

4TH STREET MICRO-HOUSING



421 E FOURTH STREET
CONCEPTUAL SITE PLAN REVIEW
BY CITY FABRICK
FOR HARBOR VISTA
MARCH 2024

421 E 4TH STREET

CONCEPTUAL SITE PLAN REVIEW

DEVELOPER

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DESIGN

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LONG BEACH, CA 90802
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COVER SHEET	1	EXITING DIAGRAMS	21-23
TABLE OF CONTENTS	2	OPEN SPACE DIAGRAMS	24-25
INTRODUCTION	3	UNIT PLANS	26-28
SITE AND ZONING INFORMATION	4	PRECEDENTS	29
VICINITY MAP	5	MATERIALS AND FINISHES	30
EXISTING CONDITIONS: AERIAL VIEWS	6	PROJECT RENDERINGS	31-34
EXISTING CONDITIONS: SITE PHOTOS	7	ELEVATIONS	35-36
MOOD IMAGES	8-9	SECTIONS	37-39
PROJECT GOALS	10	PRECEDENTS - LANDSCAPE	40-41
PROJECT DIAGRAMS	11	CONCEPTUAL LANDSCAPE PLAN - GROUND	42
PROJECT TABULATIONS	12	FLOOR	
SITE PLAN	13	CONCEPTUAL LANDSCAPE PLAN - SECOND FLOOR	43
FLOOR PLAN - GROUND FLOOR	14	CONCEPTUAL LANDSCAPE PLAN - SEVENTH FLOOR	44
FLOOR PLAN - SECOND FLOOR	15	CONCEPTUAL LANDSCAPE PLAN - MEZZANINE	45
FLOOR PLAN - THIRD AND FOURTH FLOOR	16	FLOOR	
FLOOR PLAN - FIFTH AND SIXTH FLOOR	17	LANDSCAPE PLANT PALLETE	46-47
FLOOR PLAN - SEVENTH FLOOR	18	CASE STUDIES	48-53
FLOOR PLAN - MEZZANINE FLOOR	19	NEXT STEPS	54
FLOOR PLAN - ROOF	20	THANK YOU	55



**421 E 4TH STREET
IS A MICRO-HOUSING COMMUNITY
LEVERAGING ITS LOCATION IN A
WALKABLE URBAN ENVIRONMENT
WITH ACCESS TO HIGH-QUALITY
TRANSIT, COMMUNITY ASSETS,
AND JOB CENTERS, TO CREATE
COMPACT, ATTAINABLE HOMES IN
AN AMENITY-RICH SHARED LIVING
COMMUNITY.**

PROJECT INFORMATION

421 E 4TH STREET

ADDRESS 421 E 4th Street, Long Beach, 90802

ASSESSOR PARCEL NUMBER 7281-007-065 & 7281-007-081
PROPERTY DESCRIPTION LONG BEACH 1/2 VAC ALLEY ADJ ON N AND LOTS 20, 21 AND 22 BLK 68
SITE ACREAGE 0.267 AC
SITE AREA 11,625 SF
ZONING PLANNED DEVELOPMENT DISTRICT PD-30-DOWNTOWN LONG BEACH
LAND-USE DOWNTOWN
PROPOSED USE MICRO-UNIT RESIDENTIAL

	REQ.	PROP.
MAXIMUM ALLOWABLE HEIGHT	240'	71'
STREET-WALL HEIGHT	4-STORY	7-STORY
FLOOR AREA RATIO	8.0	5.1
MAXIMUM BUILDING AREA	93,000 SF	63,179 SF
FRONTAGE	PRIMARY	

BUILDING SETBACKS	REQ.	PROP.	
FRONT	0	0	
REAR	5'	5'	
INTERIOR – WEST NON-ABUTTING	0	0	
INTERIOR – EAST ALLEY	5'	0	L1
NON- ABUTTING	5'	5'	L2-L6

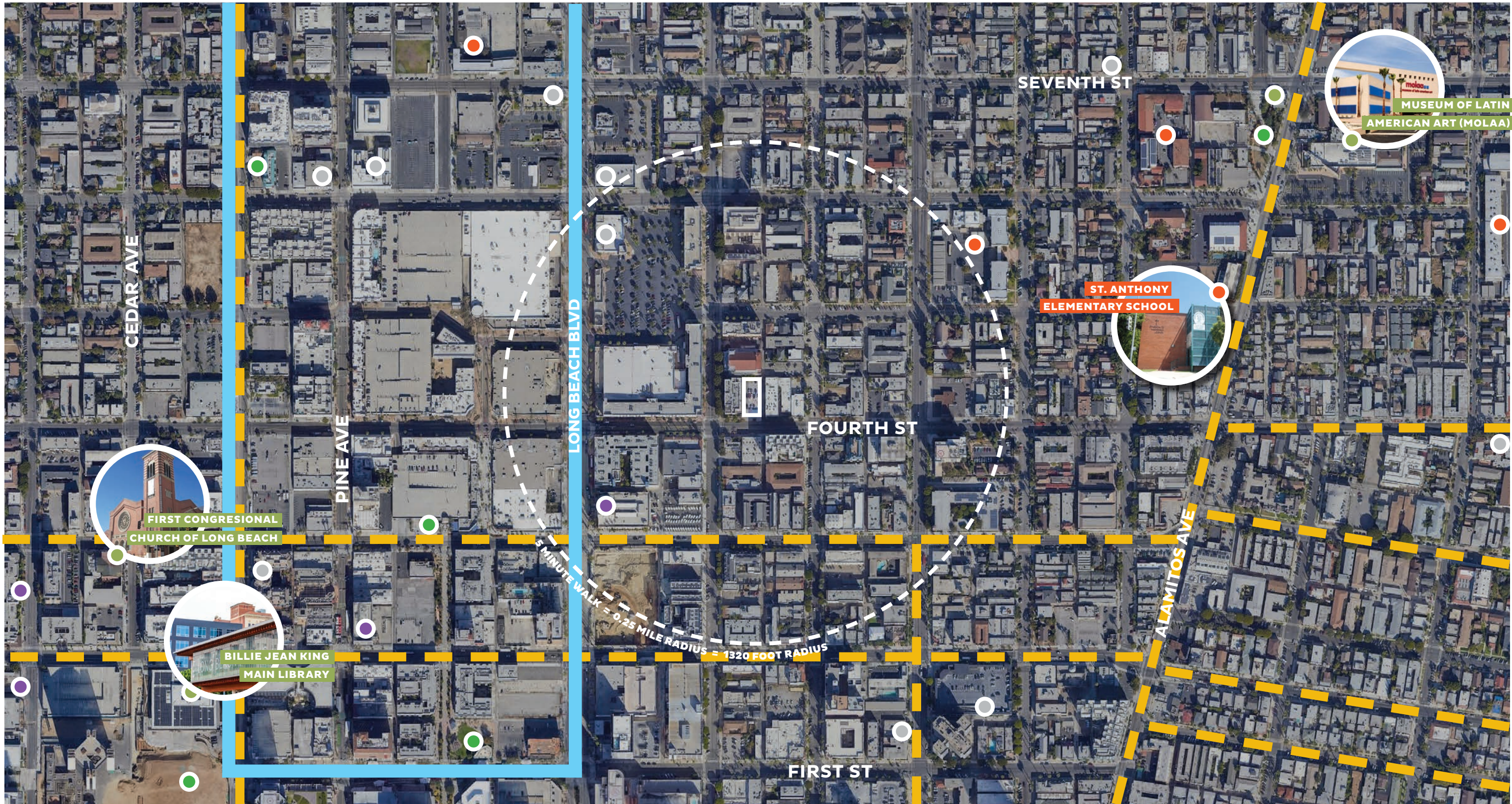
VEHICLE PARKING REQUIREMENT	0 PS/DU	0.18 PS/DU
	0 PS/DU	0
BICYCLE PARKING REQUIREMENT	0.20 PS/DU	.49 PS/DU

OPEN SPACE REQUIREMENT	REQ.	PROP.
COMMON OUTDOOR AREA	750 SF	4,158 SF
COMMON INDOOR AREA	500 SF	3,993 SF
PRIVATE OUTDOOR AREA	864 SF	1,500 SF



CONSTRUCTION TYPE TYPE III-A over TYPE I-A, Sprinklered w/NFPA 13 sprinkler system

7 LEVELS W/ MEZZANINE LEVEL ABOVE GRADE	
OCCUPANCIES:	S-2 (PARKING), R-2 (RESIDENTIAL), A-2 (AMENITY DECK), B (BUSINESS)
ALLOWABLE BUILDING HEIGHT:	85' (WITHOUT AREA INCREASE)
NUMBER OF STORIES:	7 (WITHOUT AREA INCREASE)
ALLOWABLE AREA:	72,000 (WITHOUT HEIGHT INCREASE)
PROPOSED MARKET-RATE UNITS	84 DU
PROPOSED AFFORDABLE UNITS	VERY-LOW 12 DU
TOTAL RESIDENTIAL UNITS	96 DU



 PUBLIC SERVICES

 NEIGHBORHOOD HIGHLIGHT

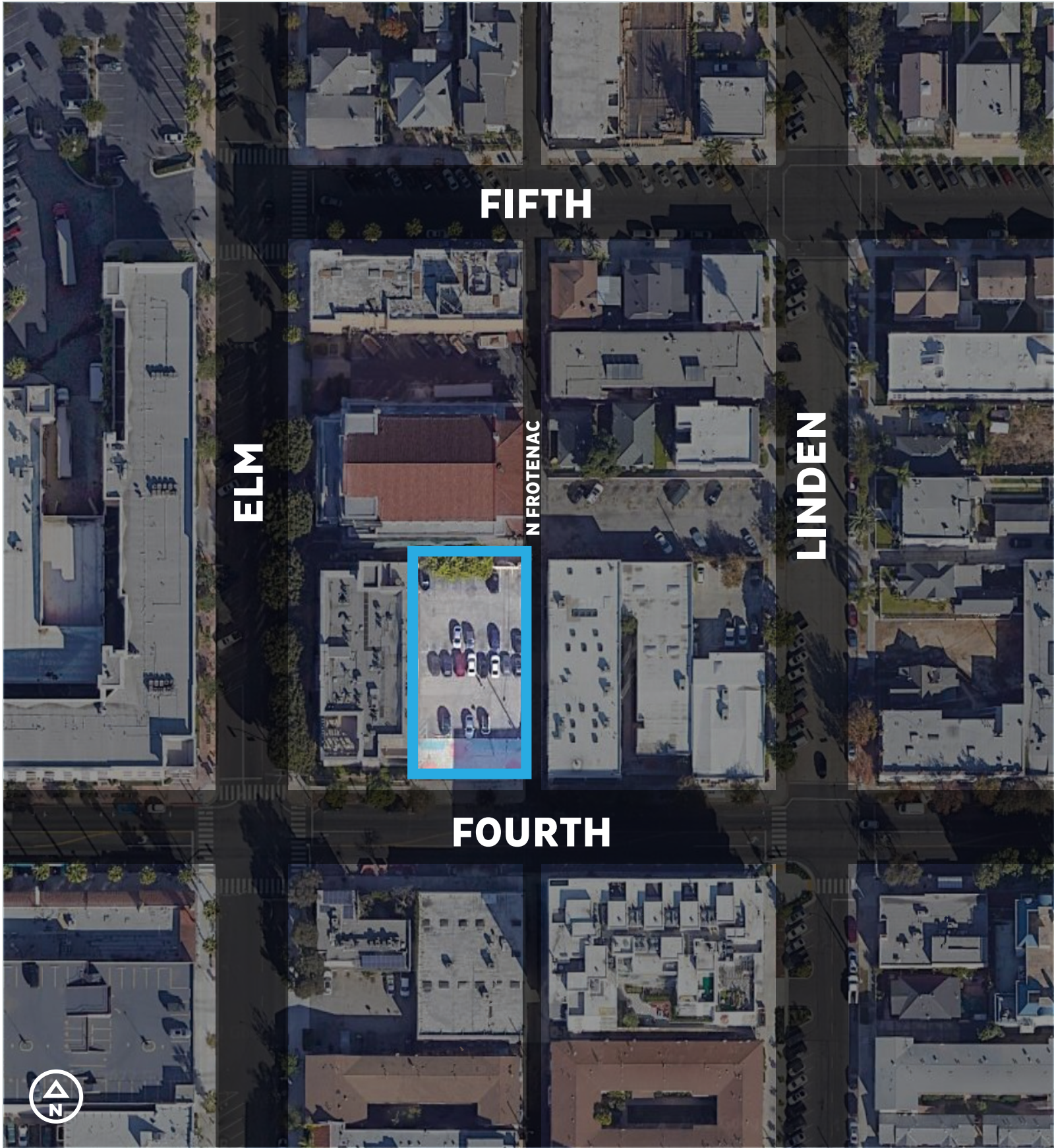
 MEDICAL SERVICES

 PARKS

 EDUCATION

 BIKEWAY

 METRO A LINE

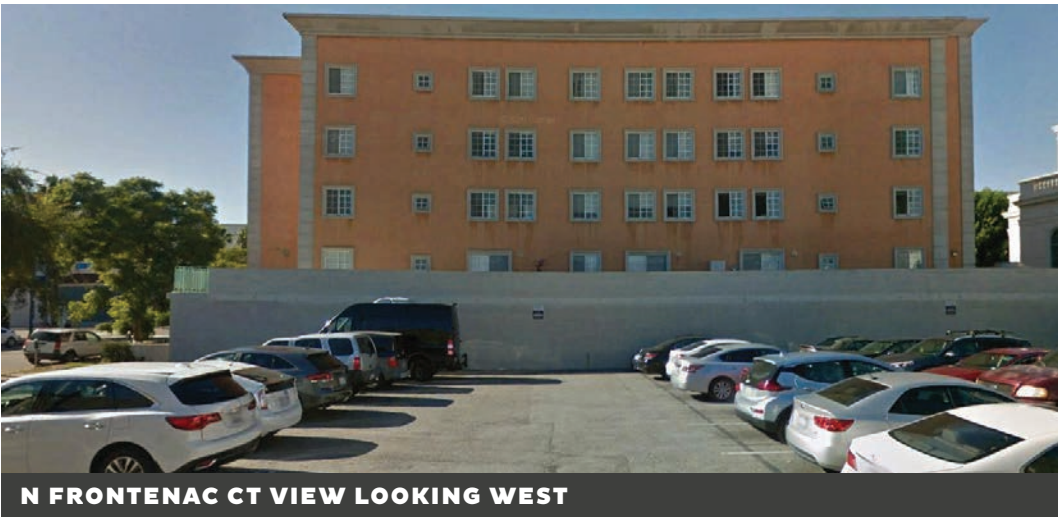




4TH STREET VIEW LOOKING NORTH



LOOKING SOUTH ALONG N FRONTENAC CT



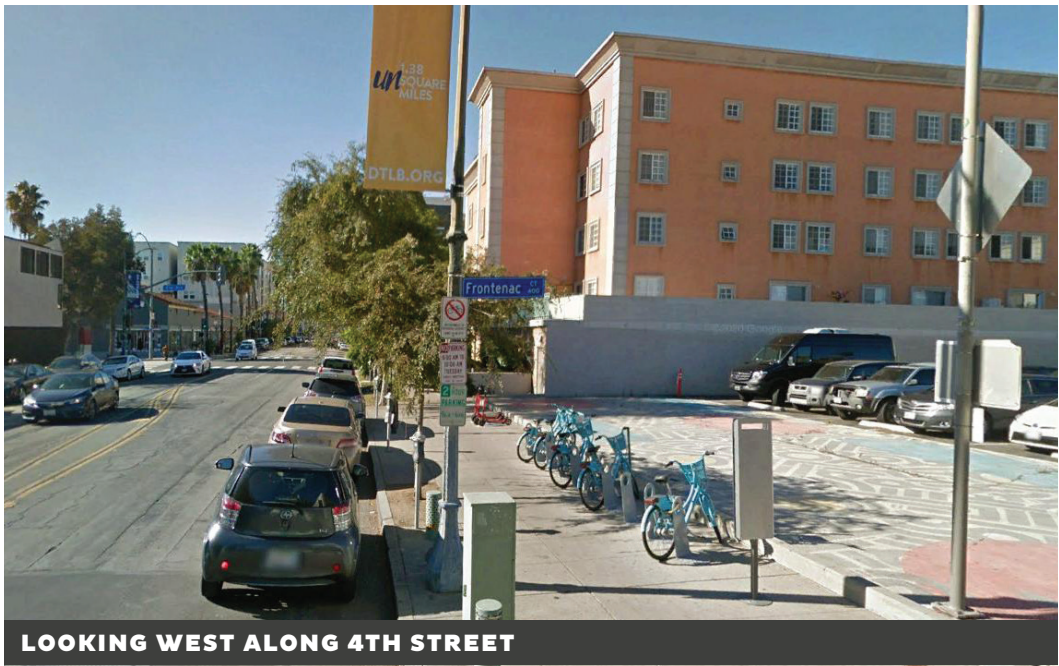
N FRONTENAC CT VIEW LOOKING WEST



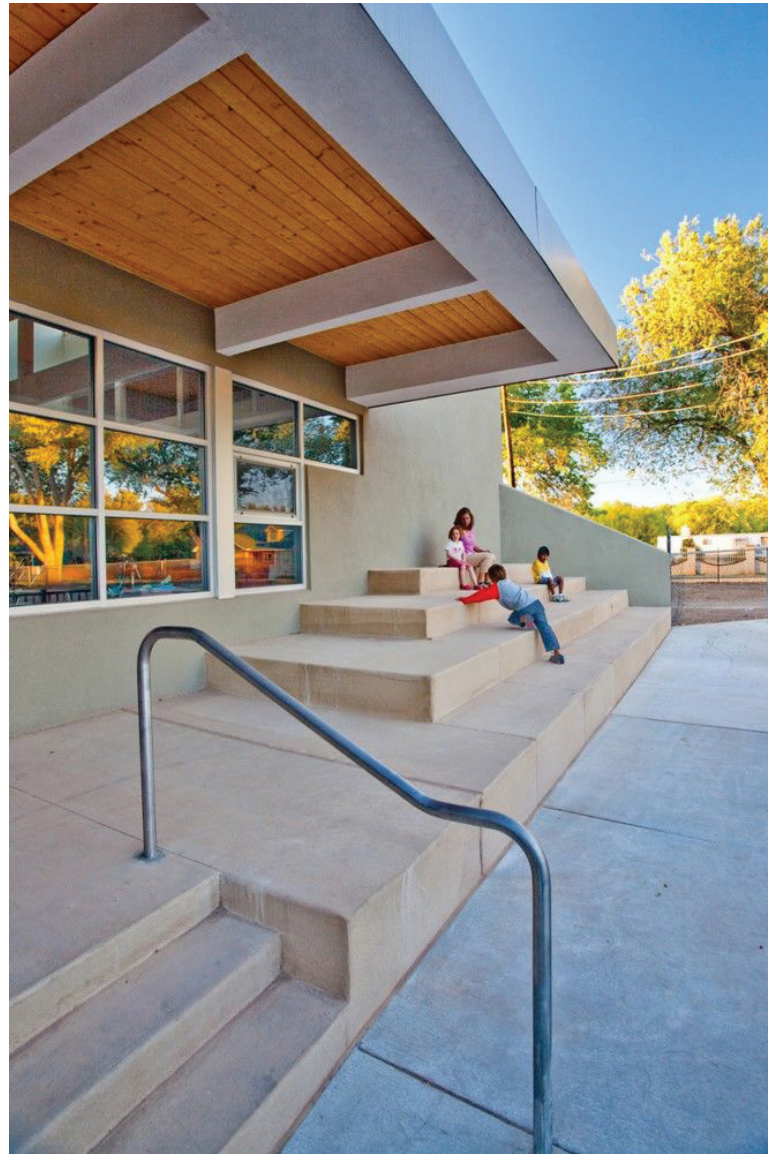
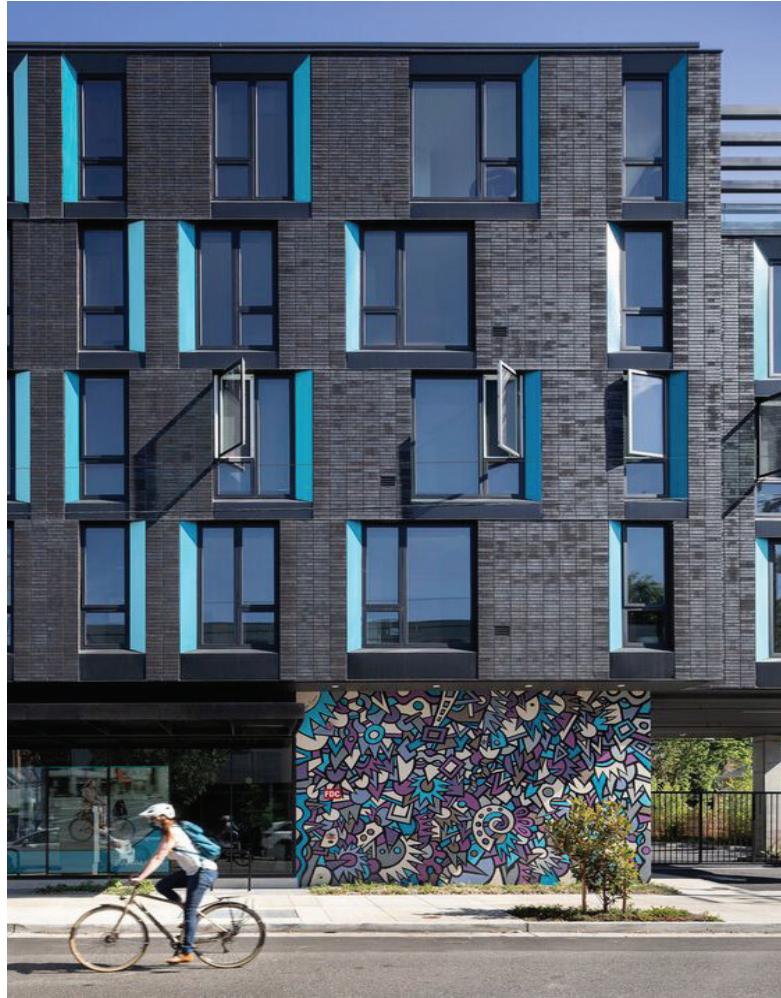
NORTH EAST STREET VIEW ALONG 4TH STREET



NORTH WEST STREET VIEW ALONG 4TH STREET



LOOKING WEST ALONG 4TH STREET





PROJECT GOALS

421 E 4th will follow the regulations of the downtown plan, while incorporating elements of the city of long beach’s micro-unit pilot program and state provisions to create a superior, attainable living environment that can set an example for other efforts to develop micro-unit and co-housing opportunities.

