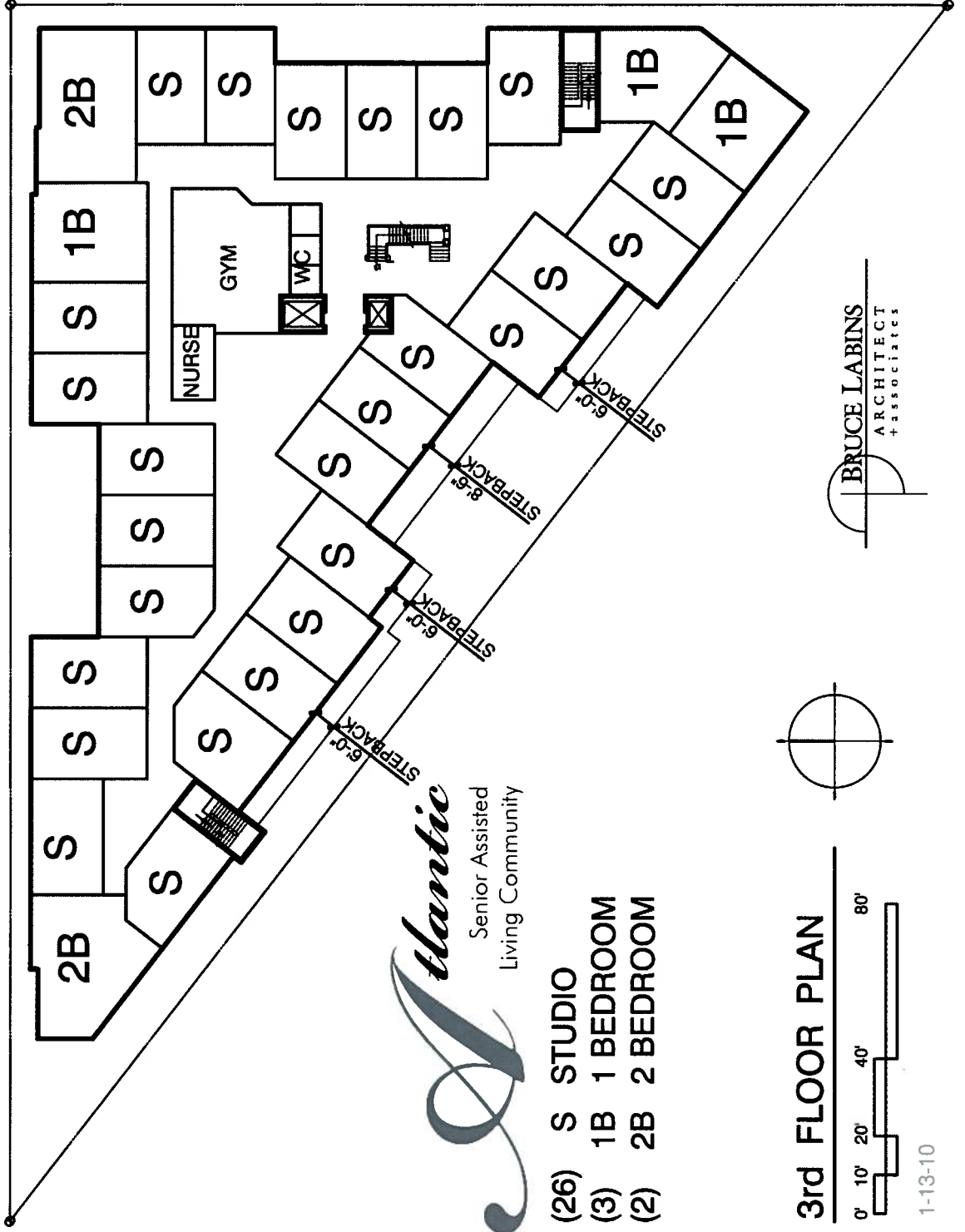
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- (23) S STUDIO
- (3) 1B 1 BEDROOM
- (2) 2B 2 BEDROOM



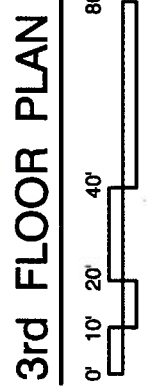
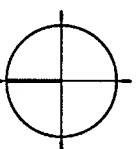
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SEE 2ND FLOOR FOR STANDARD  
BALCONY CONDITIONS

