

Proposed Sunrise of Long Beach

3340 North Los Coyotes Diagonal



Proposed rendering January 2022

Project Request



- The development of a two-story, 86-unit senior assisted living with memory care on an existing vacant lot.
- The Project Site is designated as Community Commercial by the Long Beach General Plan and is zoned Institutional. The proposed use is Special Group Residences (communal, board and care, etc.), which is permitted with a **Conditional Use Permit** in the Institutional zone.
- In addition, the project requires a Site Plan Review, Long Range Development Review, and a Lot Line Adjustment.
- Project complies with all code requirements. **No variances** are requested.



Community Outreach



- Public notification to owners and occupants within 750 ft of the project site at start of project
- On Wednesday, June 2nd, 2021, Sunrise Senior Living hosted a virtual community meeting.
- A presentation was given regarding the project proposal which was followed by the Sunrise Project Team answering previously submitted questions from the community, as well as opening up the virtual forum to questions submitted during the meeting





OUR MISSION

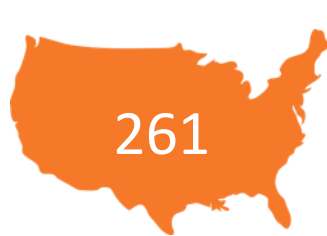


To champion quality
of life for all seniors.

Sunrise: A Leading Provider Of Senior Living Services

- Premium product, offering resident-centered services for seniors
- High-quality, purpose-built communities located in top metropolitan markets
- Leading brand, reputation, and senior living expertise

276 Sunrise Communities



in the U.S.



in Canada



Our Services

- Assisted Living
- Memory Care
- Independent Living
- Skilled Nursing



Sunrise Team Members



Sunrise has approximately **22,000** team members across the U.S. and Canada

Of team members surveyed, **82%** report feeling engaged with Sunrise.

New team members receive **55+ hours** of training in their first 30 days

We adjust staffing **365 days** a year based on the number of residents and care they need

Leaders receive an additional **72+ hours** of training to help teams meet Sunrise standards

Team members receive an additional **650,000+ hours** of continuing education each year



The Sunrise Quality Promise

We are committed to continuous quality improvement in all areas of the community and have third party recognition.

American Health Care Association and National Center for Assisted Living (AHCA/NCAL)

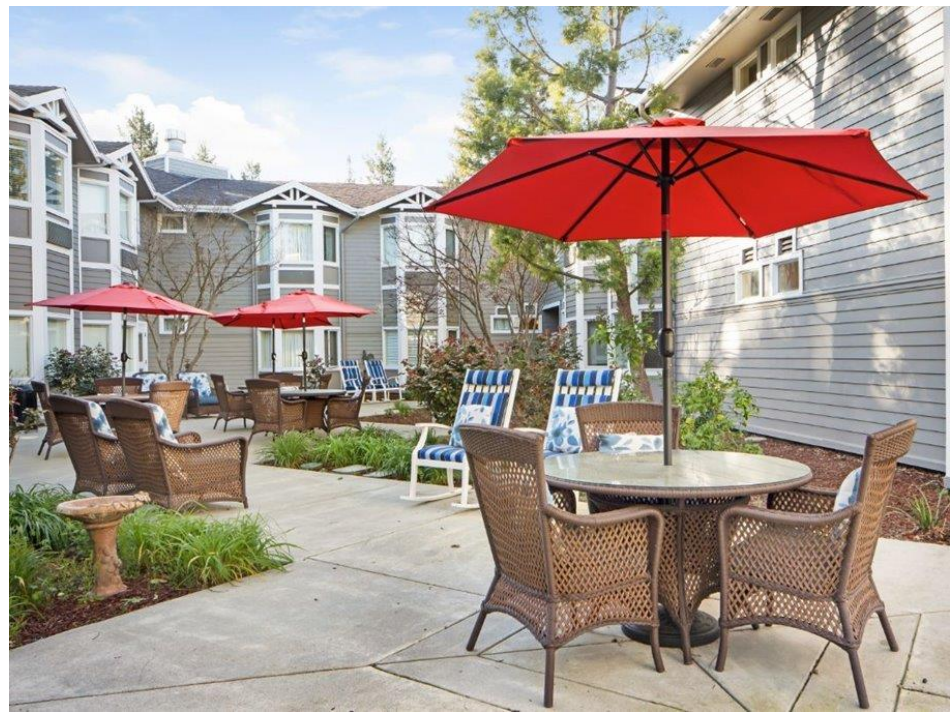
Sunrise communities have earned numerous Bronze, Silver, and Gold Awards through AHCA/NCAL's National Quality Award Program, which honors senior care providers that demonstrate dedication to improving the lives of residents through quality care.