EFFICIENT

Organize the homes to maximize flexible floor area for residents to make it their own.

CONNECT

Arrange the circulation, outdoor space, and common amenities to promote social interactions.

COMPLETE

Provide amenities, services, and outdoor spaces to create a supportive community for residents.

RESTORE

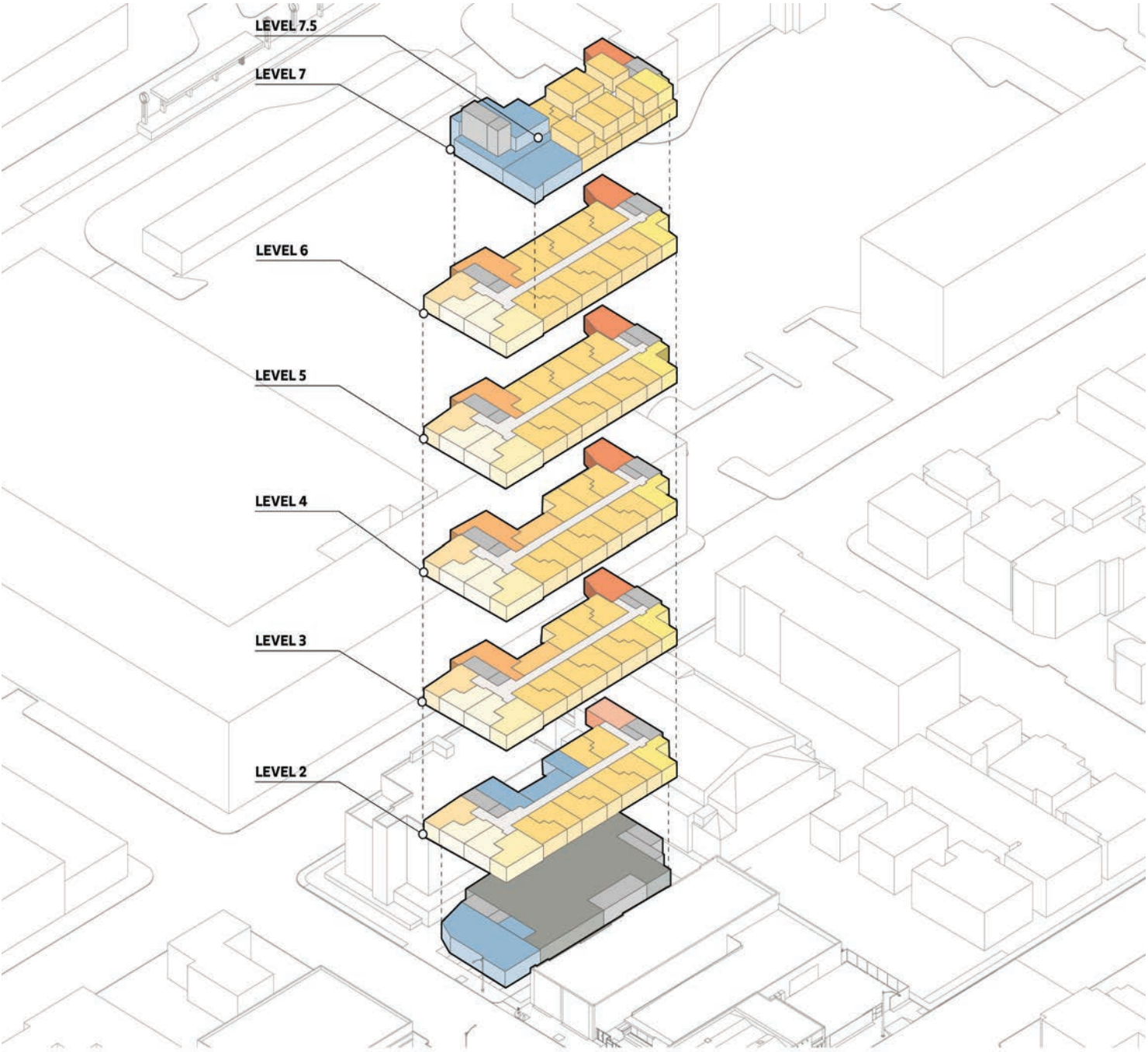
Employ smart design, construction methods, and building systems that support environmental sustainability.

NESTLE

Design the building to respond to surrounding context while extending the urban form into North Pine neighborhood.



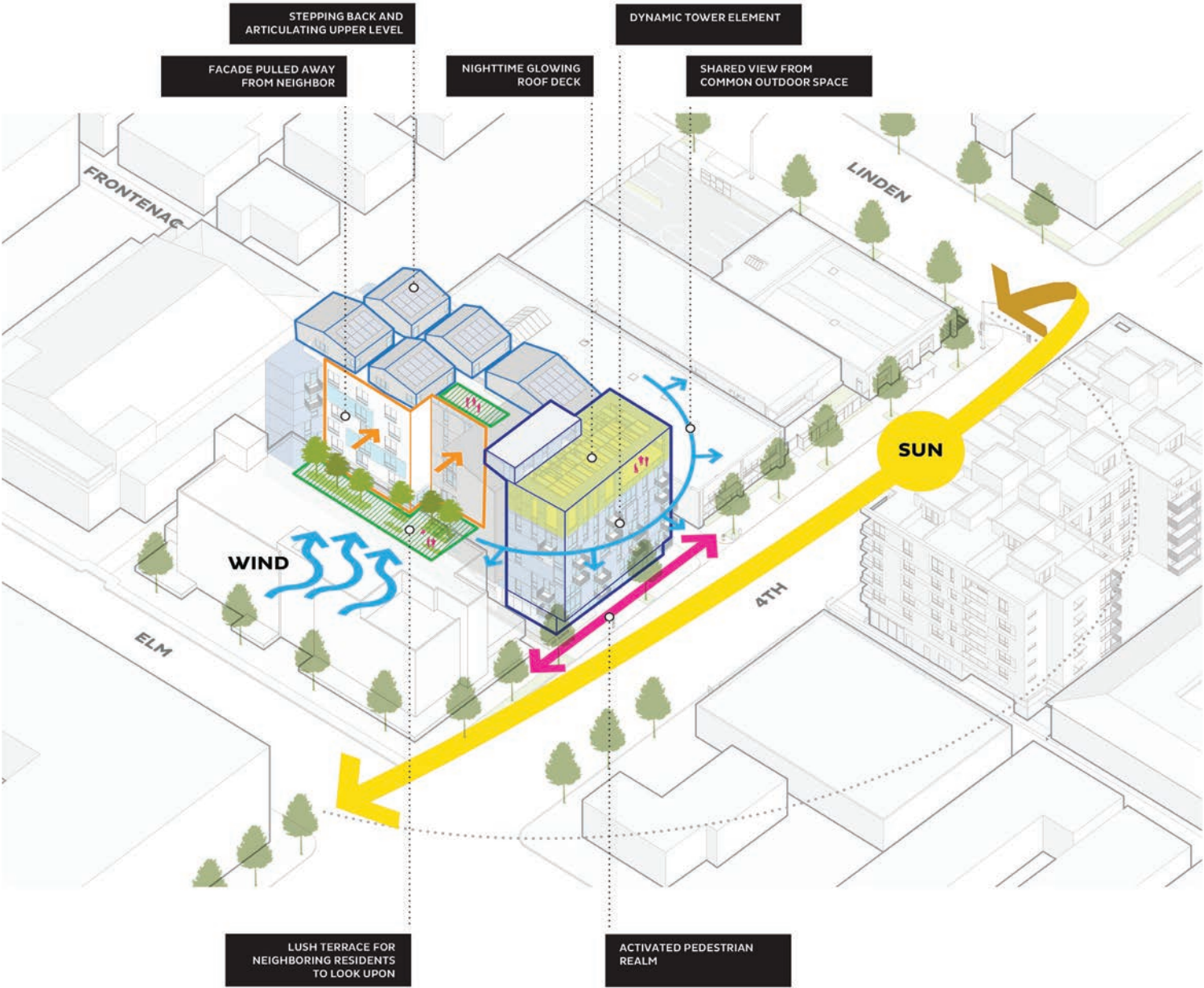
PROGRAM DIAGRAM



KEY

UNIT TYPE A	UNIT TYPE C
UNIT TYPE A1	UNIT TYPE D
UNIT TYPE A2	UNIT TYPE D1
UNIT TYPE A3	AMENITY
UNIT TYPE A4	PARKING
UNIT TYPE B	VERTICAL CIRCULATION/SERVICE

DESIGN DIAGRAM



PROJECT TABULATIONS

TABULATIONS									
SITE AREA						11,625 SF		.26AC	
HEIGHT						80'-0"			

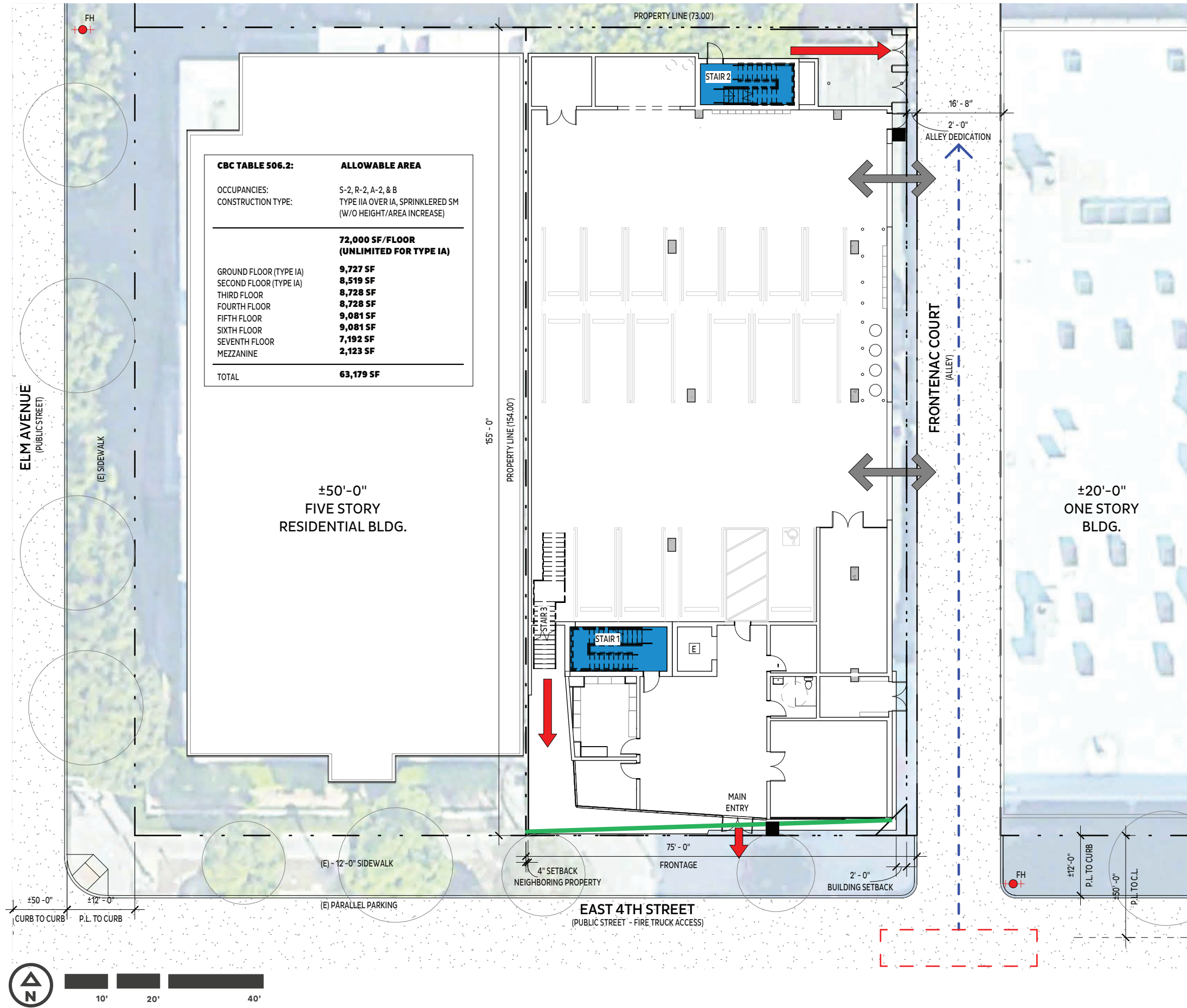
PROGRAM AREA									
PROGRAM TYPE	L1	L2	L3	L4	L5	L6	L7	MEZZANINE	TOTAL
RESIDENTIAL		4,761 SF	6,064 SF	6,064 SF	6,374 SF	6,374 SF	4,213 SF	674 SF	34,524 SF
AMENITIES	1,442 SF	1,053 SF					762 SF	736 SF	3,993 SF
CIRCULATION	358 SF	1,097 SF	1,085 SF	1,085 SF	1,085 SF	1,085 SF	886 SF	361 SF	7,042 SF
PARKING/SERVICE	7,321 SF	100 SF	47 SF	47 SF	47 SF	47 SF	47 SF		7,656 SF
TOTAL	9,121 SF	7,011 SF	7,196 SF	7,196 SF	7,507 SF	7,507 SF	5,908 SF	1,771 SF	53,215 SF
FLOOR AREA RATIO (-PARKING)									3.79

OPEN SPACE									
OPEN SPACE TYPE	L1	L2	L3	L4	L5	L6	L7	MEZZANINE	TOTAL
COMMON - OUTDOOR		1,543 SF					1,609 SF	1,006 SF	4,158 SF
COMMON - INDOOR	1,442 SF	1,053 SF					762 SF	736 SF	3,993 SF
TOTAL	1,442 SF	2,645 SF	0 SF	0 SF	0 SF	0 SF	2,367 SF	1,742 SF	8,196 SF
OPEN SPACE PER DU									44 SF/DU
AMENITY SPACE PER DU									42 SF/DU

RESIDENTIAL PROGRAM									
UNIT TYPE	SIZE	L2	L3	L4	L5	L6	L7	MEZZANINE	TOTAL
STUDIO A	333 SF	8	9	9	11	11	2		50
STUDIO A W/ MEZZ	433 SF	-	-	-	-	-	7		7
STUDIO A1	399 SF	1	1	1	1	1	-		5
STUDIO A2	444 SF	1	1	1	1	1	-		5
STUDIO A3	327 SF	2	2	2	2	2	-		10
STUDIO A4	325 SF	1	1	1	1	1	1		6
STUDIO B	344 SF	-	1	1	-	-	-		2
STUDIO C	505 SF	-	1	1	1	1	1		4
STUDIO D	402 SF	-	1	1	1	1	1		5
STUDIO D1	362 SF	1	-	-	-	-	-		-
TOTAL		14	17	17	18	18	12		96
RESIDENTIAL DENSITY									369 DU/AC



PARKING PROVIDED	
STANDARD	7 PS
COMPACT	7 PS
ACCESSIBLE/VAN	1 PS
EV	2 PS
TOTAL VEHICLE PARKING	17 PS
0.18 PS/DU	
TOTAL BICYCLE PARKING	47 PS
.49 PS/DU	

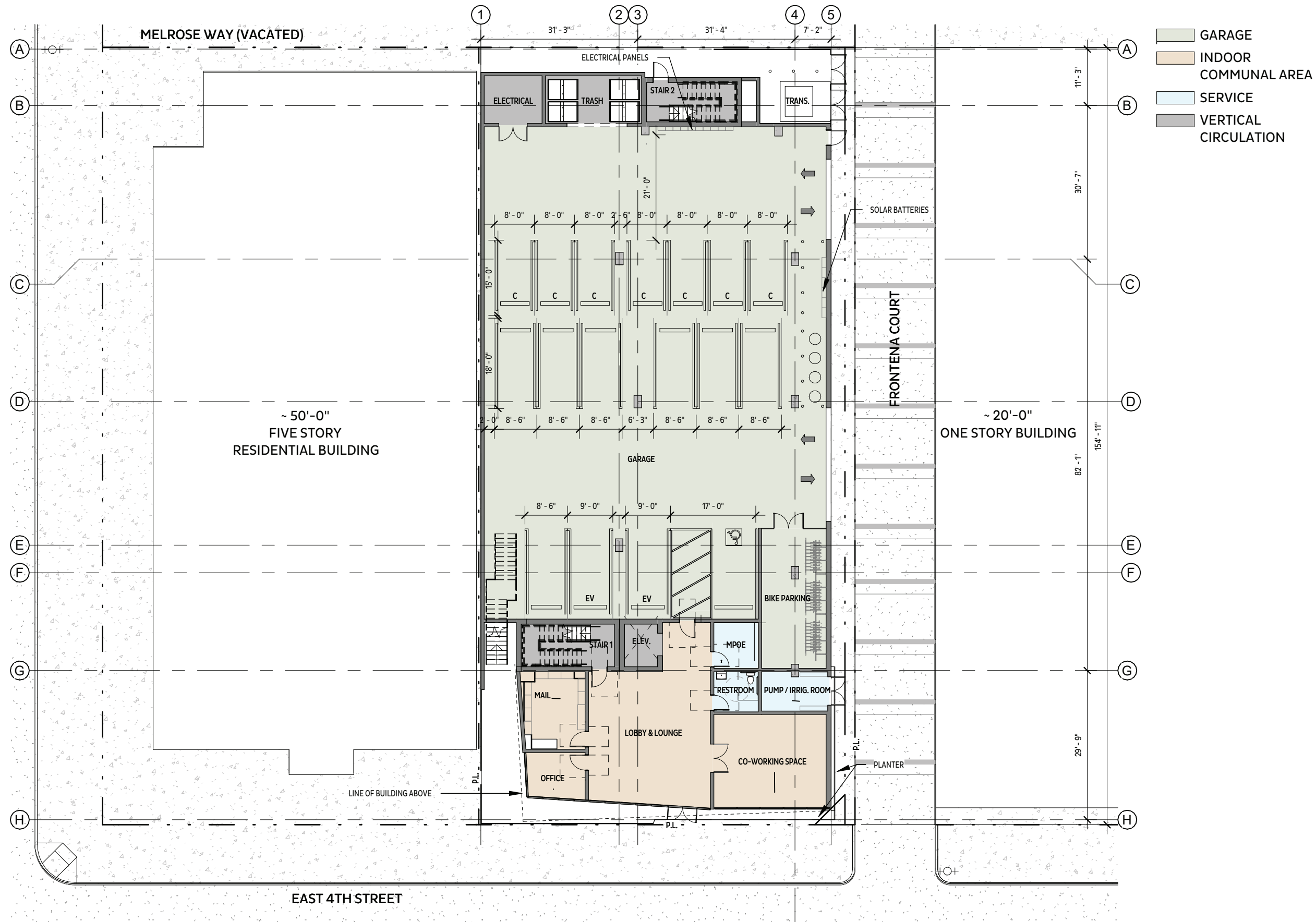


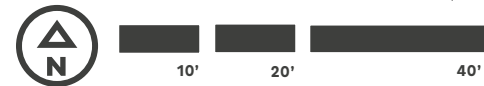
NOTES & LEGEND

1. ALL DWELLING UNITS ARE WITHIN 250' OF A STAIR
2. (E) FIRE HYDRANT LOCATED WITHIN 350' LINEAR FEET OF PROP. LINES. THE FINAL APPROVED QUANTITY AMOUNT OF TOTAL HYDRANTS NEEDED ARE CALCULATED FROM A FIRE FLOW REPORT, SQUARE FOOTAGE OF THE LARGEST STRUCT. AND BUILDING CONSTRUCTION TYPE. THESE WILL BE SHOWN ON THE PLANS SUBMITTED FOR PERMIT REVIEW.
3. CLEARANCES FOR LADDER ACCESS IS PROVIDED TO SERVE 2-4 LEVELS.
4. PROVIDE FIRE RESISTANT RATED WALL CONST. FOR WALLS THAT HAVE LESS THAN 30 FT. SETBACK FROM PROP LINES PER TABLE 602 OF THE CALIFORNIA BUILDING CODE. FIRE RESISTIVE RATED EAVES AND PARAPETS MAY BE REQ'D PER SECTION 705.2 AND SECTION 705.11.