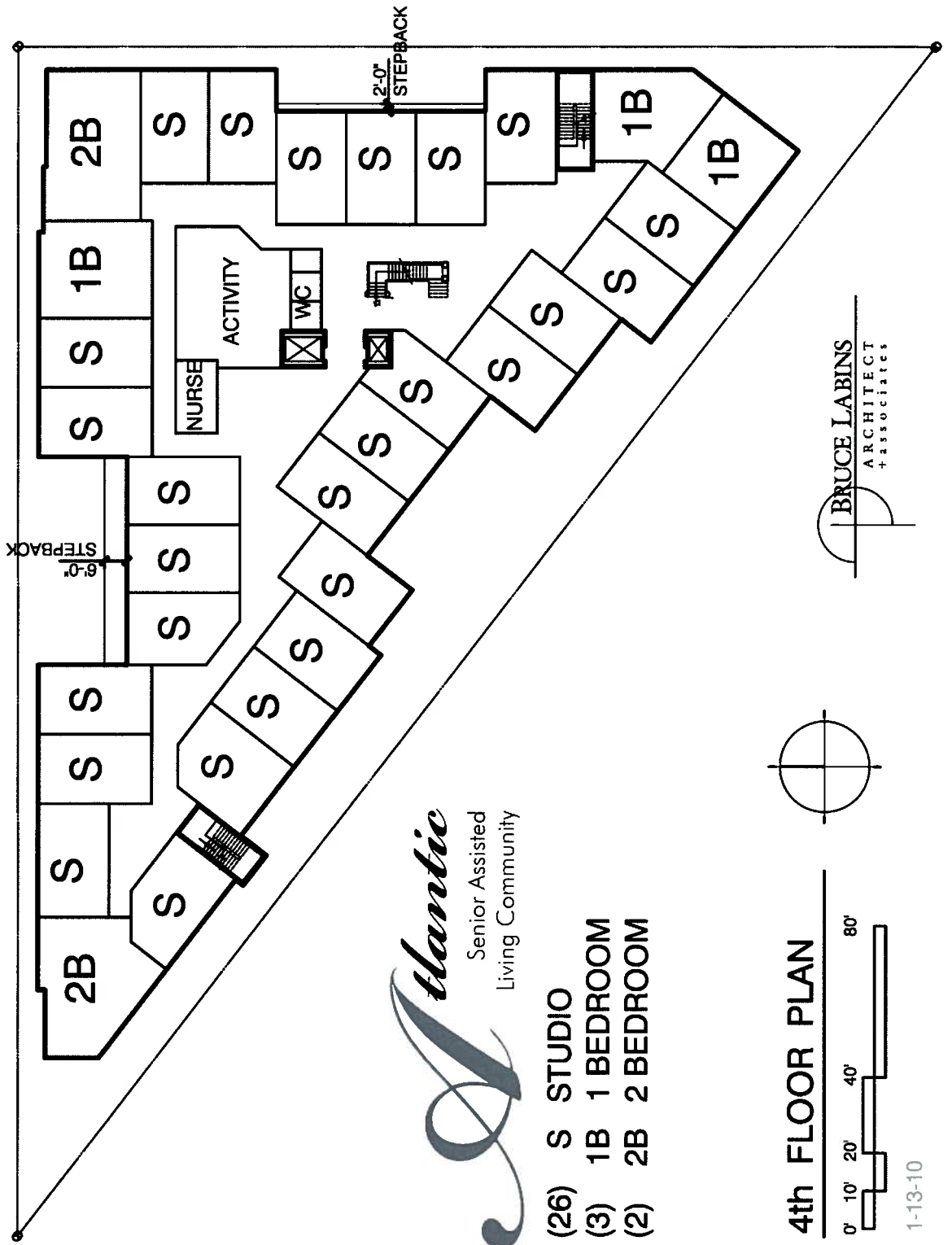


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Living Community

- (26) S STUDIO
- (3) 1B 1 BEDROOM
- (2) 2B 2 BEDROOM

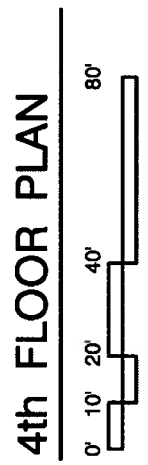
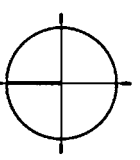