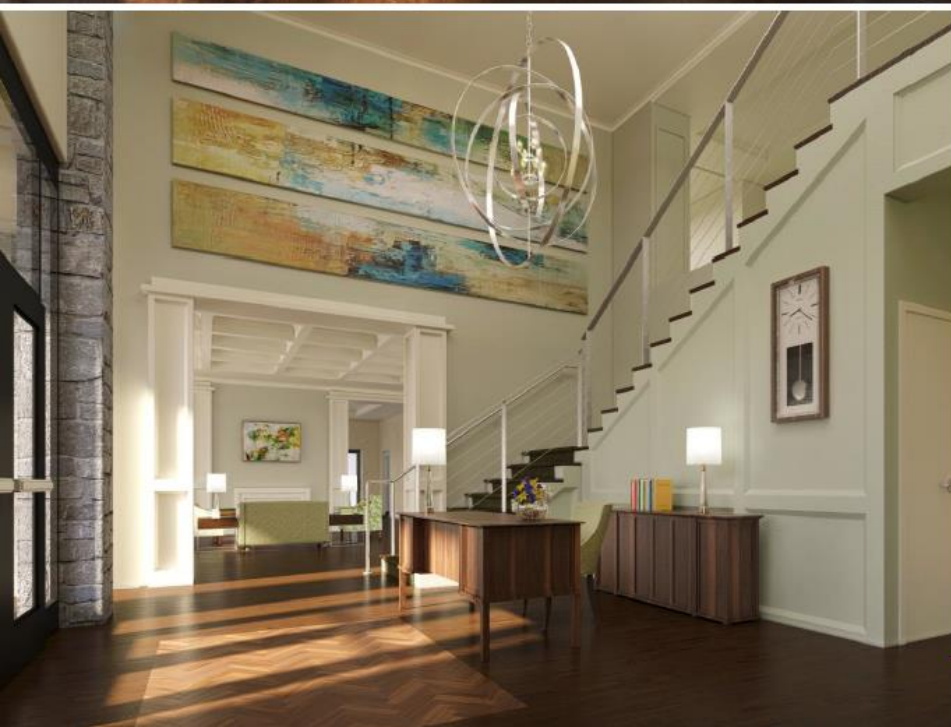
Comparable Sunrise communities in California



Community Photos – Exterior



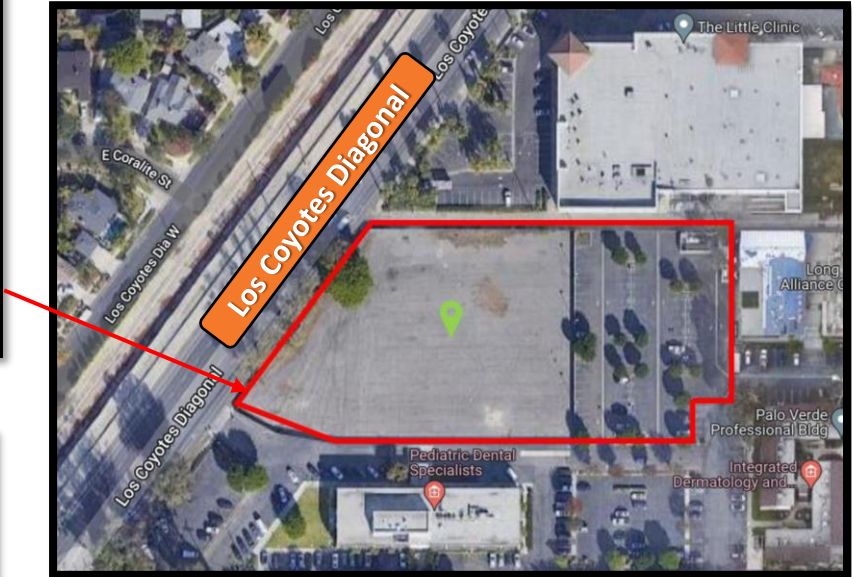
Community Renderings - Interior



Community Photos — Interior



Existing Conditions and Proposed Project



Design and Architecture



- Spanish Colonial Revival architectural style with large vinyl windows and aluminum storefront
- Outdoor recreation areas including two private courtyards and a garden
- Variety of finished material and articulation such as stone veneers, tile roof, painted trellis, and decorative rafter tails