- P — PROPERTY LINE
- +●+ EXISTING FIRE HYDRANT LOCATION
- ← - - - 150' HOSE PULL FROM FIRE APPARATUS
- BUILDING EXITS AT GRADE
- AERIAL TRUCK LADDER ACCESS TO BUILDING (BETWEEN 20'-40' FROM ACCESS ROAD) ROOF/ PARAPET CONTINUOUS
- INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3 SETS OF ENTRY DOOR / GATE KEYS. ALL GATES USED FOR FIRE ACCESS WILL BE (MIN.) 5' WALK THRU GATE WITH SUB-KEYED KNOX BOX W/ 3 SETS OF GATE KEYS OR CARD READER
- INDICATES ENCLOSED 2-HR STAIRWAY TO ROOF
- [E] INDICATES GURNEY SIZED ELEVATOR
- ↔ VEHICULAR ENTRY/EXIT
- [] FIRE APPARATUS

FLOOR PLAN - GROUND FLOOR





FLOOR PLAN - THIRD AND FOURTH FLOOR

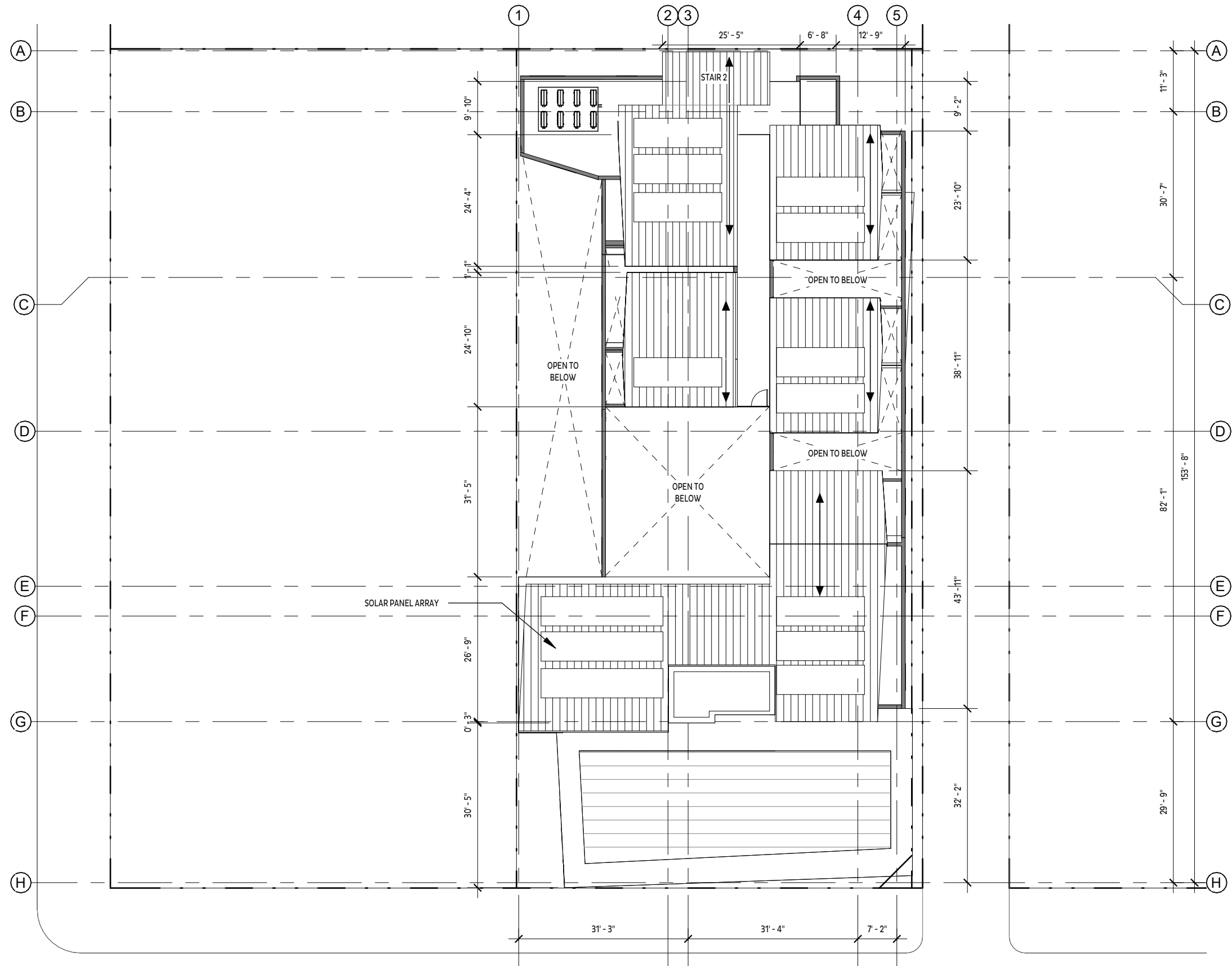


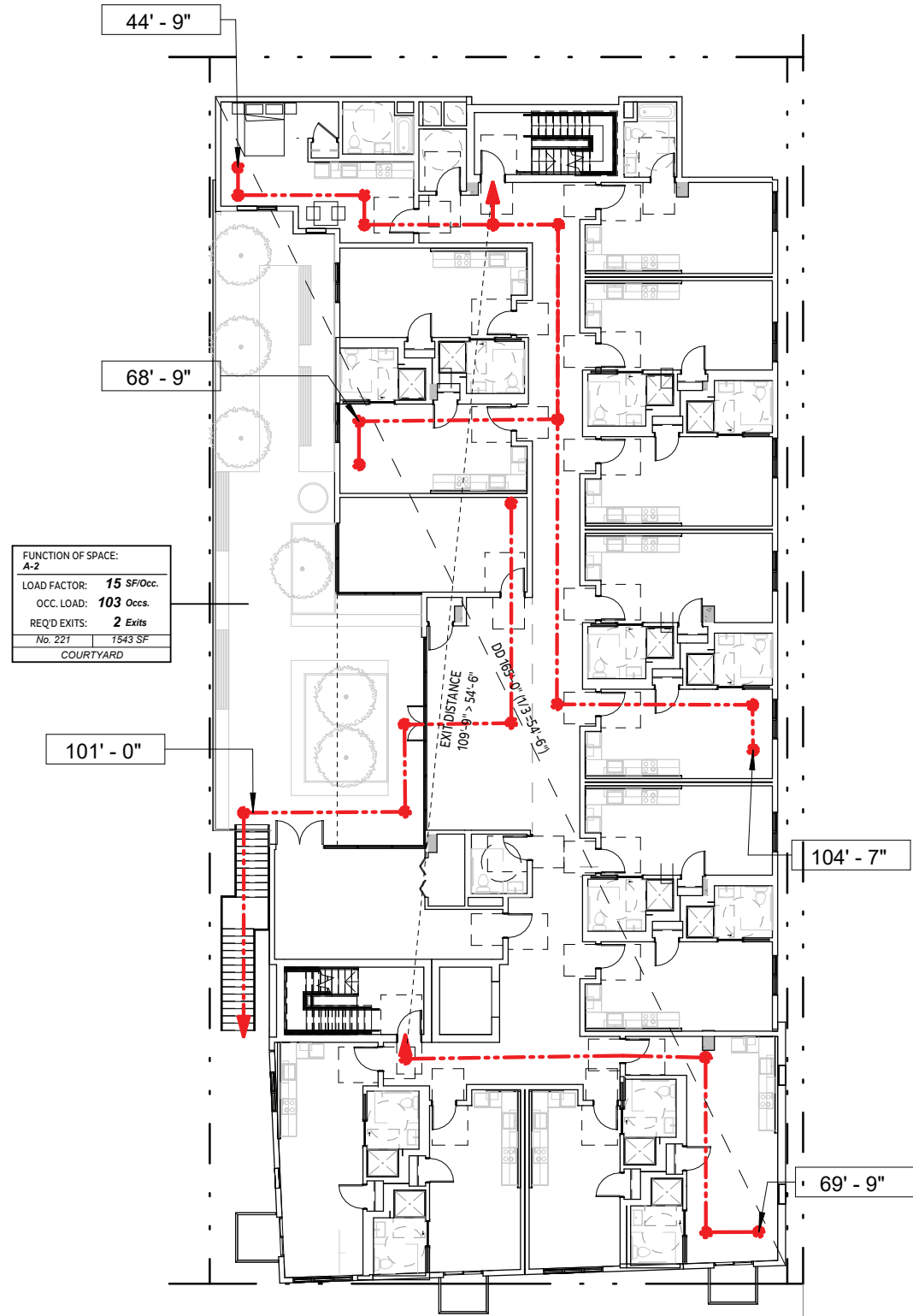


FLOOR PLAN - SEVENTH FLOOR

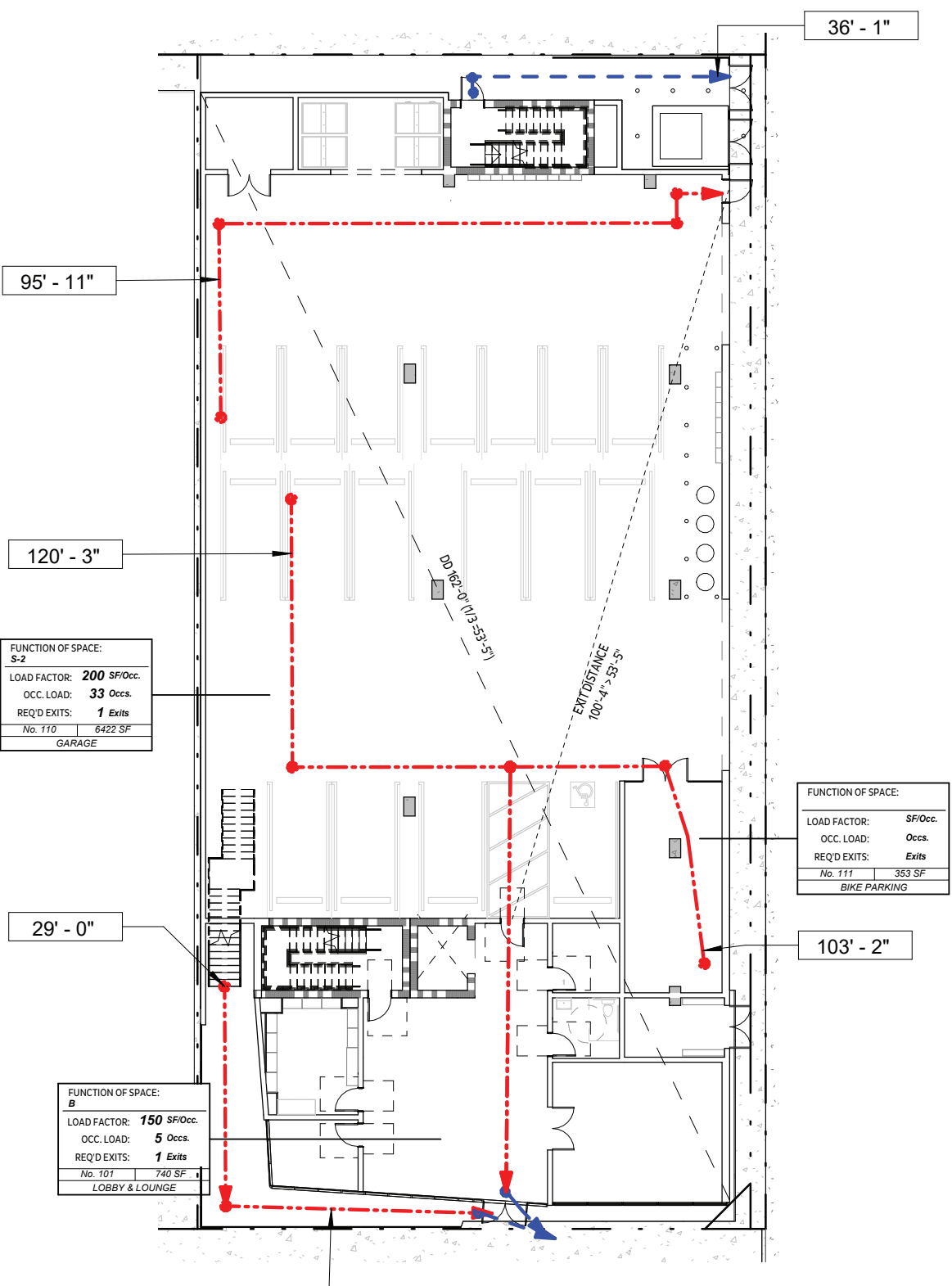








SECOND FLOOR EGRESS PLAN

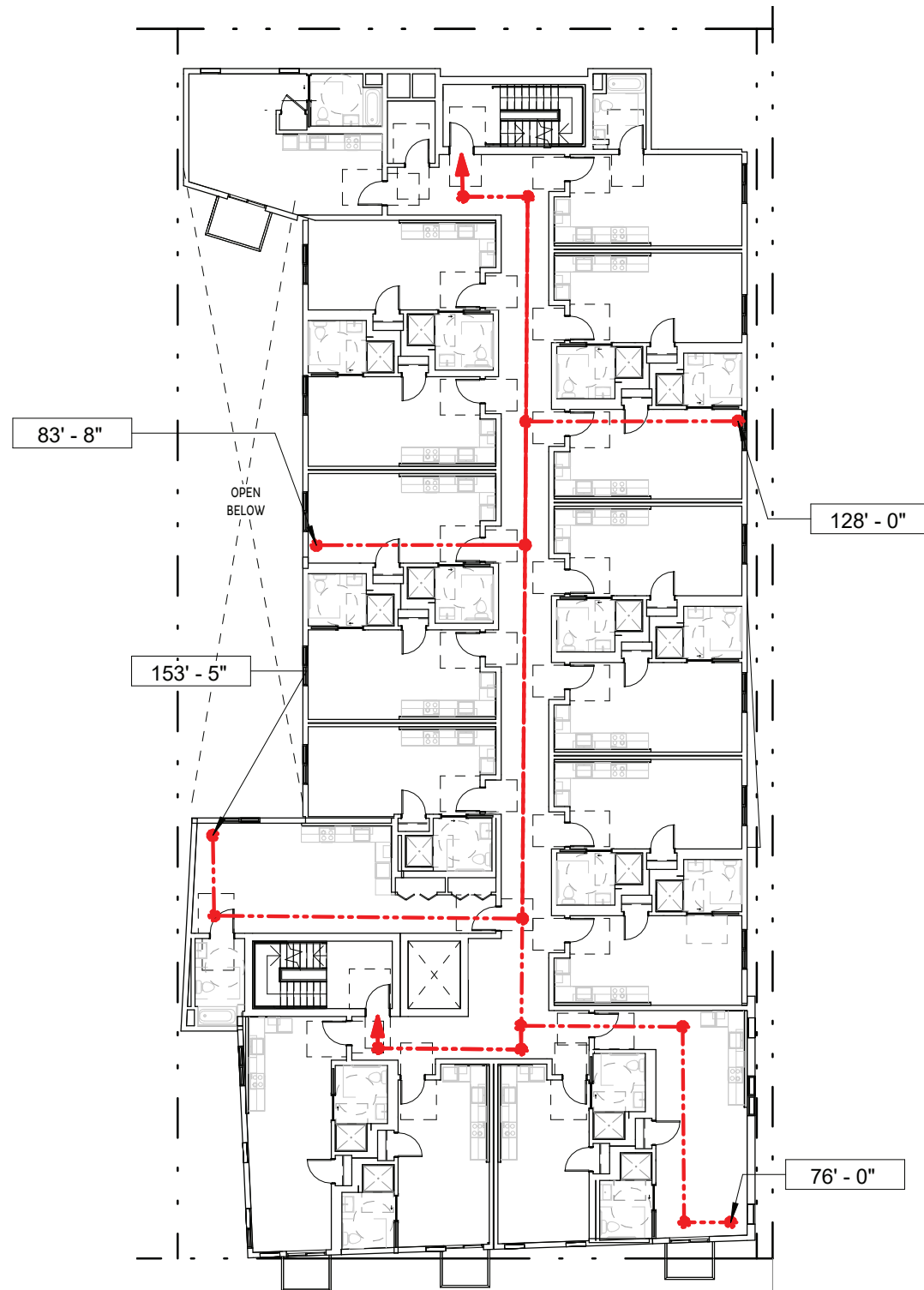


GROUND FLOOR EGRESS PLAN

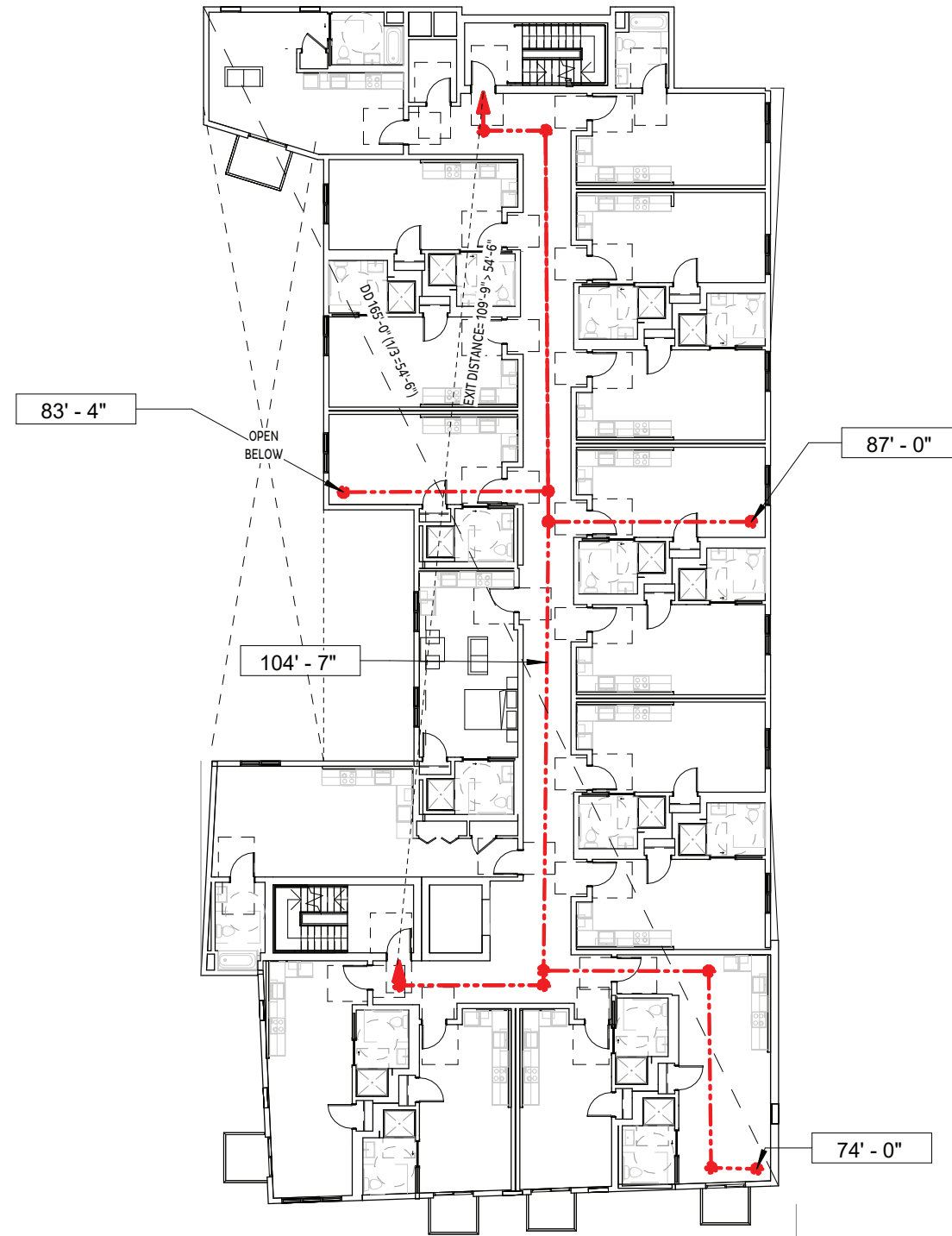
LEGEND - EGRESS

- NON-RATED WALL CONSTRUCTION
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER
- TRAVEL DISTANCE - COMMON PATH
- TRAVEL DISTANCE TO PUBLIC R.O.W.
- DD = 198' DIAGONAL DISTANCE (IN FEET)