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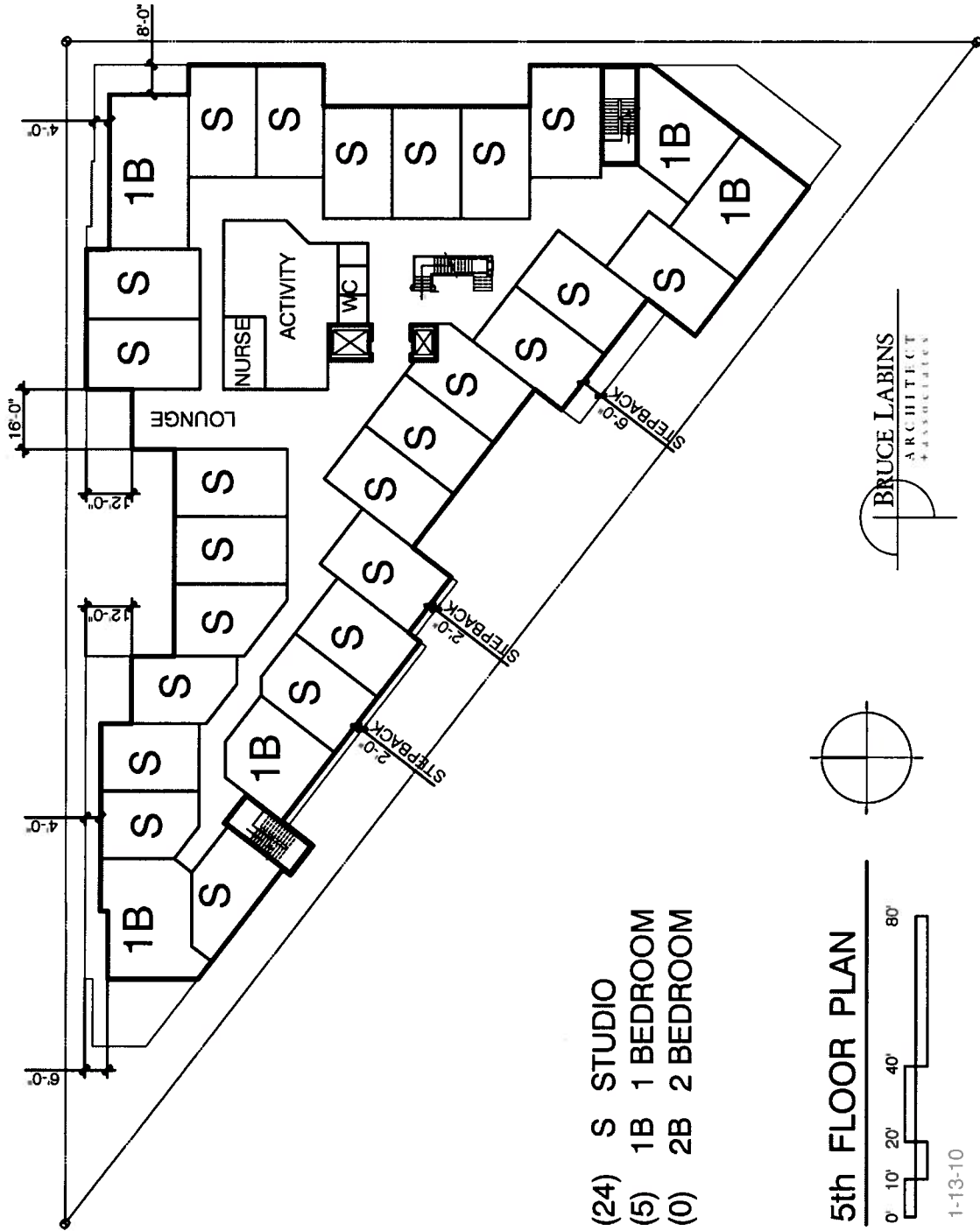
*Atlantic*  
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- (26) S STUDIO
- (3) 1B 1 BEDROOM
- (2) 2B 2 BEDROOM