Proposed Sunrise of Long Beach– Views



View from the alley



Frontage on Los Coyotes Diagonal



View looking southwest

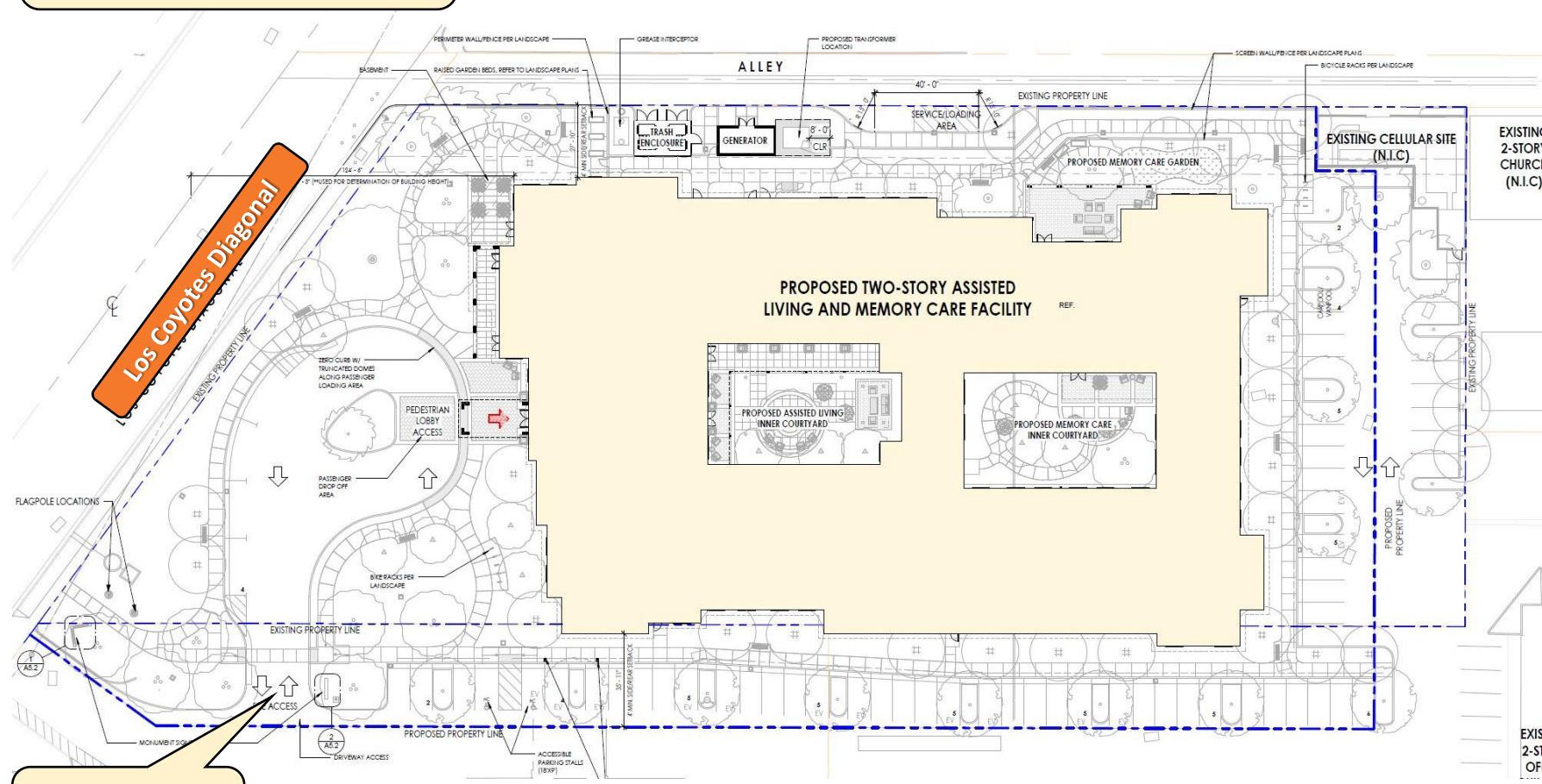


Autocourt View



Proposed Sunrise of Long Beach – Site Plan

Units: 86 (109 beds)
Height: 2 stories
Parking: 57 spaces (55 required)



Employee and
Visitor Access



Operation

- Services provided include personalized elderly care, supportive 24-hour assistance with ADLs, Alzheimer's and memory care (as necessary), food and restaurant quality dining, housekeeping and laundry, transportation, programs and activities for daily physical fitness, creative, social, learning and spiritual opportunities and medication coordination.
- The project will annually employ approximately 100 Full Time Equivalent (FTE) Staff Members with a maximum of 30 employees on site at any given time:

Typical Staff Shifts:

- 7:00AM – 3:00PM (approx. 30 employees)
- 3:00PM – 11:00PM (approx. 25 employees - 25% depart after dinner and another 25% depart after residents settled in rooms)
- 11:00PM – 7:00 AM (approx. 4 employees)



Questions?



Proposed rendering January 2022

Proposed Sunrise of Long Beach– Fire Access