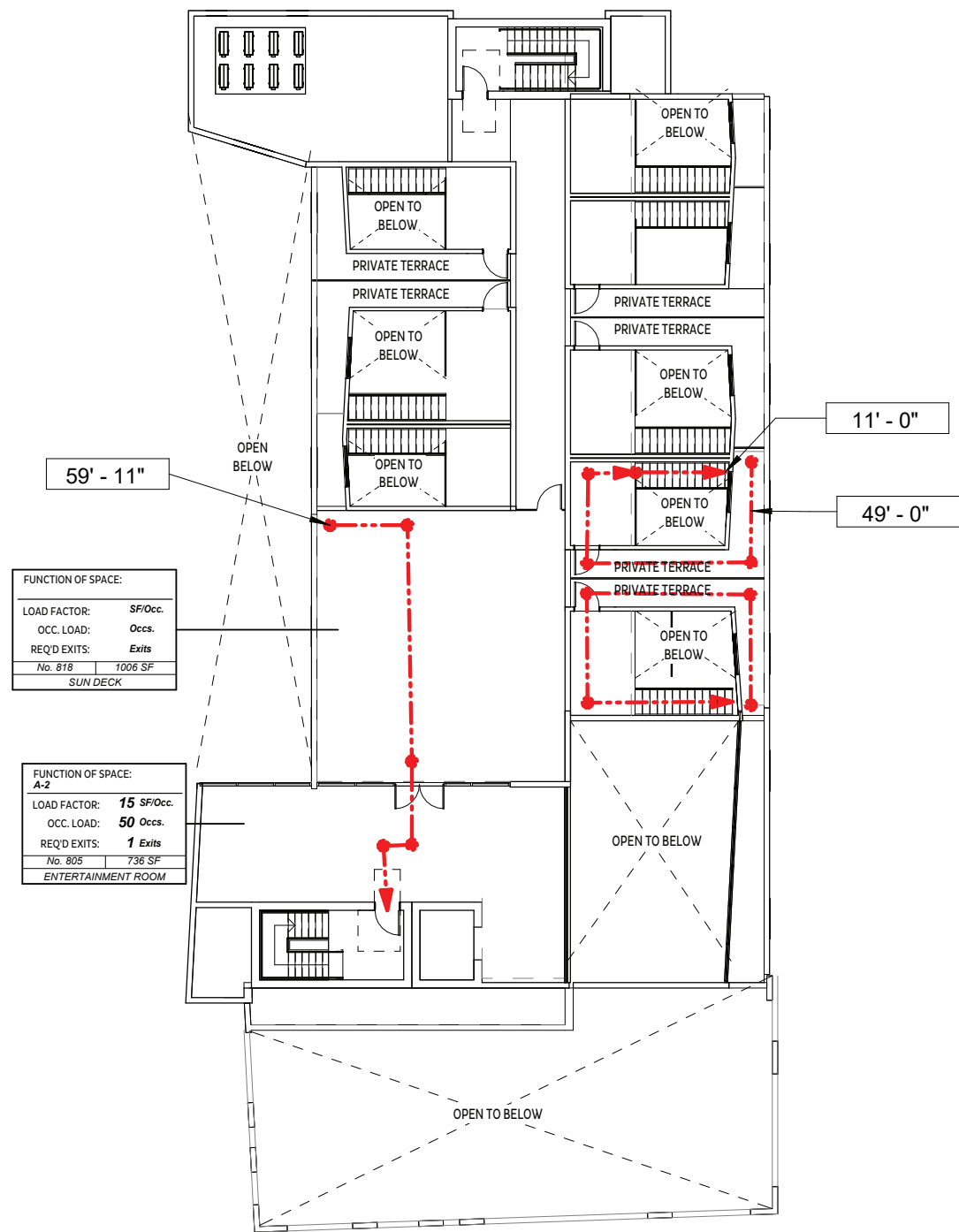
FIFTH AND SIXTH EGRESS PLAN



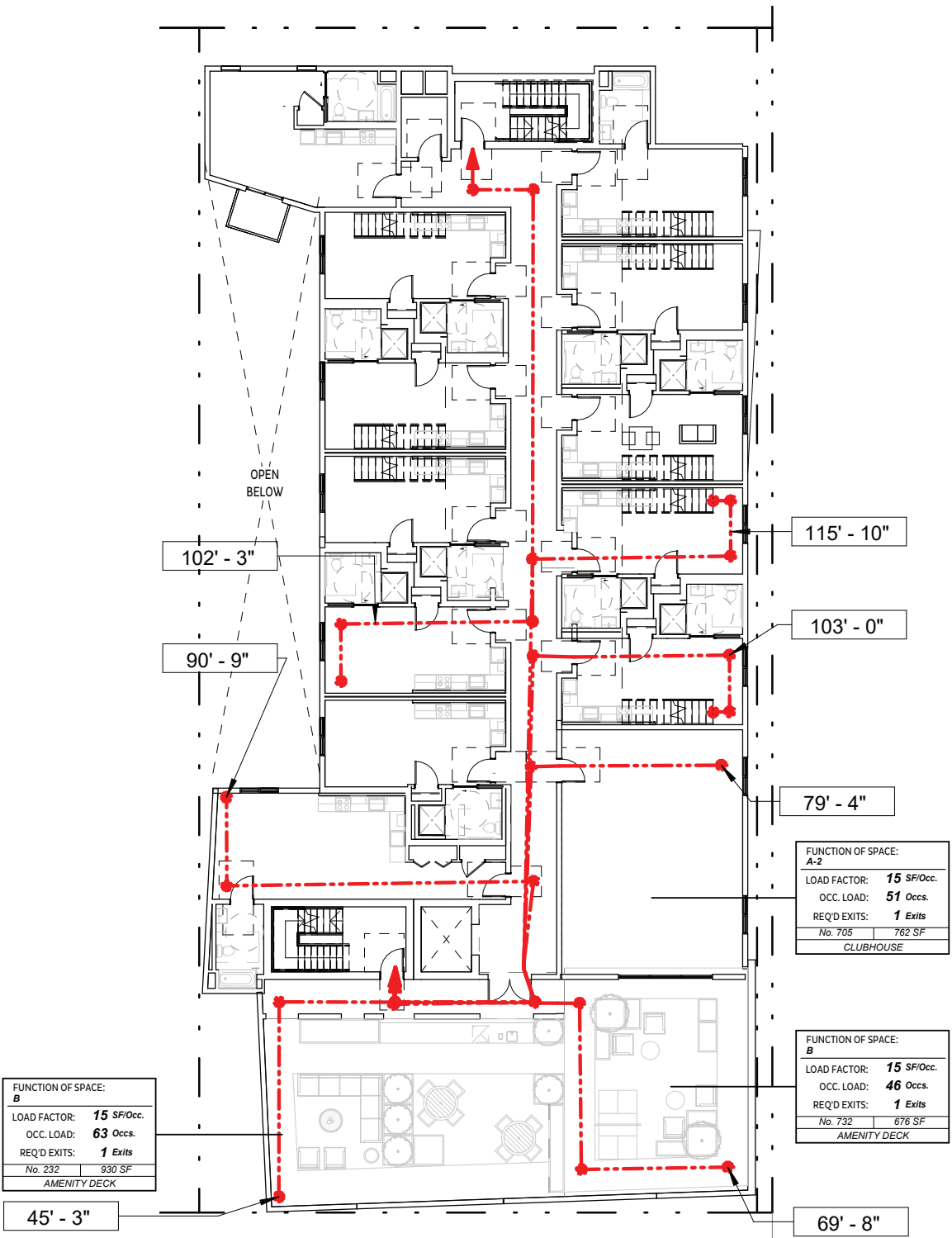
THIRD AND FOURTH FLOOR EGRESS PLAN

LEGEND - EGRESS

- NON-RATED WALL CONSTRUCTION
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER
- TRAVEL DISTANCE - COMMON PATH
- TRAVEL DISTANCE TO PUBLIC R.O.W.
- DD = 198' DIAGONAL DISTANCE (IN FEET)



MEZZANINE FLOOR EGRESS PLAN

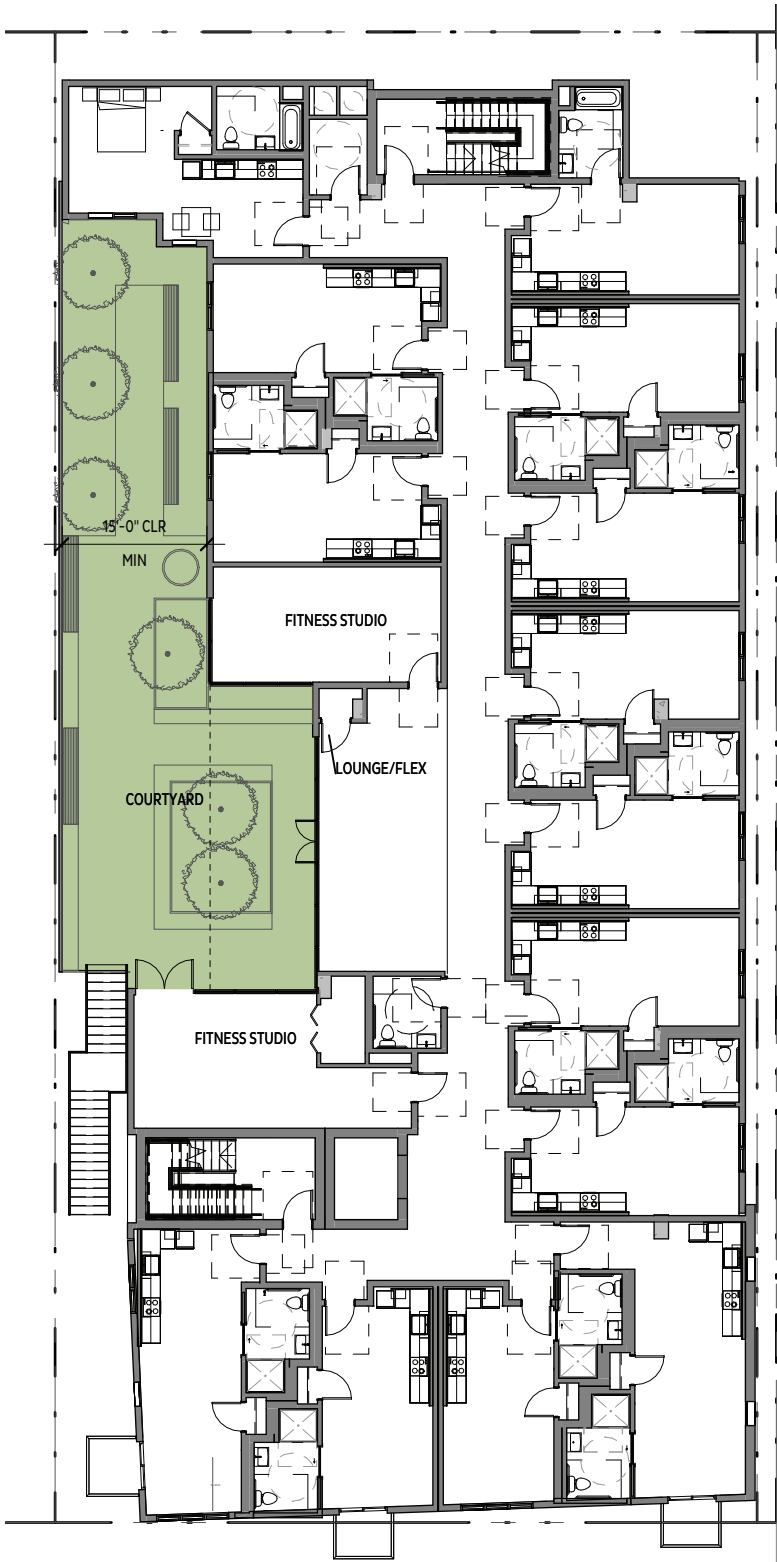


SEVENTH FLOOR EGRESS PLAN

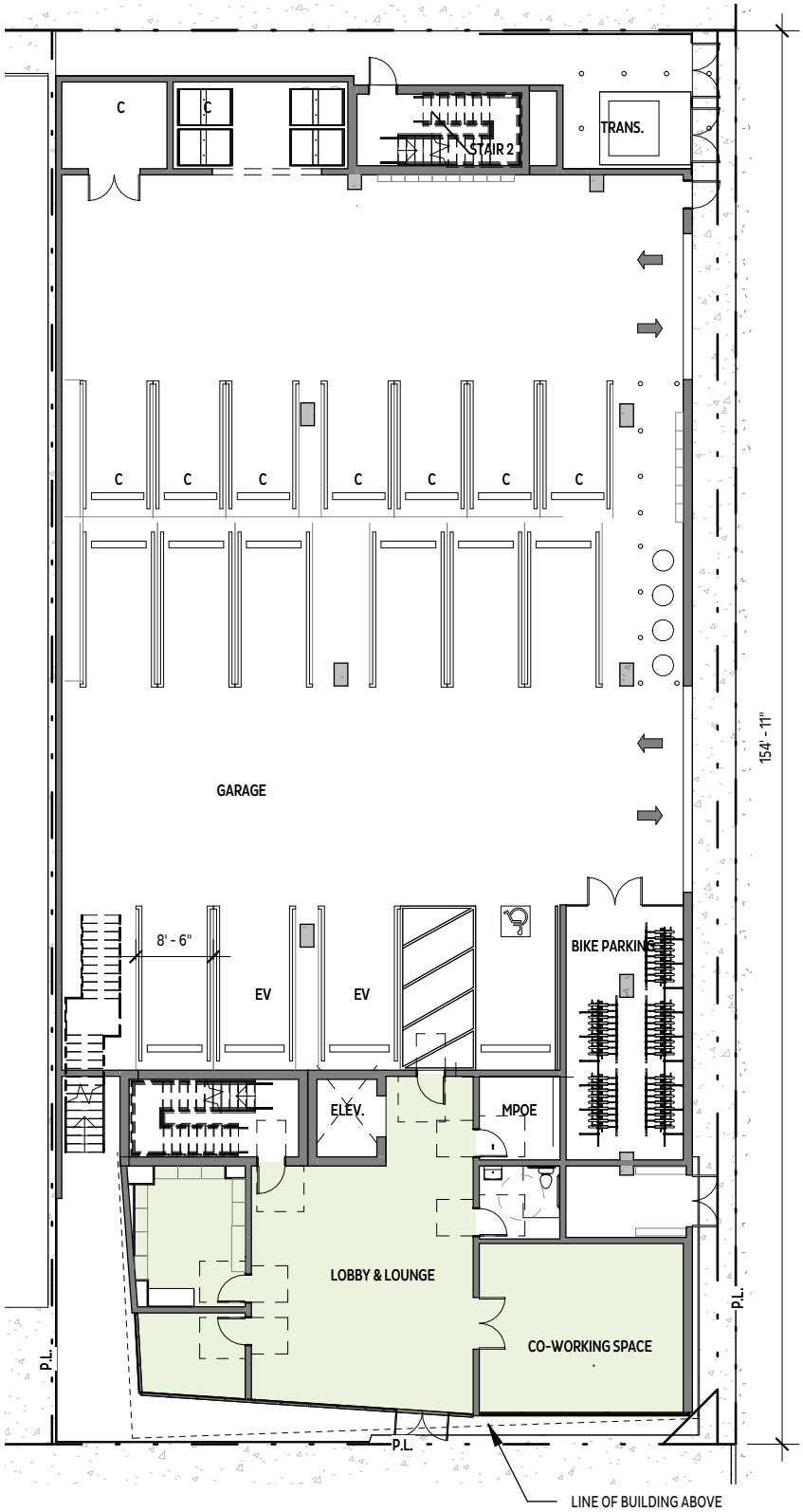
LEGEND - EGRESS

- NON-RATED WALL CONSTRUCTION
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER
- TRAVEL DISTANCE - COMMON PATH
- TRAVEL DISTANCE TO PUBLIC R.O.W.
- DD = 198' DIAGONAL DISTANCE (IN FEET)





SECOND FLOOR



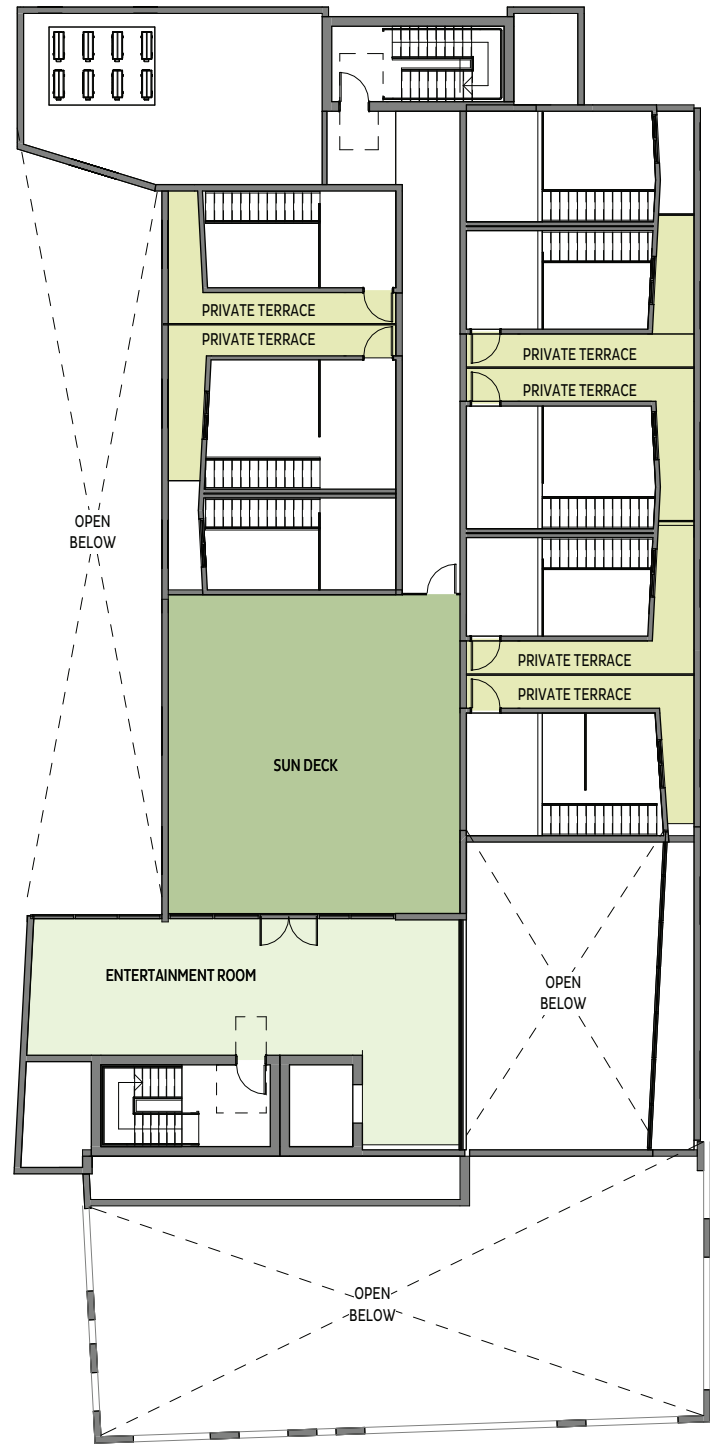
GROUND FLOOR

COMMON INDOOR SPACE

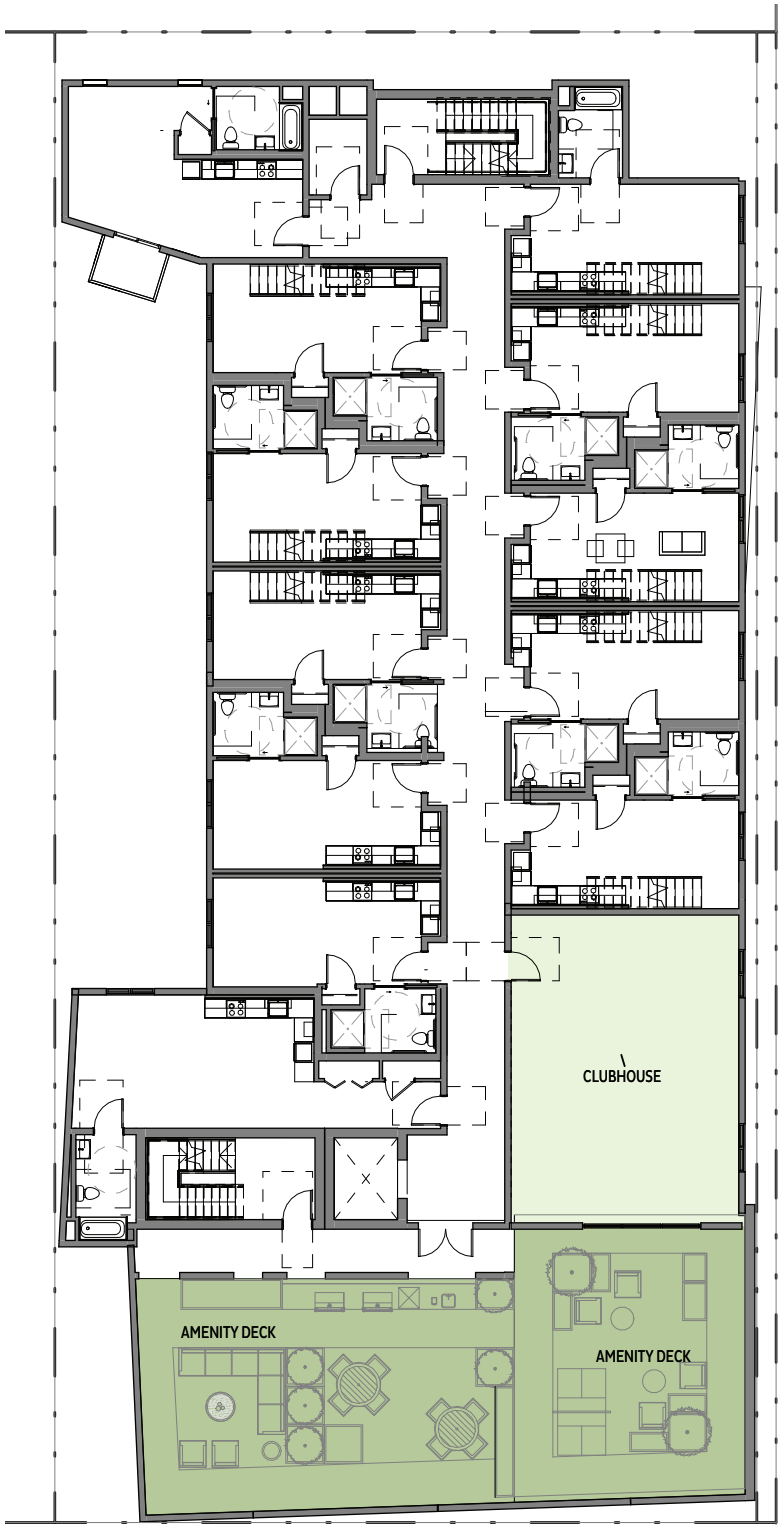
NAME	AREA
GROUND FLOOR	
LOBBY & LOUNGE	740 SF
OFFICE	108 SF
MAIL	175 SF
CO-WORKING SPACE	418 SF
	1442 SF
SECOND FLOOR	
FITNESS STUDIO	289 SF
FITNESS STUDIO	371 SF
LOUNGE/FLEX	393 SF
	1053 SF
SEVENTH FLOOR	
CLUBHOUSE	762 SF
	762 SF
MEZZANINE	
ENTERTAINMENT ROOM	736 SF
	736 SF
	3993 SF

COMMON OPEN SPACE

NAME	AREA
SECOND FLOOR	
COURTYARD	1543 SF
	1543 SF
SEVENTH FLOOR	
AMENITY DECK	676 SF
AMENITY DECK	930 SF
	1606 SF
MEZZANINE	
SUN DECK	1006 SF
	1006 SF
	4155 SF