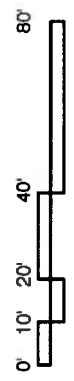


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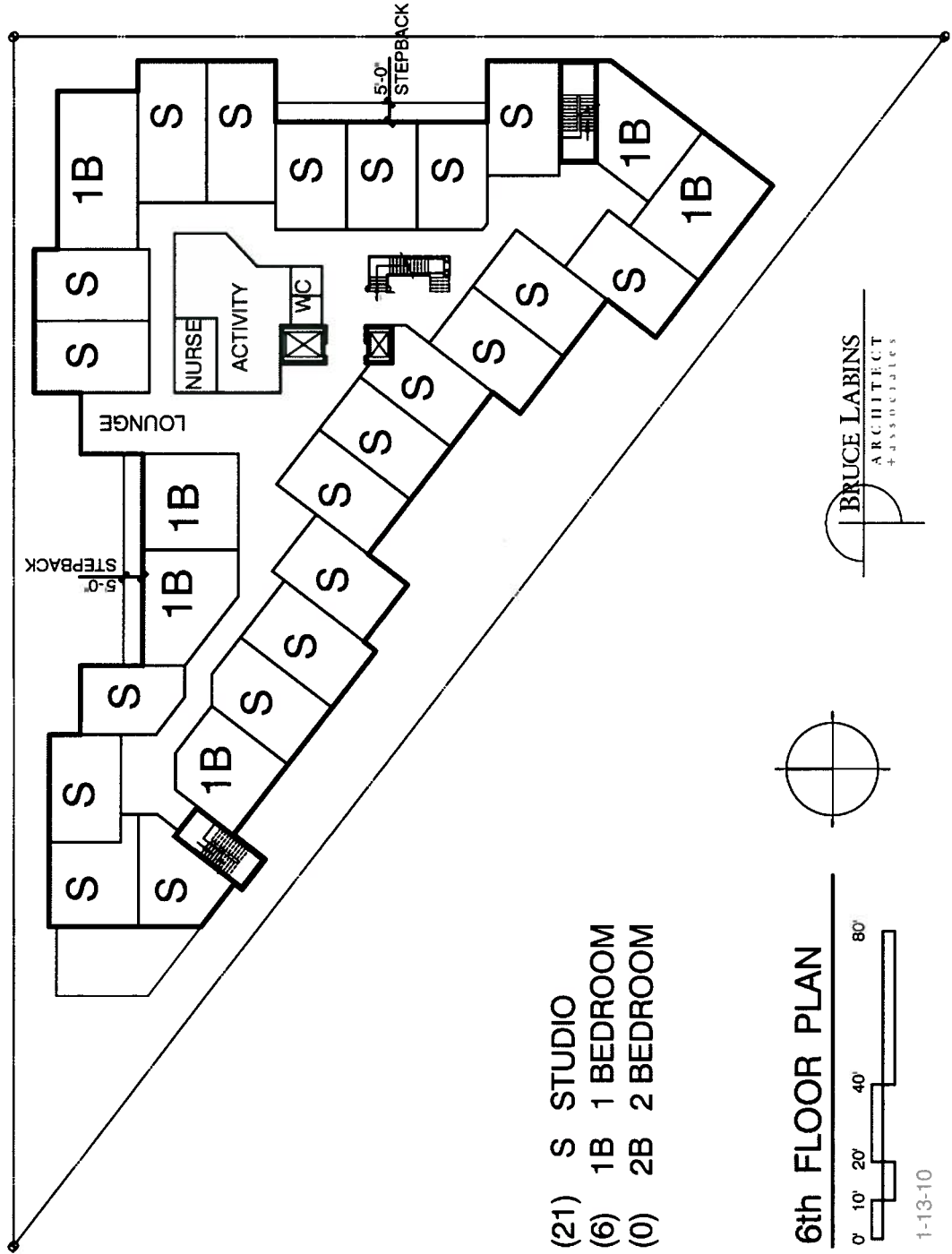
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5th FLOOR PLAN

