APPLEBY | COMMERCIAL REAL ESTATE

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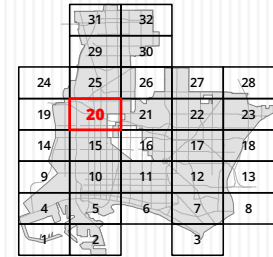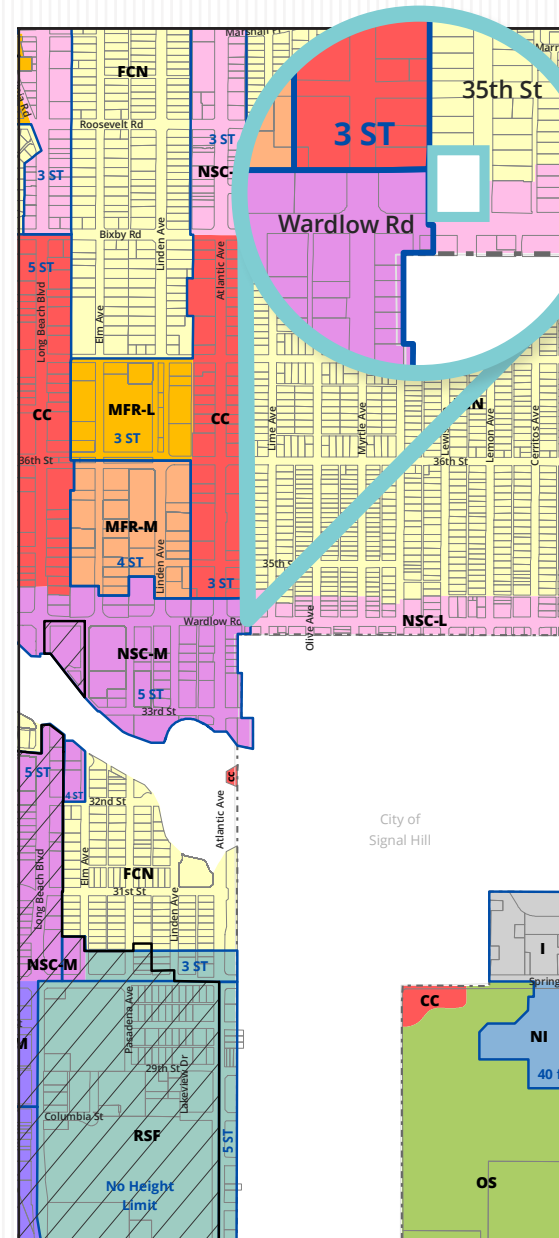Long Beach, CA 90802

www.applebycommercialre.com
BRE#01341646 | CORP#01937885

Assessor Parcel Numbers	7145-019-018, 7145-019-020
Land-use Placetype	NSC-L NEIGHBORHOOD SERVING CENTER, CORRIDOR LOW DENSITY
Site Area	28,870 SF
Acreage	0.66 AC
Proposed Zoning	MU- ENHANCED DENSITY ORDINANCE – HIGH QUALITY TRANSIT
Minimum Lot Size	3,000 SF
Maximum Height	45' – 3 STORIES

Building Setback

RESIDENTIAL 1-3	15	
NONRESIDENTIAL 1-3	10	
SECONDARY	8	
BALCONIES	10	
ALLEY [CENTERLINE]	12	
V RESIDENTIAL 1-2	15	
V RESIDENTIAL ABOVE	10	

Land Use Element Density	44 DU/AC	83.6 DU/AC	90%	MAXIMUM INCLUSIONARY
	29.2 DU	55.4 DU		
Minimum Commercial FAR	0.25 | 7,220 SF			
Maximum Commercial FAR	1.0 | 28,870 SF			
Minimum Open Space	10% | 2,890 SF			
Active Ground Floor - primary	25%			

LEGEND

- **CC, COMMUNITY COMMERCIAL**
- **DT, DOWNTOWN**
- **FCN, FOUNDING AND CONTEMPORARY NEIGHBORHOOD**
- **I, INDUSTRIAL**
- **MFR-L, MULTIPLE FAMILY RESIDENTIAL MODERATE DENSITY**
- **MFR-M, MULTIPLE FAMILY RESIDENTIAL MODERATE DENSITY**
- **NI, NEO INDUSTRIAL**
- **NSC-L, NEIGHBORHOOD SERVING CENTER OR CORRIDOR LOW DENSITY**
- **NSC-M, NEIGHBORHOOD SERVING CENTER OR CORRIDOR MODERATE DENSITY**
- **OS, OPEN SPACE**
- **RSF, REGIONAL SERVING FACILITY**
- **TOD-L, TRANSIT ORIENTED DEVELOPMENT LOW DENSITY**
- **TOD-M, TRANSIT-ORIENTED DEVELOPMENT MODERATE DENSITY**
- **WF, WATERFRONT**
- **HEIGHT (FT - FEET AND/OR ST - STORIES. IF NOT INDICATED, STANDARD IS 2 STORIES)**
- **SPECIFIC PLAN AND/OR DOWNTOWN PLAN BOUNDARIES (SHOWN FOR INFORMATIONAL PURPOSES ONLY)**
- **PARCEL**
- **LONG BEACH CITY BOUNDARY**