MEZZANINE



SEVENTH FLOOR

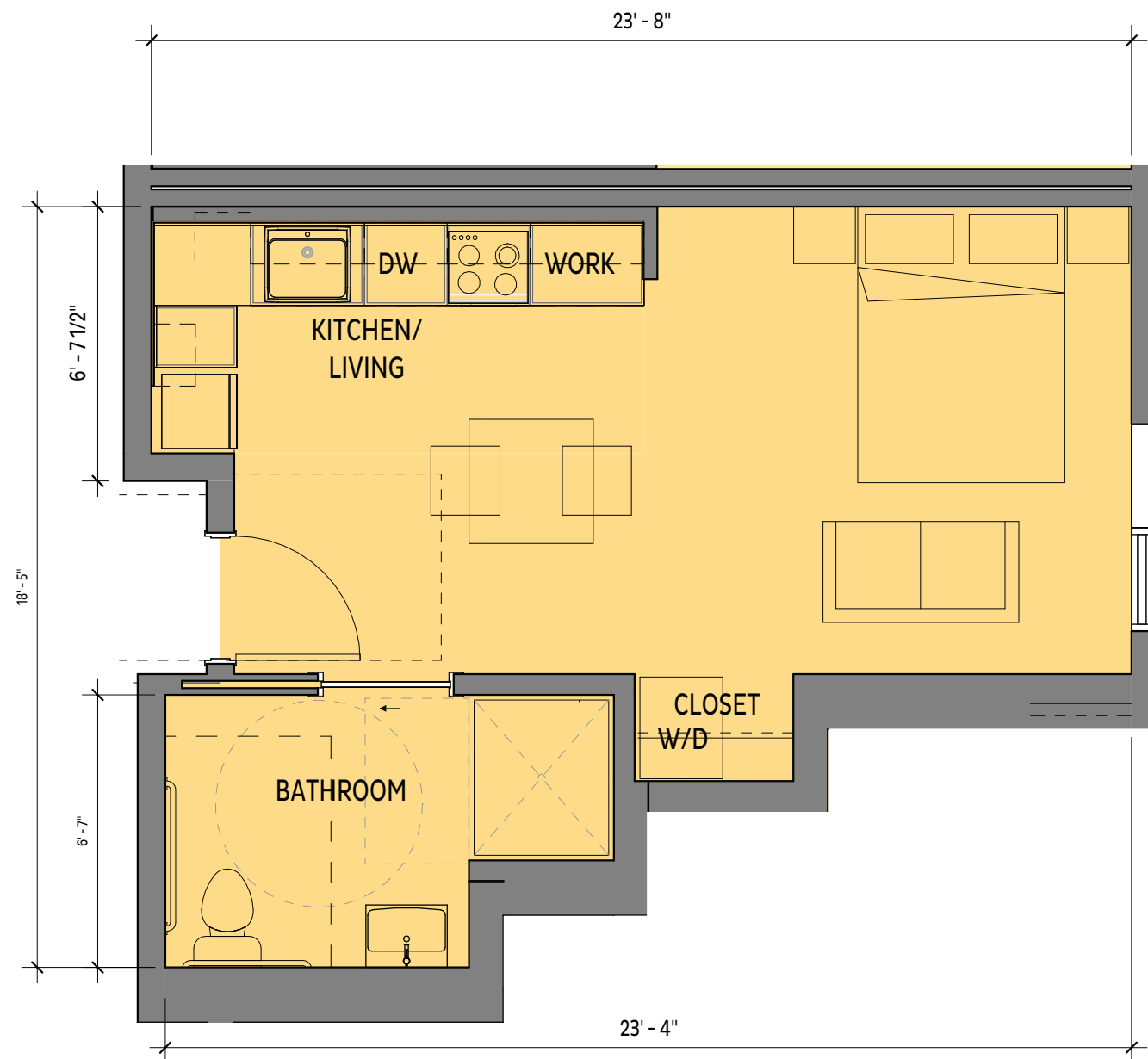
- INDOOR COMMUNAL AREA
- OUTDOOR COMMUNAL AREA
- OUTDOOR PRIVATE AREA

COMMON INDOOR SPACE

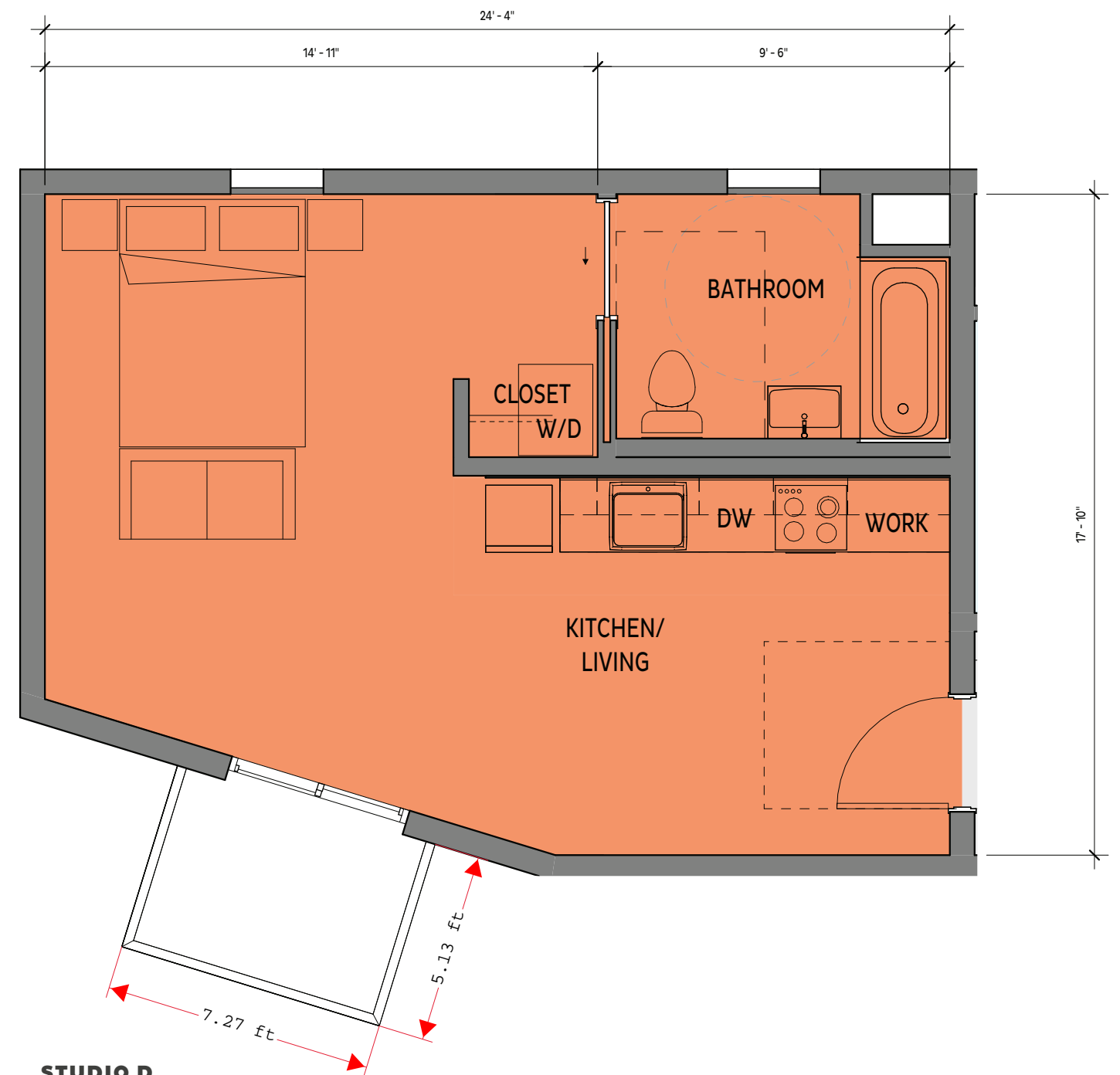
NAME	AREA
GROUND FLOOR	
LOBBY & LOUNGE	740 SF
OFFICE	108 SF
MAIL	175 SF
CO-WORKING SPACE	418 SF
	1442 SF
SECOND FLOOR	
FITNESS STUDIO	289 SF
FITNESS STUDIO	371 SF
LOUNGE/FLEX	393 SF
	1053 SF
SEVENTH FLOOR	
CLUBHOUSE	762 SF
	762 SF
MEZZANINE	
ENTERTAINMENT ROOM	736 SF
	736 SF
	3993 SF

COMMON OPEN SPACE

NAME	AREA
SECOND FLOOR	
COURTYARD	1543 SF
	1543 SF
SEVENTH FLOOR	
AMENITY DECK	676 SF
AMENITY DECK	930 SF
	1606 SF
MEZZANINE	
SUN DECK	1006 SF
	1006 SF
	4155 SF

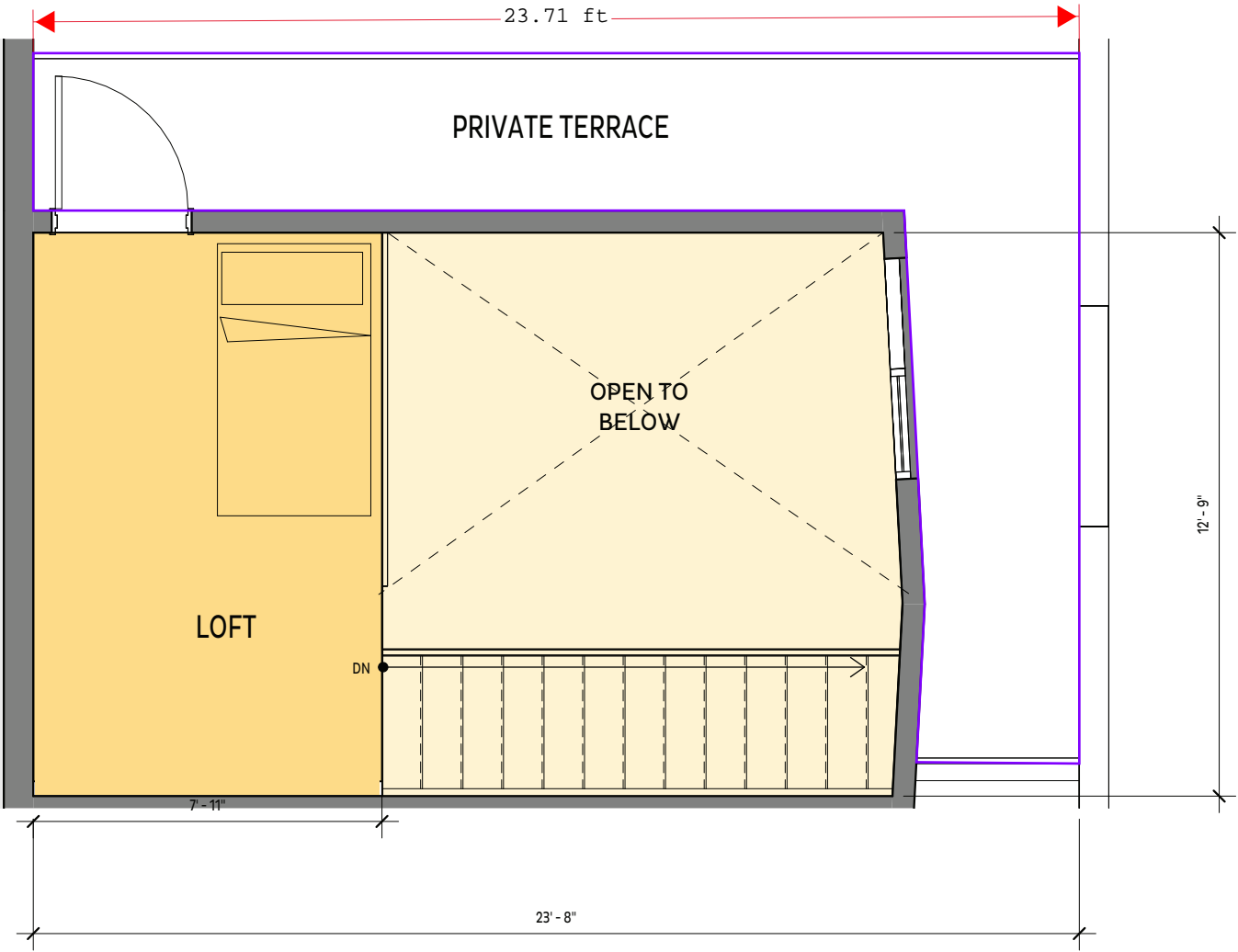
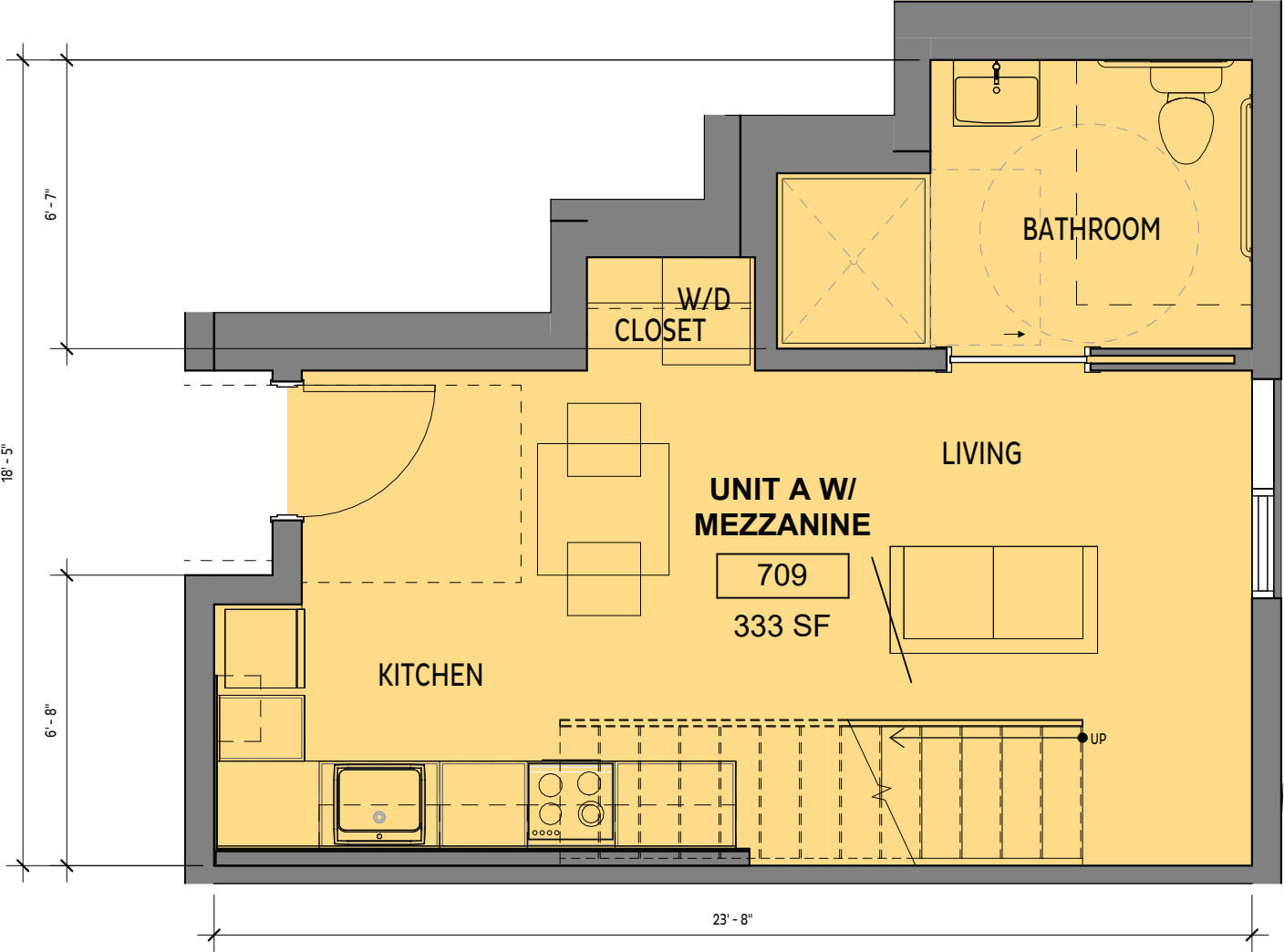


STUDIO A
1/4" = 1'-0"
340 SF



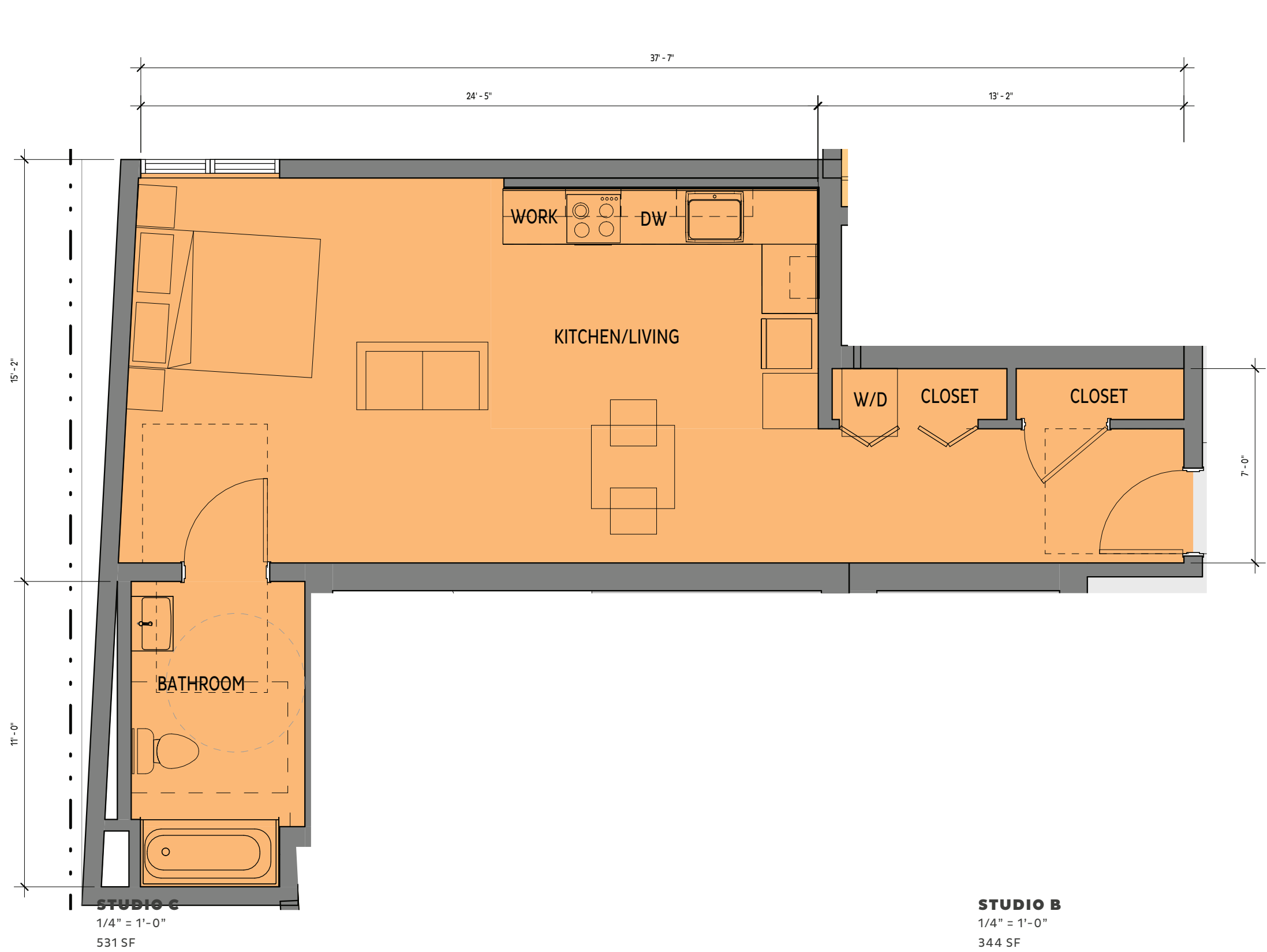
STUDIO D
1/4" = 1'-0"
402 SF



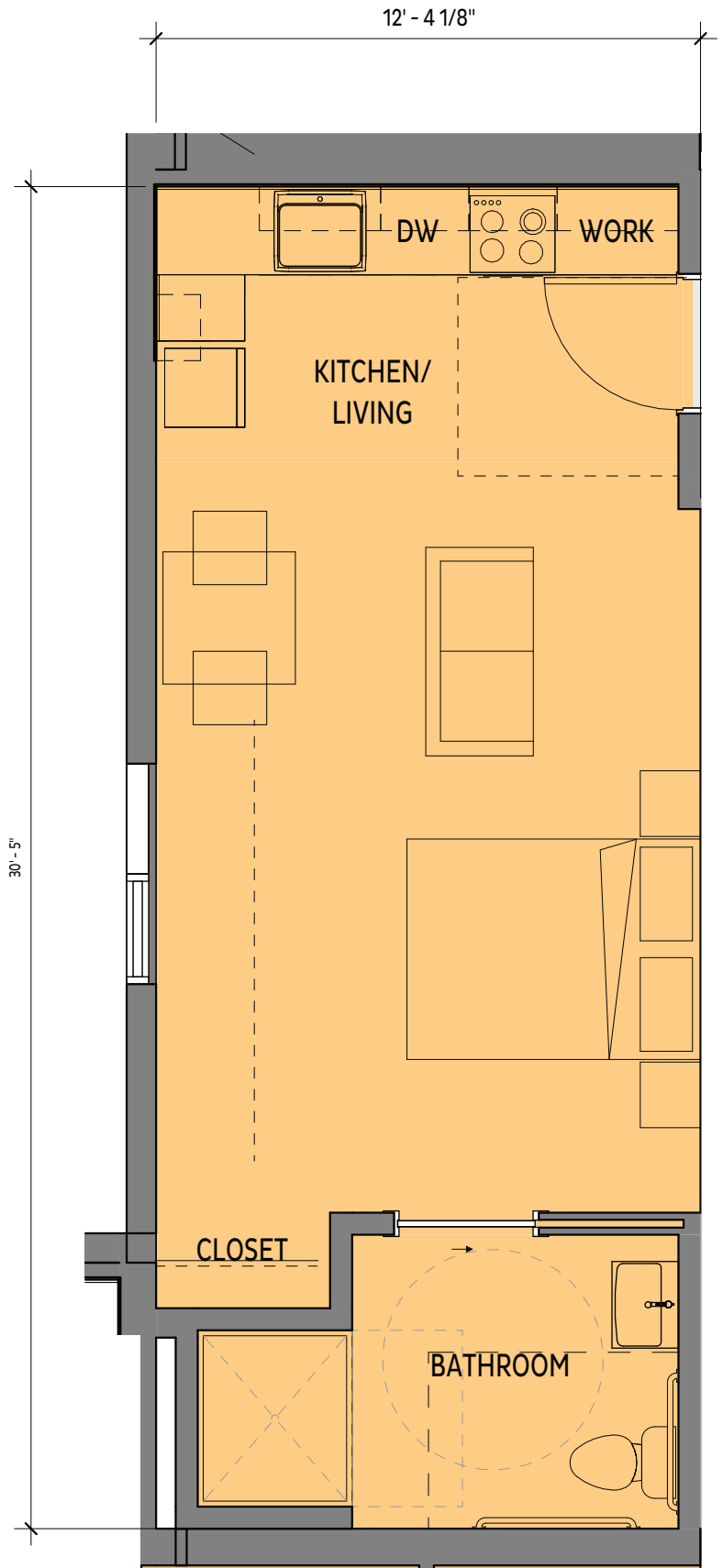


STUDIO A W/ MEZZANINE
1/4" = 1'-0"
709 SF

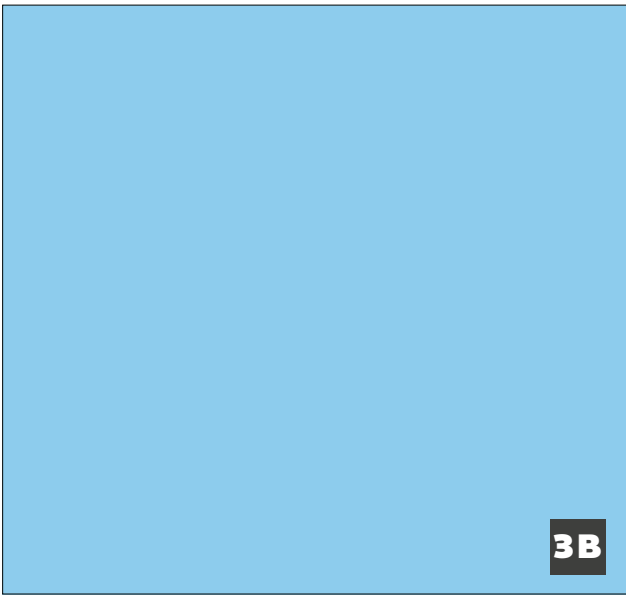
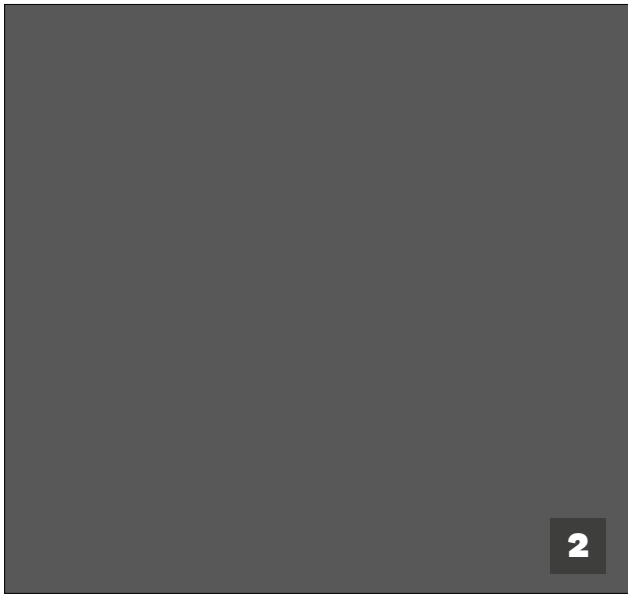
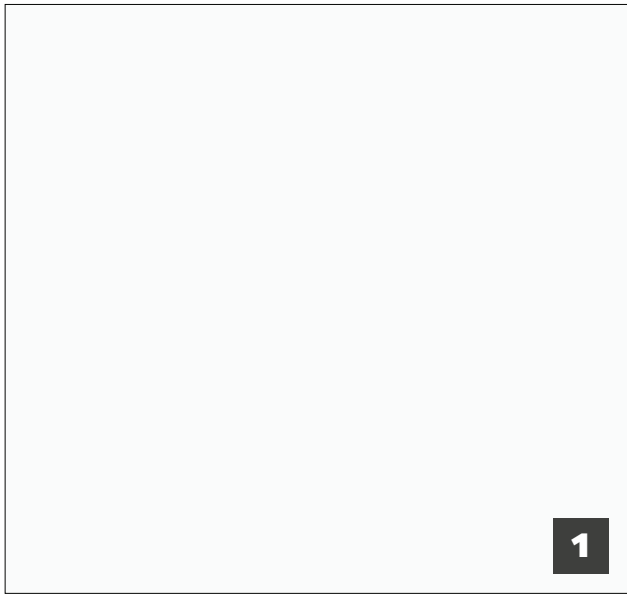