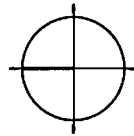
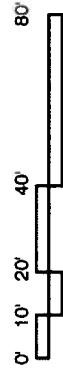


1-13-10



- (21) S STUDIO
- (6) 1B 1 BEDROOM
- (0) 2B 2 BEDROOM

6th FLOOR PLAN



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BUILDING TABULATION							1-13-2010
FLOOR	UNIT TYPES			TOTAL UNITS	TOTAL BED ROOMS	APPROXIMATE GROSS BUILDING AREA	
	STUDIO	1 BDRM	2 BDRM				
B1	32,328 SF	-	-	-	-	-	
1st	8	-	1	9	10	17,592 SF	
2nd	23	3	2	28	30	25,659 SF	
3rd	26	3	2	31	33	24,781 SF	
4th	26	3	2	31	33	24,340 SF	
5th	24	5	0	29	29	21,894 SF	
6th	21	6	0	27	27	20,827 SF	
<b>TOTALS</b>	<b>128</b>	<b>20</b>	<b>7</b>	<b>155</b>	<b>162</b>	<b>135,093 SF</b>	

GROSS BUILDING AREA: MEASURED TO EXTERIOR FACE OF BUILDING, INCLUDES RESTROOMS, FIRST FLOOR STAIR AND ELEVATOR SHAFT. EXCLUDES SHAFTS, UPPER FLOOR STAIRS, BALCONIES.

### DENSITY AND DWELLING UNIT TABULATION

GROSS LOT AREA (PRIOR TO DEDICATION) 38,264 SF  
 LOT AREA PER LONG BEACH PLANNING DEPT.

PER PD-25, ALLOWABLE DENSITY R-4-N = 1 UNIT/ 975 SF

DENSITY PROPOSED: ONE DWELLING UNIT/ 300 SF LOT AREA  
 ALLOWABLE PLANNED DEVELOPMENT DENSITY  
 ADJUSTMENT PER LONG BEACH PLANNING DEPT.

PROPOSED UNITS ALLOWABLE  
 38,264 SF/ 300 SF LOT AREA/UNIT = 127.55 UNITS 127 UNITS

35% DENSITY BONUS UNITS ALLOWABLE PER SB 1818  
 35% x 127 = 44.45 (ROUND-UP PER SB1818) 45 UNITS

TOTAL UNITS WITH 35% DENSITY BONUS 172 UNITS

ACTUAL TOTAL UNITS PROVIDED WITH DENSITY BONUS 155 UNITS

MARKET RATE UNITS 147 UNITS

5% AFFORDABLE LOW INCOME UNITS  
 5% x 155 UNITS = 8 UNITS

PARKING TABLE				1-13-10
PARKING LEVEL	STANDARD	COMPACT	TANDEM*	TOTAL
FIRST FLOOR	3	2	-	5
B1 BASEMENT GARAGE	21	3	44	68
<b>TOTAL SPACES</b>	<b>24</b>	<b>5</b>	<b>44</b>	<b>73</b>

REQUIRED PARKING SPACES: PER LONG BEACH MUNICIPAL CODE 21.41.216 AND TABLE 41-B, THE REQUIRED NUMBER OF PARKING SPACES FOR SENIOR CITIZEN RESIDENTIAL USE IS (1) SPACE PER EACH (3) BEDROOMS WHERE THERE IS AMPLE, READILY AVAILABLE ON-STREET PARKING OR IS WELL-SERVED BY PUBLIC TRANSPORTATION AND A CONCENTRATION OF SENIOR SERVICES.

ATTENDANT PARKING: ALL BASEMENT PARKING TO BE SERVED BY ATTENDANT.

\*TANDEM SPACES CAN BE COMPACT OR STANDARD SIZE AND PAIRED TOGETHER SUCH THAT (1) COMPACT SPACE IS TANDEM WITH (1) STANDARD SPACE

**PARKING TABULATION**

TOTAL SPACES PROVIDED	73 SPACES
TOTAL BEDROOMS	162 BEDROOMS
PARKING SPACES REQUIRED 1 SPACE / 3 BEDROOMS 162 BEDROOMS / 3 = 54 SPACES	54 SPACES
EXCESS SPACES 73 - 54 = 19	19 SPACES