STUDIO B
1/4" = 1'-0"
344 SF





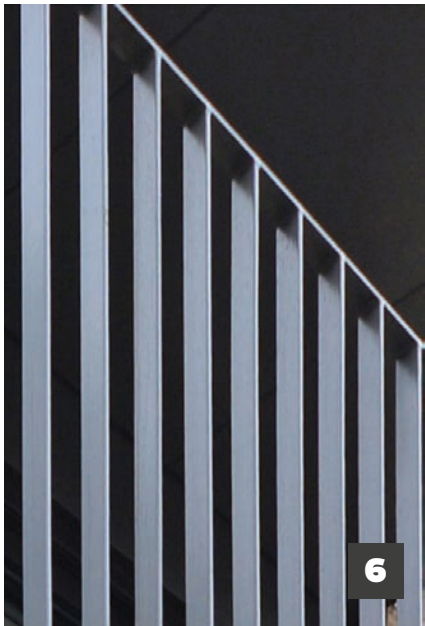
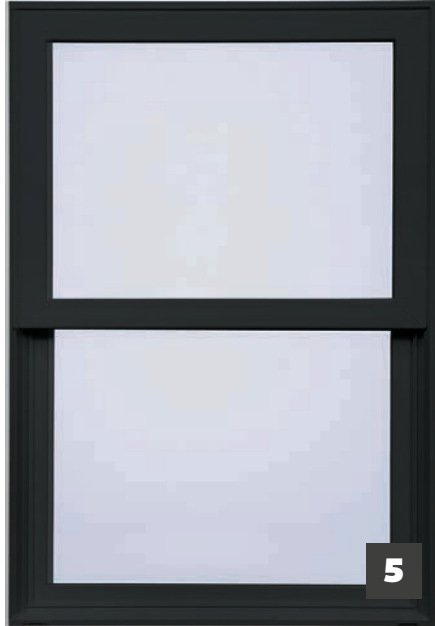
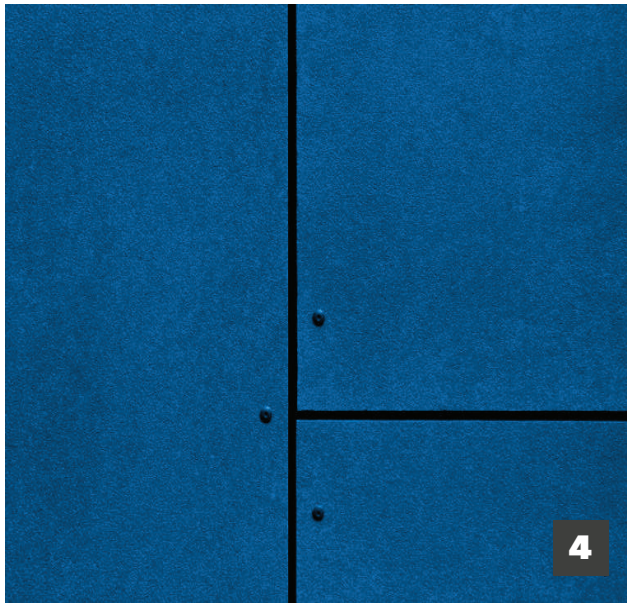


KEYNOTES

1 ITEM: PAINT
MFR: DUNN EDWARDS
COLOR: PRECIOUS PEARLS

2 ITEM: ACCENT PAINT
MFR: SHERWIN WILLIAMS
COLOR: PEPPERCORN

3 ITEM: PAINT
MFR: SHERWIN WILLIAMS
COLOR:
A. AMERICANA
B. BELOW ZERO



4 ITEM: TEXTURED FIBER CEMENT
PANEL
COLOR: AMERICANA

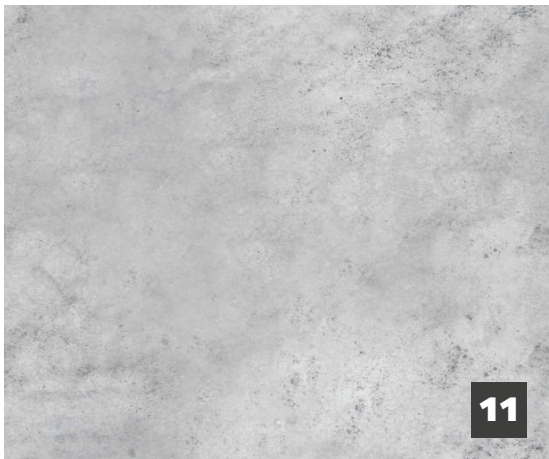
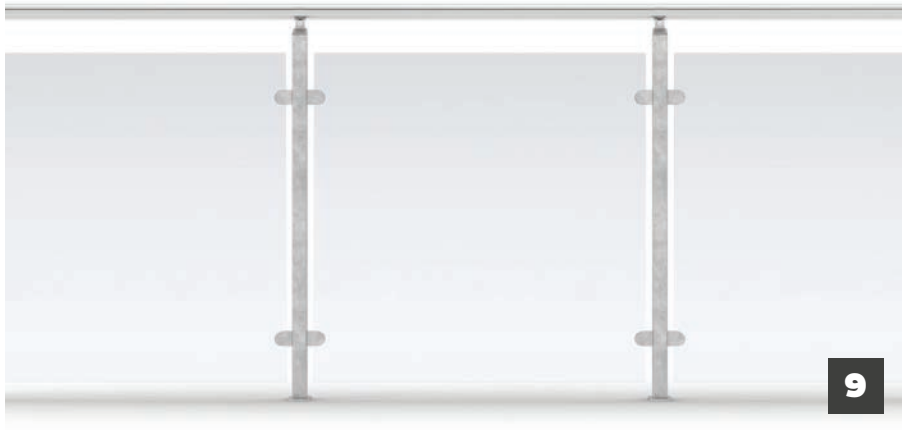
5 ITEM: VINYL WINDOWS
COLOR: BLACK

6 PAINTED STEEL RAILINGS
COLOR: PEPPERCORN

7 ITEM: STANDING SEAM METAL
COLOR: BLACK

8 ITEM: COMPOSITE BATTEN
SYSTEM
COLOR: PRECIOUS PEARLS

9 ITEM: GLASS RAILING
COLOR: NATURAL GRAY



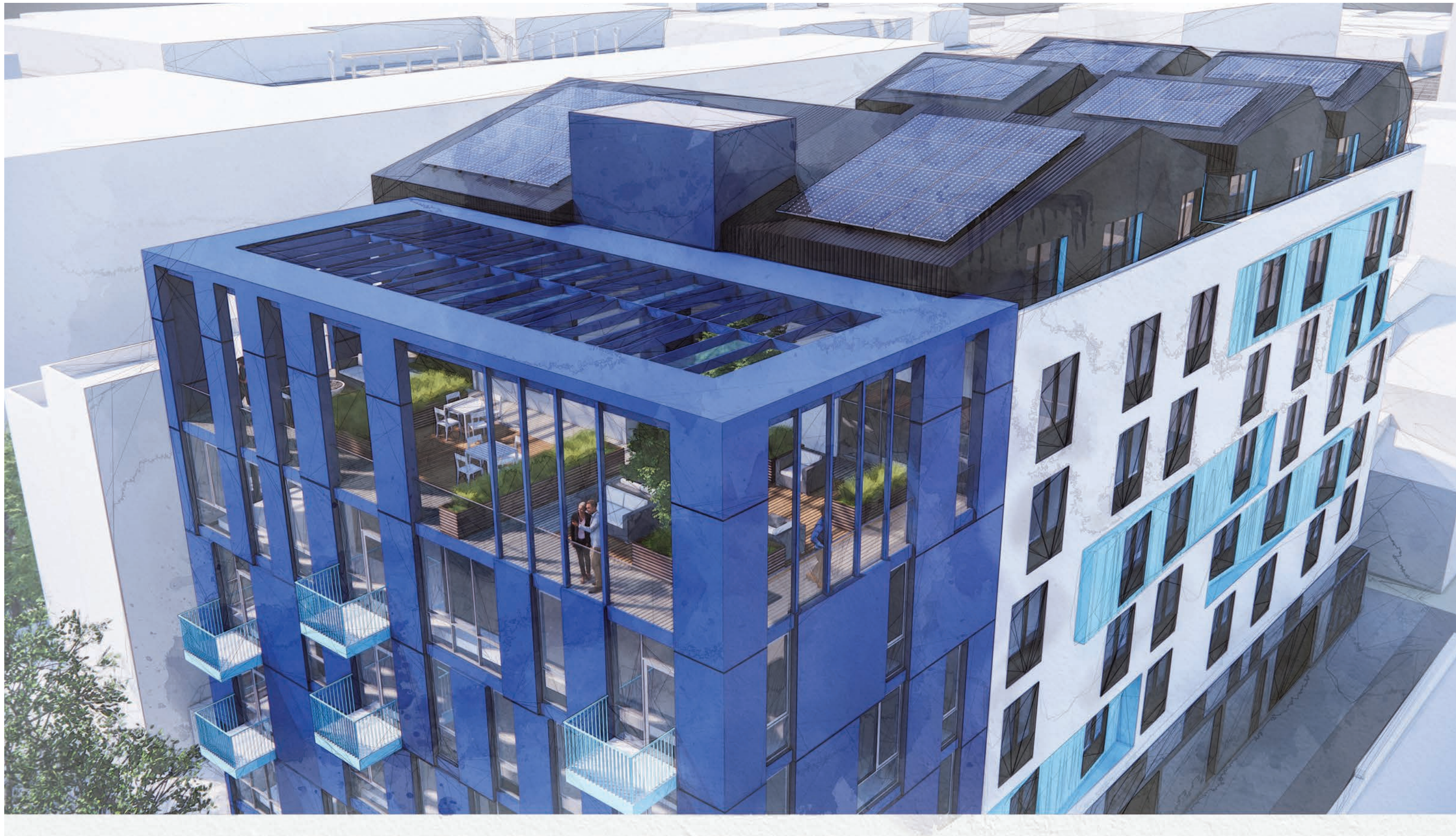
10 CLEAR ANODIZED ALUMINUM
STOREFRONT & BREAK METAL
COLOR: SILVER

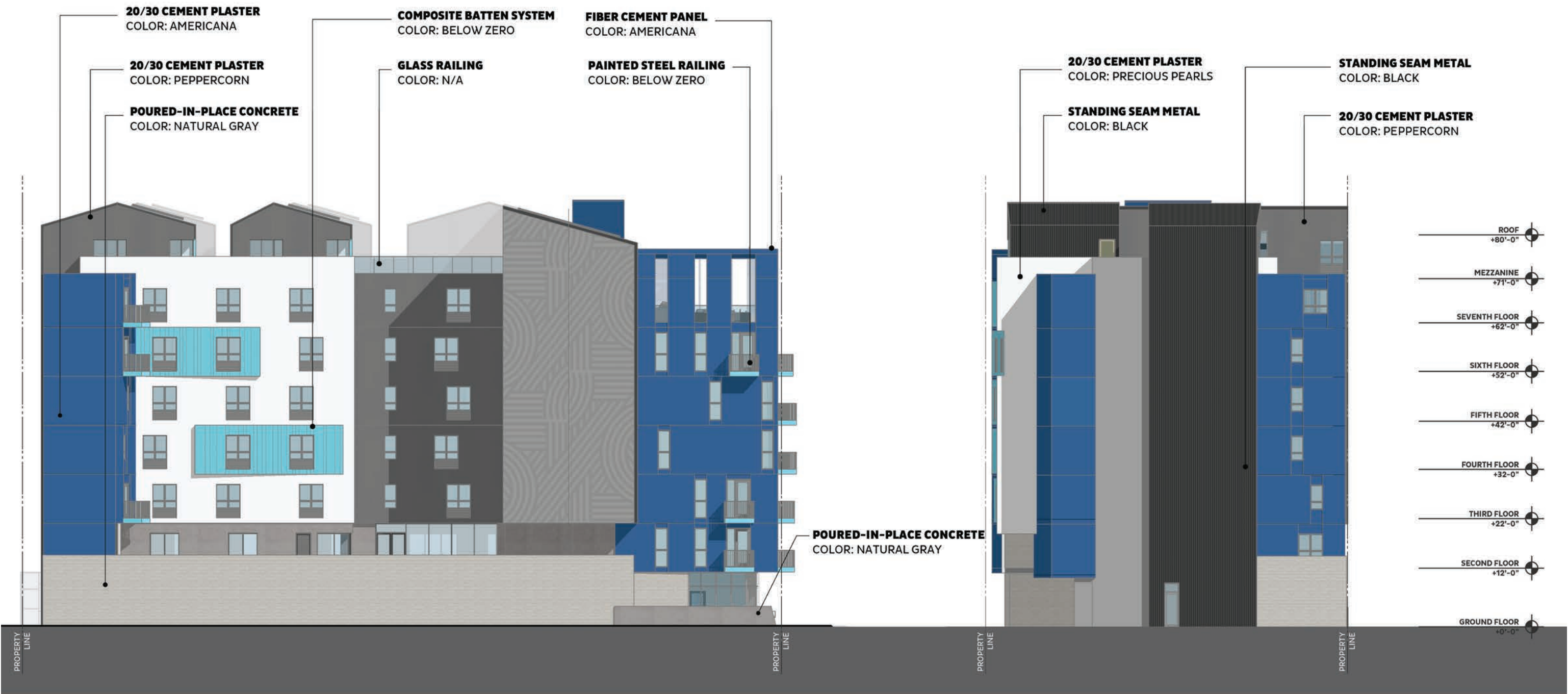
11 BOARD-FORMED CONCRETE
COLOR: NATURAL GRAY

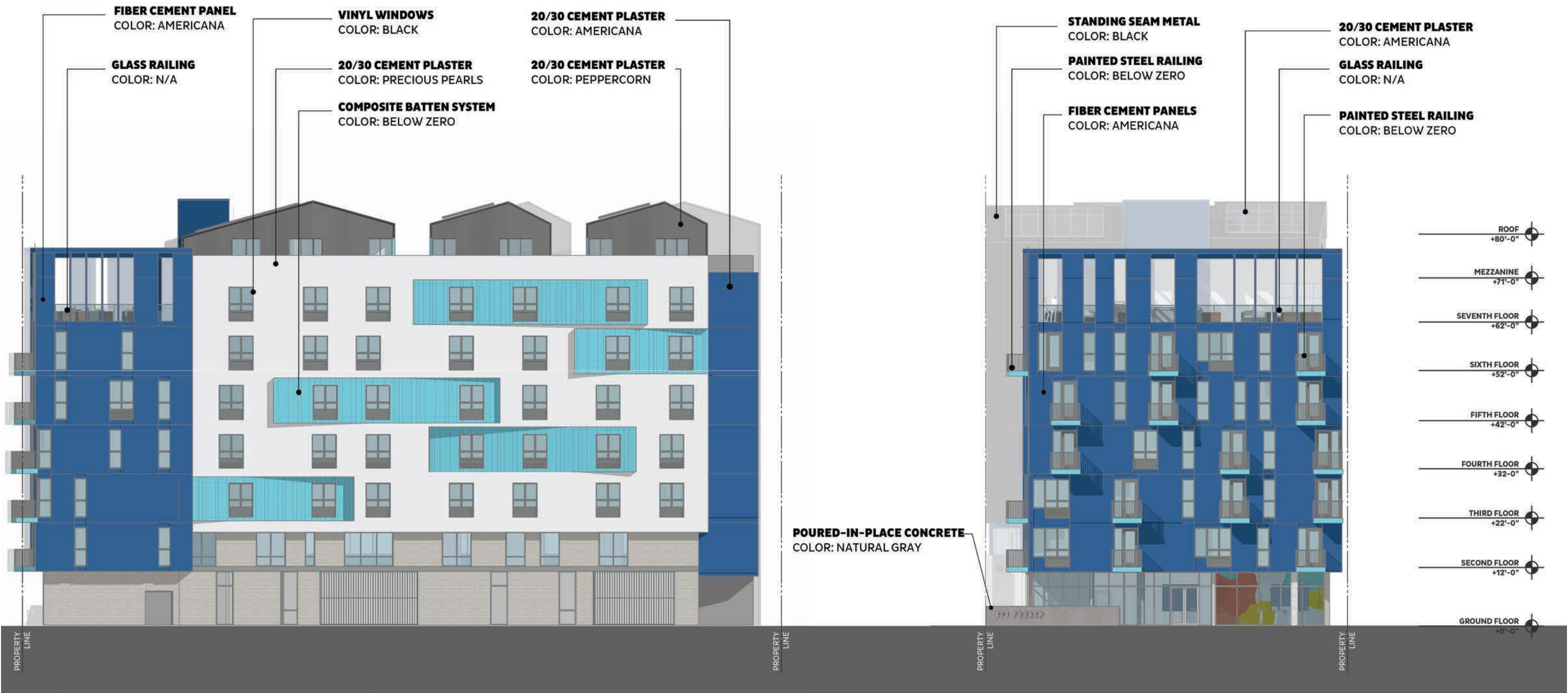


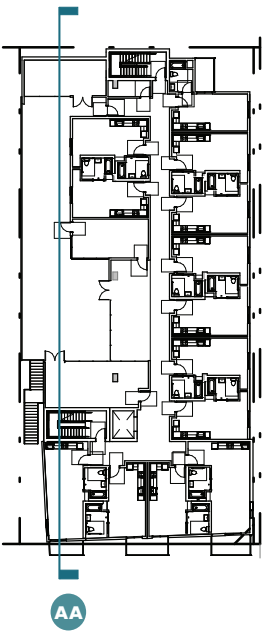




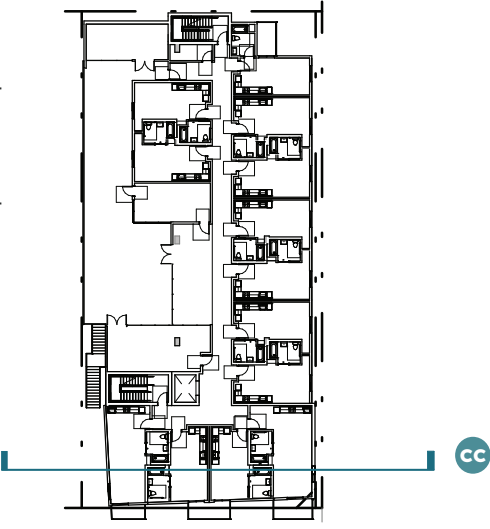








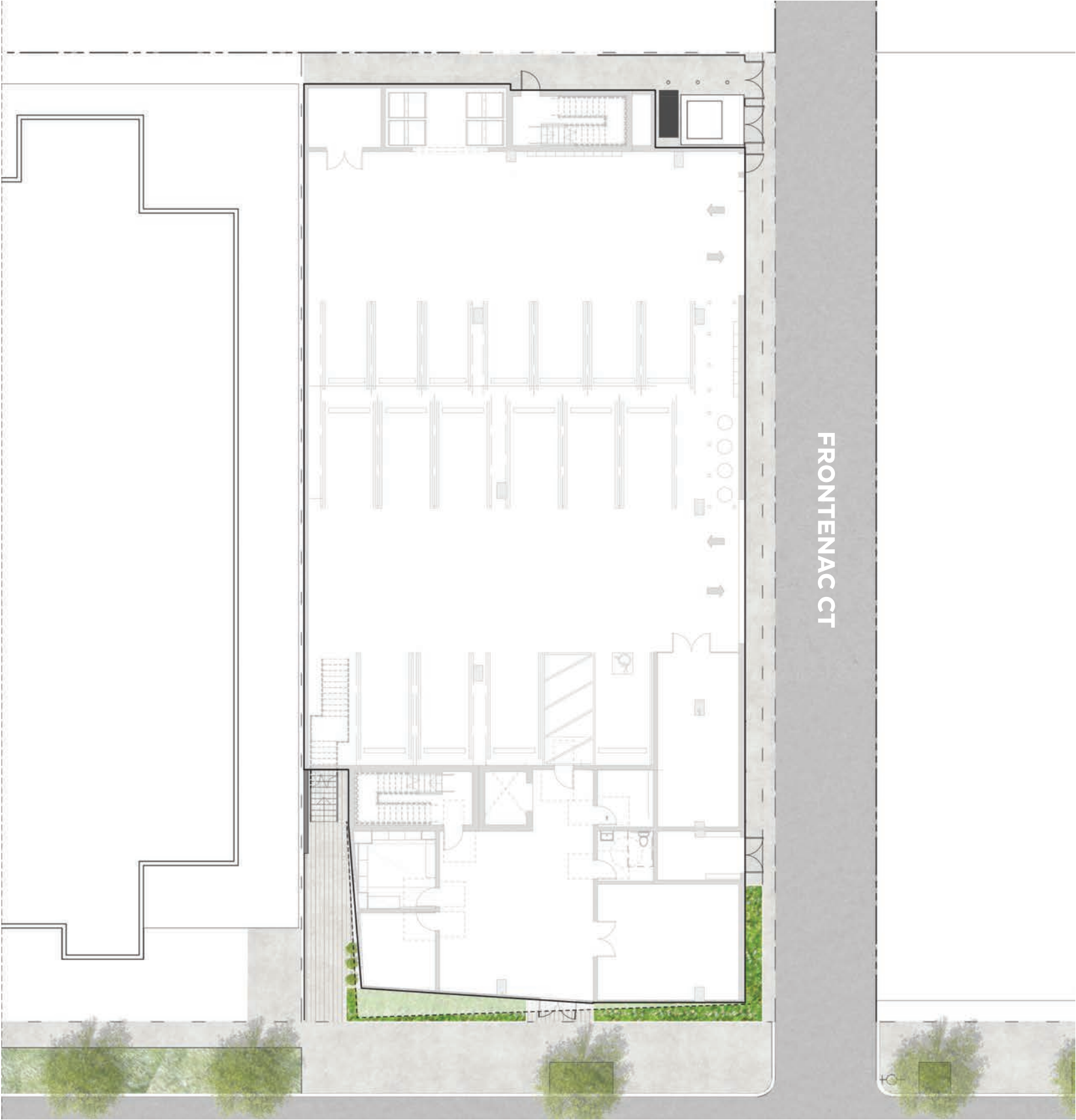


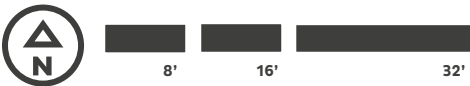
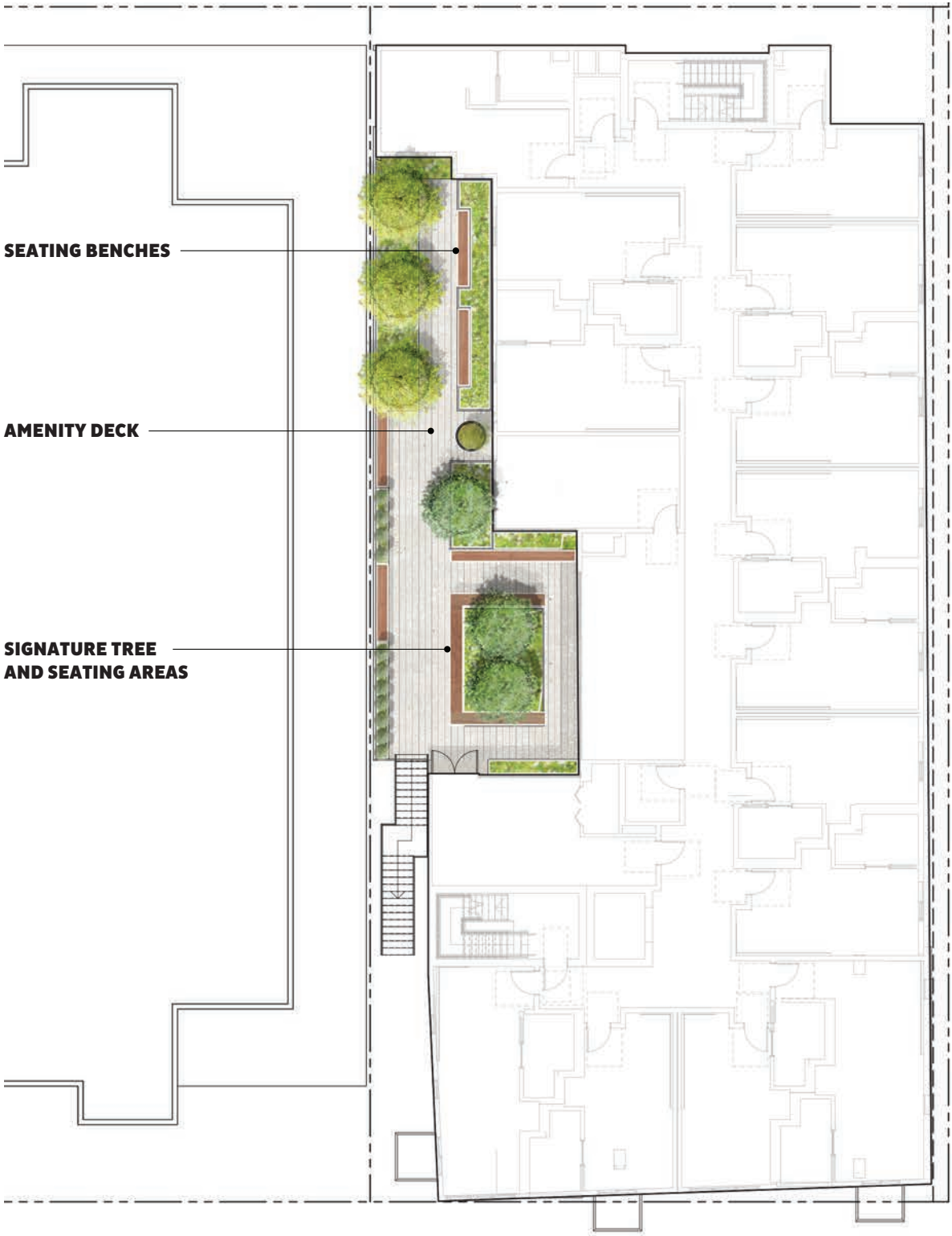


SECTION CC
SCALE: 1"= 20'

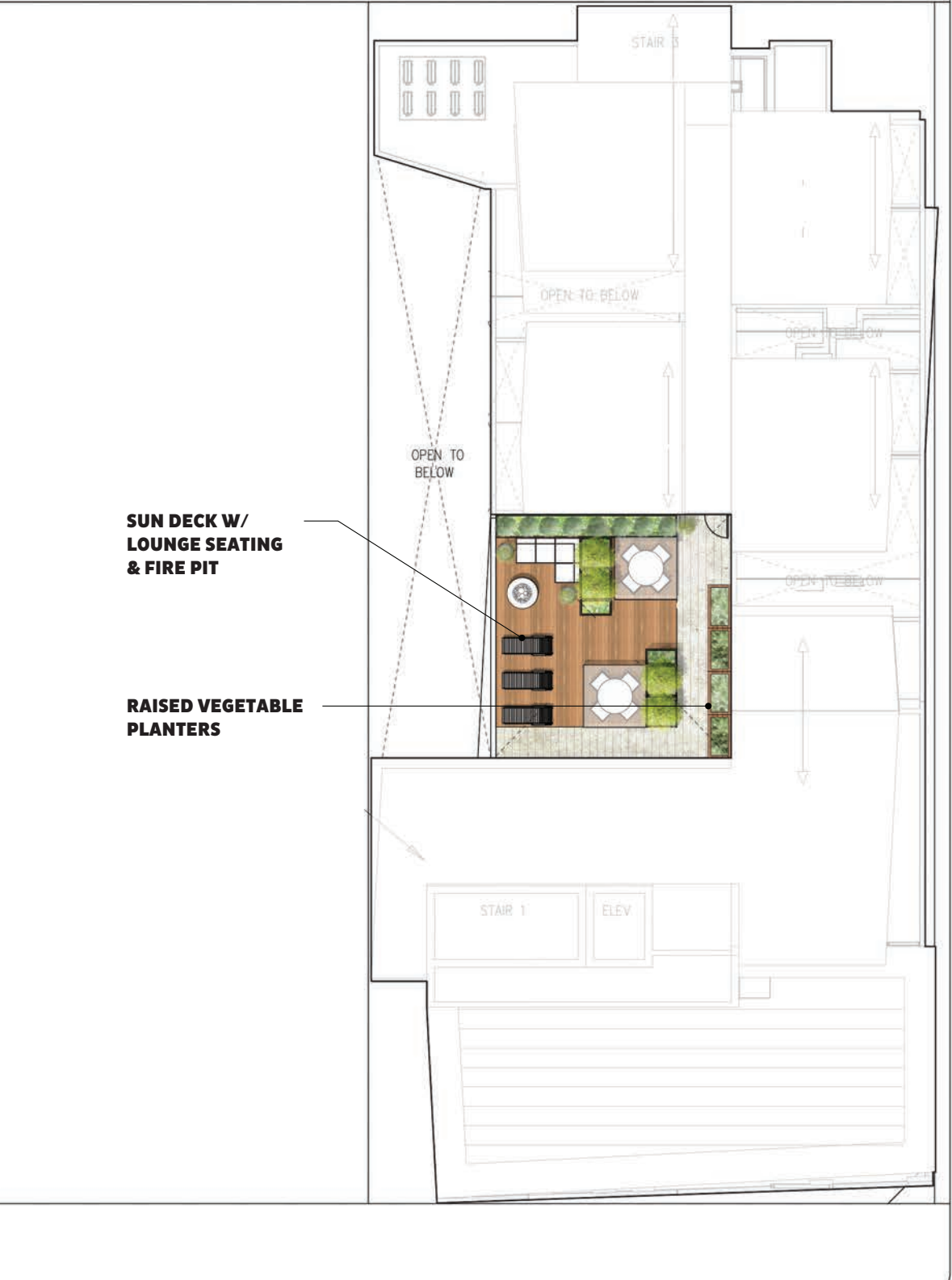




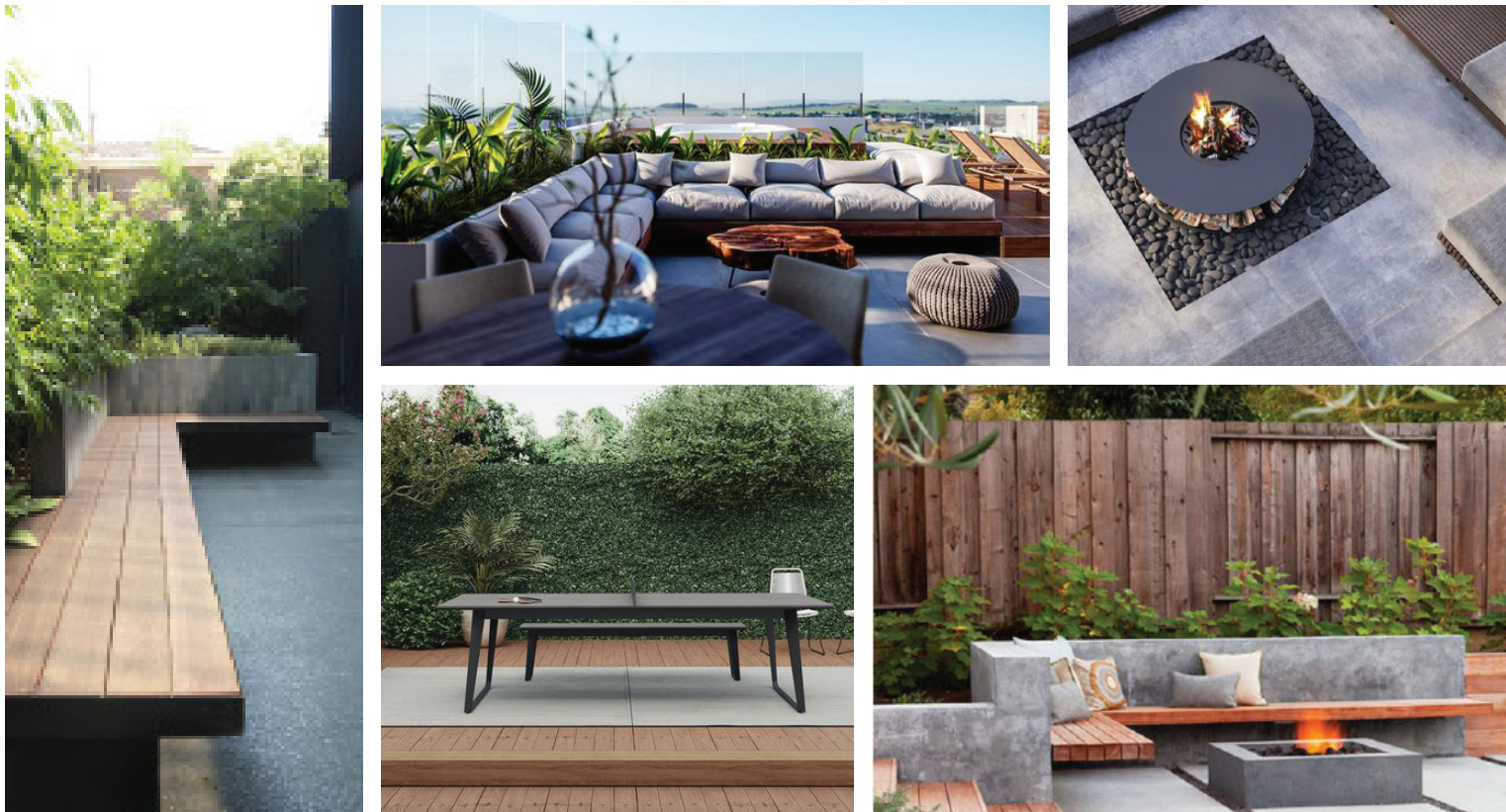








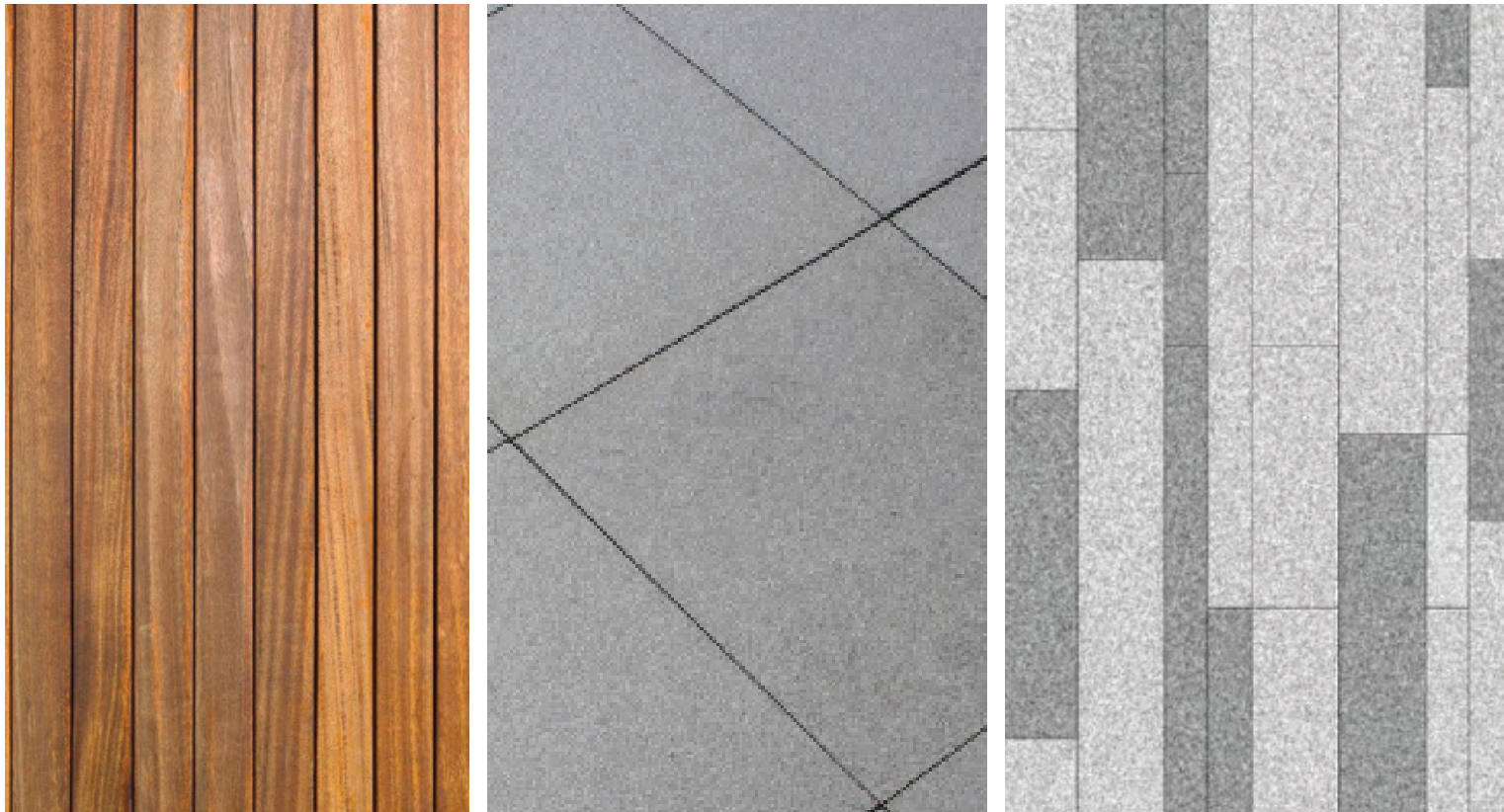
SITE FURNISHINGS



POTTERY & PLANTERS



PAVING



PLANTING AESTHETIC



TREES



Olea europaea
Olive



Cercidium x 'Desert Museum'
Desert museum Palo Verde



Citrus x *latifolia* 'Dwarf Bearss Seedless'
Dwarf Bearss seedless lime



Citrus x *limon* 'Dwarf Eureka'
Dwarf Eureka lemon

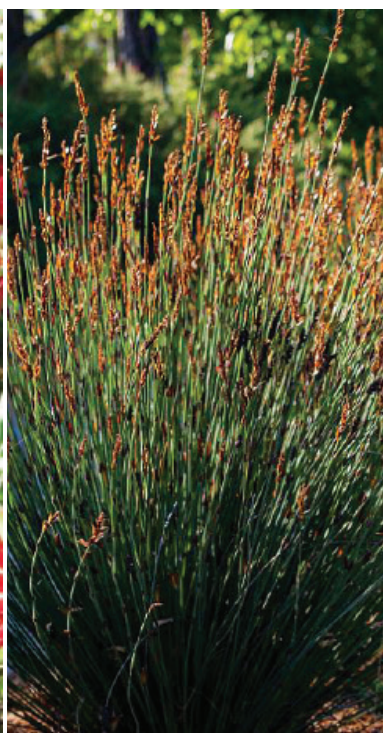
SHRUBS



Agave attenuata 'Blue Glow'
Agave blue glow



Callistemon 'Little John'
Little John dwarf bottlebrush



Chondropetalum tectorum
Small cape rush



Lomandra longifolia
Spin-head mat rush



Olea europaea 'Montra'
Little Ollie dwarf olive



Pennisetum alopecuroides
Fountain grass



Phormium 'Rainbow Maiden'
Rainbow Maiden New Zealand
Flax



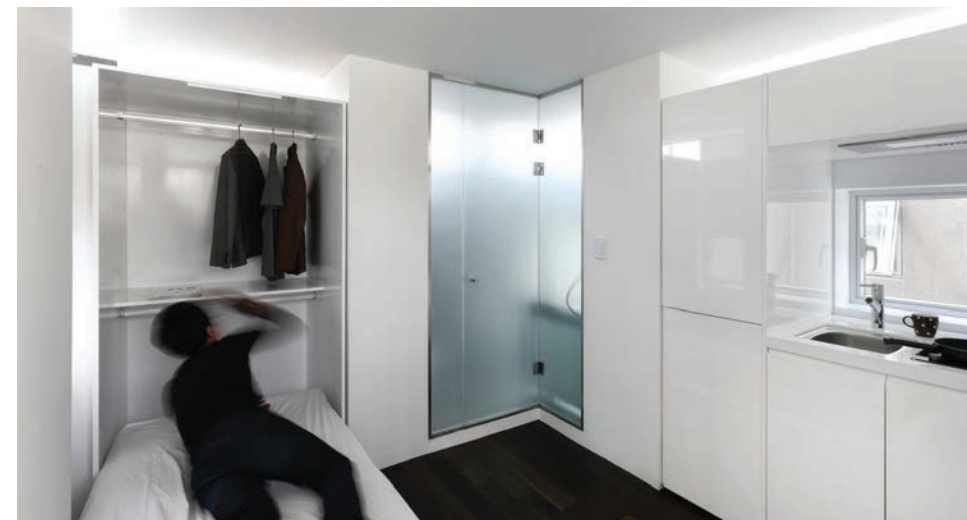
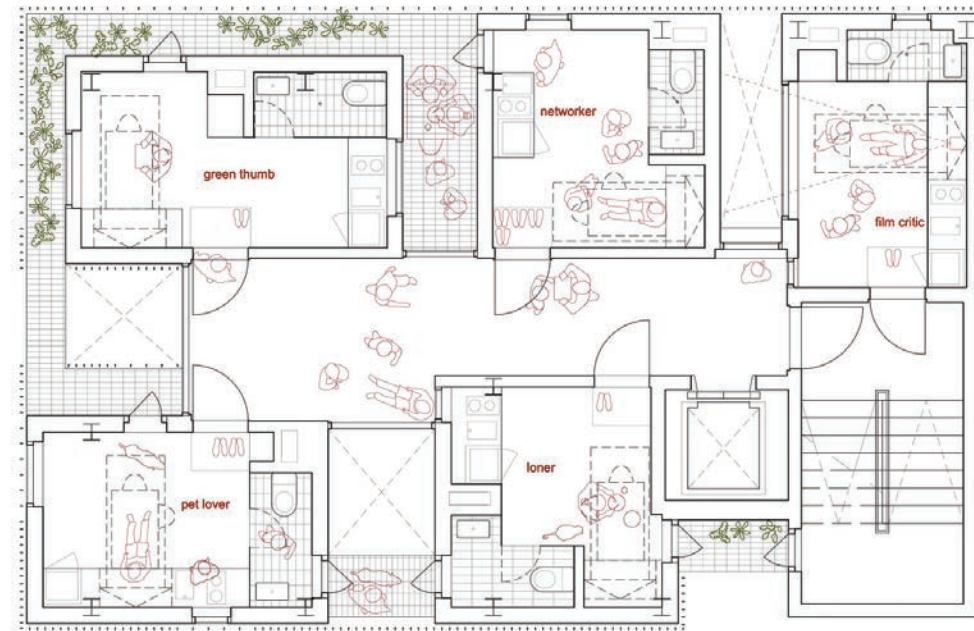
Pittosporum tenuifolium
Pittosporum silver sheen

SONGPA MICRO-HOUSING

SAN FRANCISCO, CA

By mining the discrepancy between maximum floor area ratios and maximum zoning envelopes, Songpa Micro-Housing provides a new typology that extends the limits of the unit to also include semi-public circulation, balconies, and visual extensions.

In terms of dynamically flexible mixed-use housing, fourteen 'unit blocks' allow residents to either claim a single unit, or in the case where a couple or friends require more space, recombine the blocks for larger configurations. This flexibility accommodates changing live and work situations allowing residents to occupy the building longer and therefore more sustainability. Further generating the idea of community, exhibition spaces on the ground floor, basement, and second floors are spatially linked to the units as a shared living room.

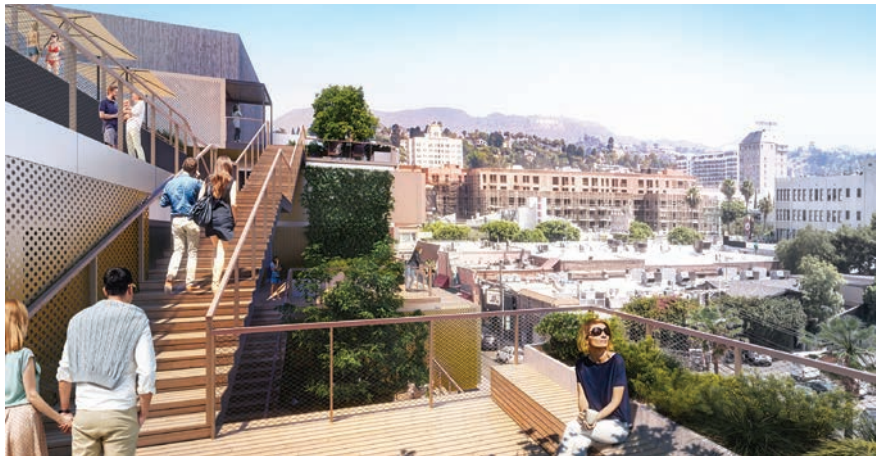


LAS PALMAS MODULAR

LOS ANGELES, CA

This 200-unit, 117,250 SF project in the heart of Hollywood features 15,000 SF of retail and restaurant space and large rooftop terraces that provide ample views.

Sixty-nine of the two hundred units are designated as affordable, bringing the best of urban Los Angeles living within reach of more Angelenos. A 'kit-of-parts' system allows for the project to be used on sites, such as this 480' x 55' lot, which, otherwise, are unfeasibly narrow or constricted for traditional building systems and normal structured parking. The units are naturally narrow to fit the site, causing them to make efficient use of their limited space.

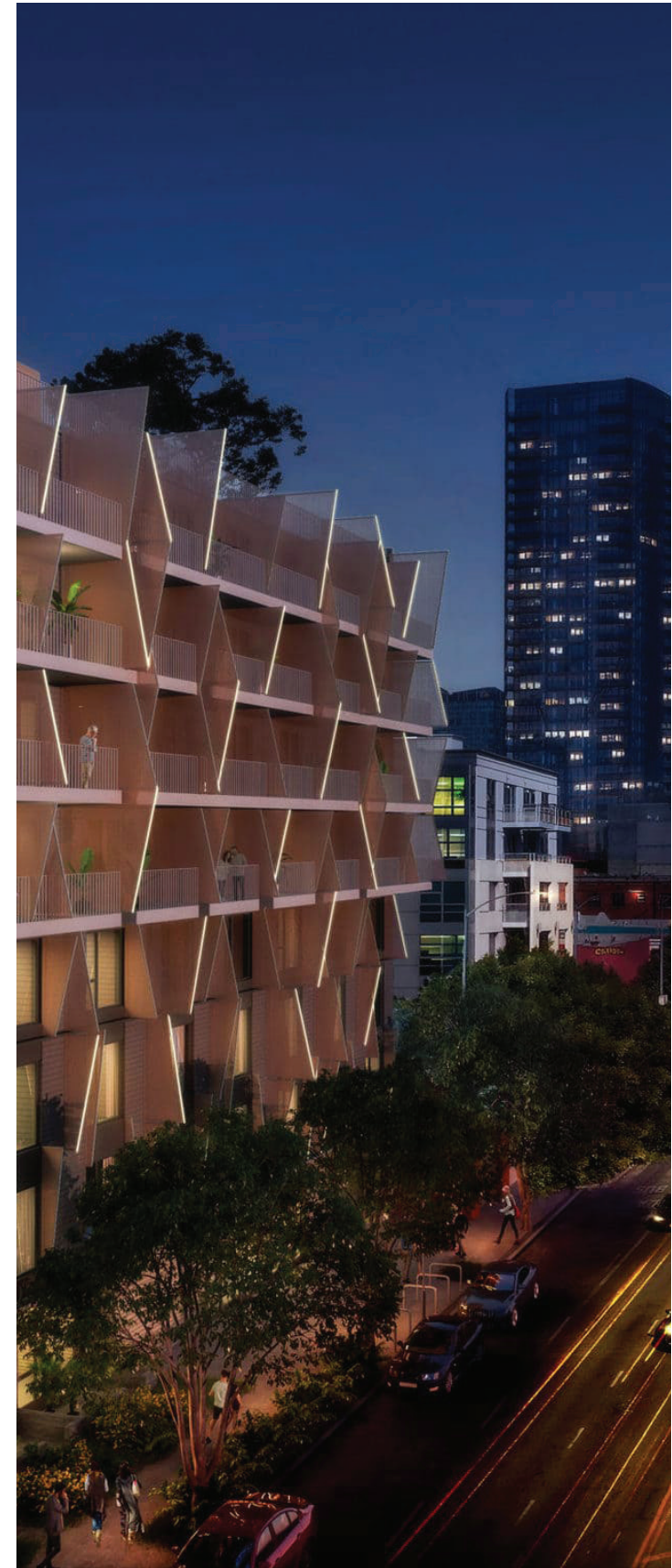


1411 FLOWER

LOS ANGELES, CA

Located in a transit-rich area, Downtown Los Angeles, the 8-story apartment building with 308 square foot average micro units utilizes the city's Transit-Oriented Communities program and proposes zero parking for the residential units. As a result, it encourages sustainable commuting, reduce traffic congestion and increase quality of life and enrich city life.

It is one part of a larger movement in Los Angeles to solve the city's rising housing shortage, providing a beneficial option for both residents and developers. The project aims to create a sustainable home that improves the lives of its residents and benefits the greater environment.

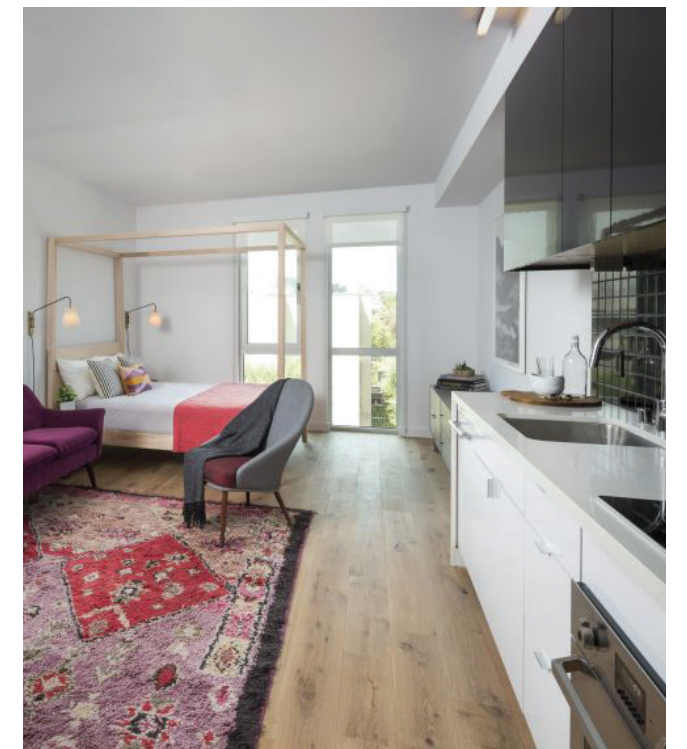
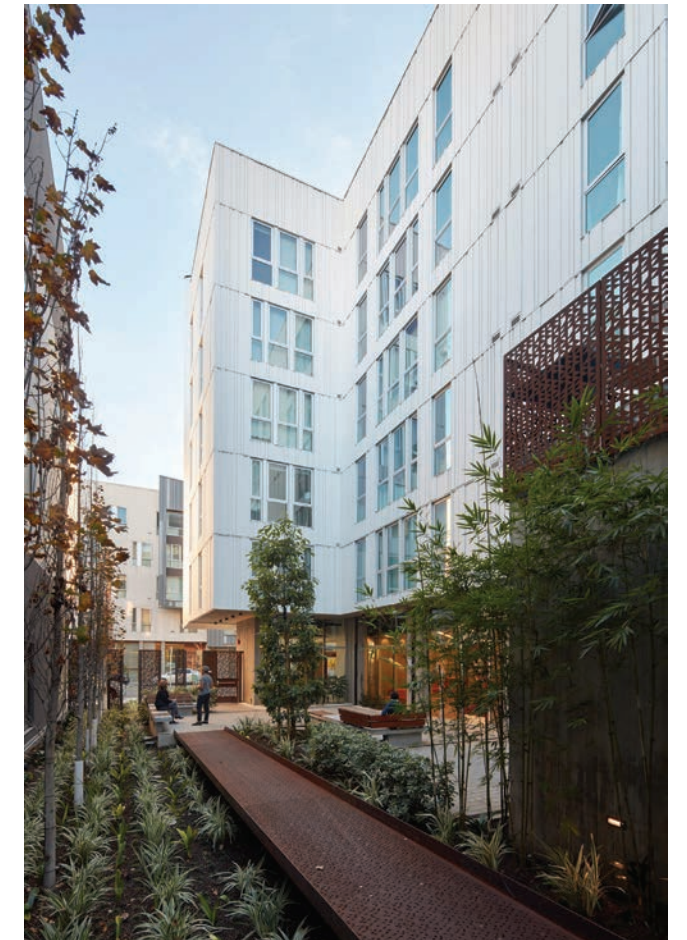
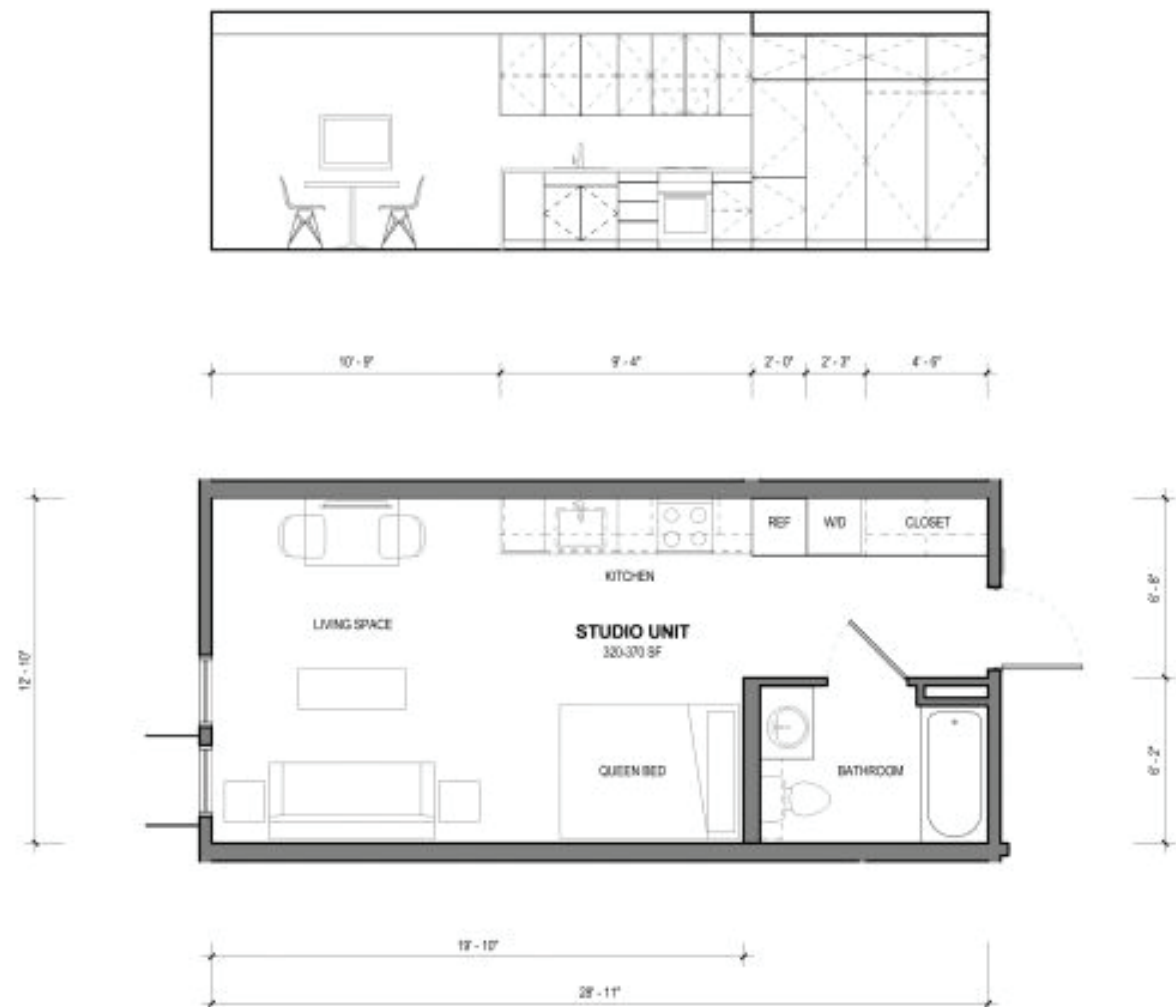


388 FULTON APARTMENTS

SAN FRANCISCO, CA

This new market-rate micro-housing in Hayes Valley—developed in tandem with a new clubhouse for the Boys and Girls Club—features 70 studio and two-bedroom apartments clustered around a courtyard with ample, secure bicycle parking.

A portion of the units are 325-square-foot studios that are designed to provide “affordability by design”. This type of apartment has proven popular with younger professionals, as well as seniors. The remaining apartments contain one or two bedrooms, ranging from 485 to 743 to square feet (45 to 69 square meters).

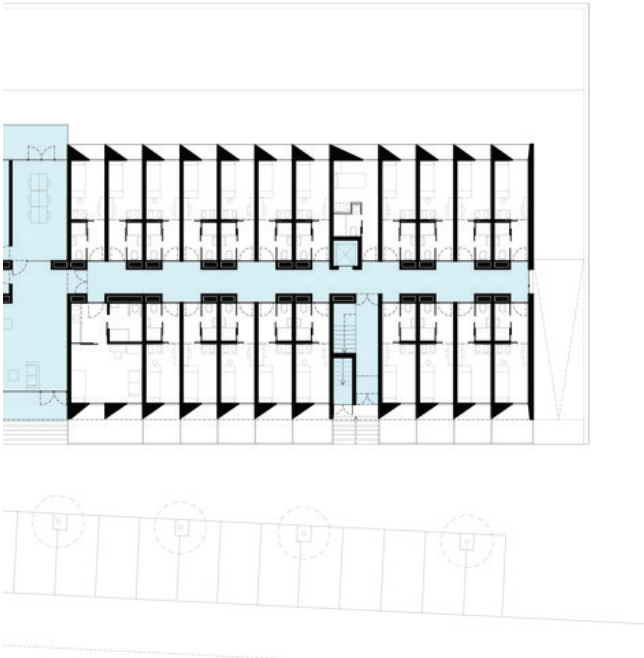


CARCAVELOS CO-LIVING

CARCAVELOS, PORTUGAL

Located in the parish of Carcavelos, this student residence and co-living housing project features 301 individual units to accommodate the large influx of student community, daily commuters, remote workers and tourists.

All housing units are equally distributed across the different floors and feature basic amenities for living - bathroom, kitchen, balcony and fixed furniture - thus providing comfort and privacy to each unit. Designed as building modules, these units are the fundamental building blocks determining the structural metric of the project. The dividing walls between the individual housing units are orientated so to capture the changing interplay of light and shadow throughout the day and night. Upon approaching the project, the inhabitants experience an atmospheric diversity emerging from this varied pattern of the balconies, which in turn breaks down the solid appearance of the rectangular structure.

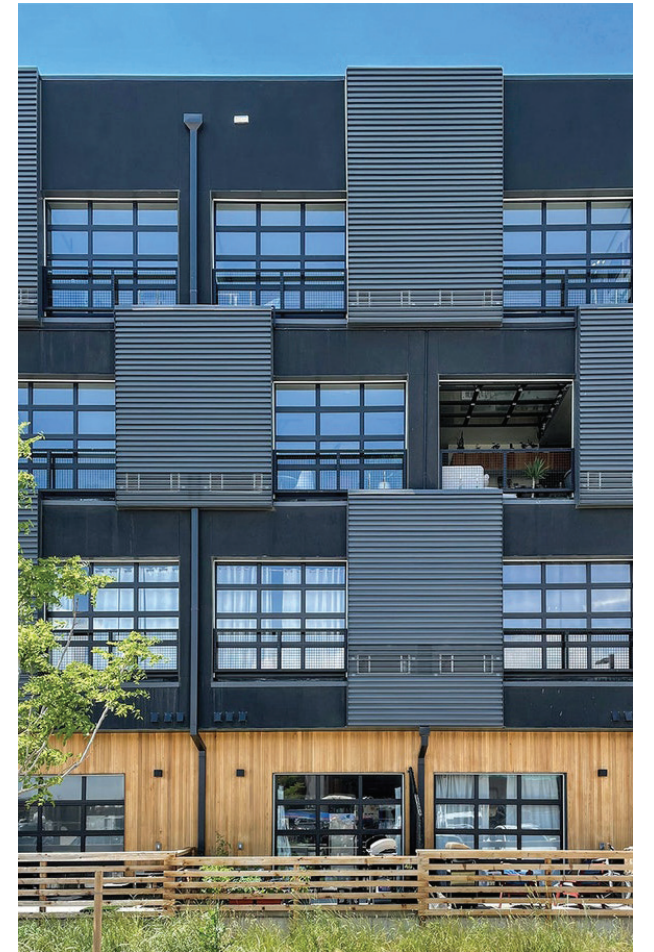
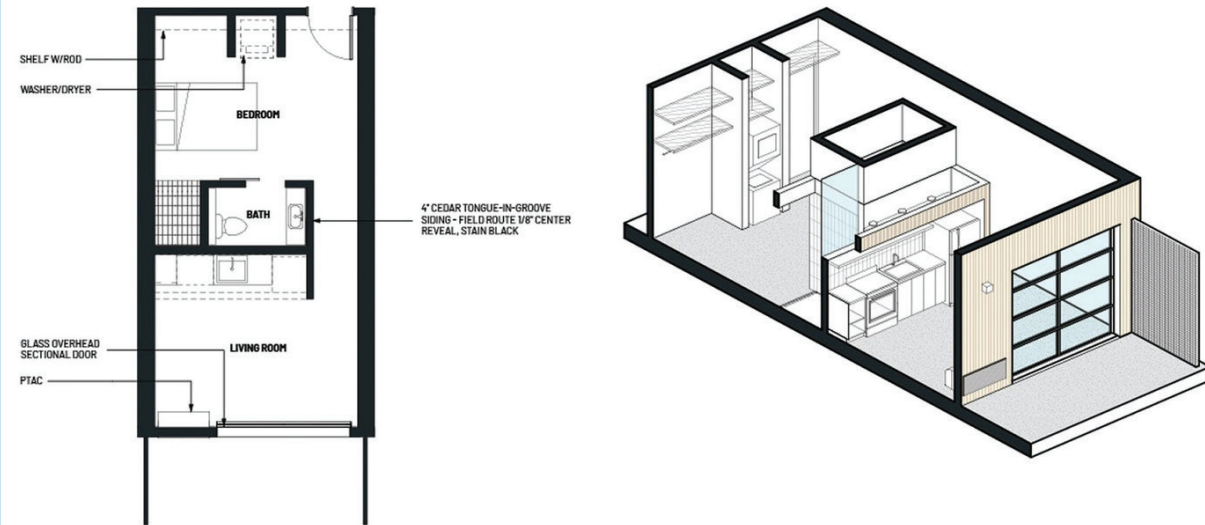


KABIN

DENVER, CO

Kabin is the newest addition of 194 micro-housing units to the Taxi campus, a 28-acre former Yellow Cab depot transformed into a mixed-use community over the past 20 years. Kabin's site is a long, narrow strip, sandwiched between an active rail yard and a regional transportation facility. Despite this seemingly compromised location, the rail yard guarantees permanent, uninterrupted mountain views and the narrow site allows for maximum light infiltration into the building. The resulting building contains 194 efficient, 420 square-foot units that address the urban workforce housing crisis which has only been aggravated by the pandemic.

Known for its business incubation with creative companies, the Taxi campus provides its several hundred residents with hotel amenities including two incubator culinary concepts, community gardens, a shipping container pool, an early childhood education center, and plenty of green space.



NEXT STEPS

CONCEPTUAL SITE PLAN REVIEW

SITE PLAN REVIEW

FINANCING

CONSTRUCTION DOCUMENTS

PERMITTING

CONSTRUCTION





THANK YOU

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