City of Long Beach
Working Together to Serve

Memorandum

Date: May 4, 2016

To: Patrick H. West, City Manager

From: Amy J. Bodek, Director of Development Services

For: Mayor and Members of the City Council

Subject: **Planning Commission 2015 In Review**

Attached is a copy of the Planning Commission 2015 In Review, which highlights ongoing development projects throughout the City, and showcases the diligent efforts of the Planning Commission and Planning Bureau staff.

The Planning Commission provides an invaluable service to the City, acting as an advisory body on all matters affecting zoning and land use, and further promoting an attractive, safe and economically viable Long Beach.

For additional information regarding the Planning Commission 2015 In Review, please contact Amy Bodek, at (562) 570-6428.

AJB:cf
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ATTACHMENT

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
TOM MODICA, ASSISTANT CITY MANAGER
ARTURO SANCHEZ, DEPUTY CITY MANAGER
REBECCA JIMENEZ, ASSISTANT TO THE CITY MANAGER

LONG BEACH
PLANNING COMMISSION
2015 IN REVIEW

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH

LONG BEACH PLANNING COMMISSION

2015 IN REVIEW

INTRODUCTION

Day in and day out, the Planning Commission plays an integral role in shaping the future development of the City, while safeguarding the interest and quality of life of the community. Together with the Long Beach Development Services Planning Bureau staff, the seven-member Planning Commission has remained focused on the right balance of new development, essential services, and innovative change that enable Long Beach to continue to grow and thrive. The Planning Team works with the Mayor and City Council, police, developers, architects, business owners, and the community to achieve the City's vision for future land use and development. In 2015, the Planning Commission and staff work diligently on an array of projects spawning more attractive and safe neighborhoods, further contributing to the economic growth and livability of the City. These projects will help make significant progress toward maintaining a pattern of progressive development and sustainability in Long Beach.

Cover: Universal Technical Institute

Right: Long Beach Shoreline Marina

PLANNING BUREAU - 2015 By the Numbers*

- Served close to **56,000** customers seeking information, submitting for permits, or receiving "over the counter" approval at the Permit Center/Development Services Counter.
- Responded to almost **9,000** phone calls on the Zoning Information phone line.
- Completed nearly **4,500** plan checks.
- Processed **778** discretionary zoning review projects and/or requests for planning entitlements, including Conditional and Administrative Use Permits, Site Plan Review, Standards Variances, and Certificates of Appropriateness.
- Issued **459** staff-level Certificates of Appropriateness, including **25** projects brought before the Cultural Heritage Commission.

*Figures provided are for the calendar year.

PLANNING COMMISSION 2015

Mark Christoffels, Chair
Donita Van Horik, Vice Chair
Ron Cruz
Alan Fox
Andy Perez
Jane Templin
Erick Verduzco-Vega
Molly Campbell (term ended July 2015)

MANAGEMENT STAFF

Amy J. Bodek, AICP, Director
Angela Reynolds, AICP, Deputy Director
Linda F. Tatum, AICP, Planning Manager
Jeff Winklepleck, Current Planning Officer
Christopher Koontz, AICP, Advance Planning Officer
Heidi Eidson, Planning Bureau Secretary

HIGHLIGHTS AND ACCOMPLISHMENTS

C-17 GRANT AWARD

The City was awarded a $3.9 million grant from the United States Department of Defense Office of Economic Adjustment in September 2015. The grant will be aimed at developing a comprehensive transition plan for the pending closure of the Boeing C-17 production facilities, its workforce, and businesses in the region's manufacturing cluster. The two-year project, developed and administered in partnership with the City's Pacific Gateway Workforce Development Board, will focus on three key areas: future uses for the C-17 plant and surrounding site; diversifying the regional supply chain for continued growth; and the development of a workforce skills platform to assist impacted workers looking to transition into new employment.

LAND USE ELEMENT

A revised Land Use Element (LUE) draft was completed in 2015, as part of the comprehensive effort to update the Long Beach General Plan. This significant undertaking draws on local physical and demographic changes, and broader advances in culture and technology to spur new social and economic opportunities for Long Beach. The General Plan update reflects the values of the community and sets forth goals, policies, and standards for guiding the future vision of the City. State law requires each local government to prepare and adopt a general plan to act as a framework for the long-term physical development of the City. The proposed update to the LUE will replace the current 1989 document, and provide greater flexibility and connectivity between existing communities by establishing the concept of PlaceTypes. The LUE is the most comprehensive element, designating the location, types, and intensity of housing, businesses, industries, open spaces, public buildings, airports, ports, marinas, and other land uses throughout the City.

Left to right: Boeing C-17 Facility, Berlin Cafe, Long Beach Transit Mall

URBAN DESIGN ELEMENT

As part of the City's effort to update its General Plan, an Urban Design Element (UDE) has been prepared to create a more integrated, forward-thinking, and aesthetically pleasing urban environment. The UDE will implement policies that promote improved relationships between buildings, streets, and public spaces. The City is currently in the process of preparing a draft Environmental Impact Report (EIR) to meet California Environmental Quality Act (CEQA) requirements for the proposed General Plan update. The City hosted a scoping meeting and Planning Commission Study Session in 2015 to enable residents and stakeholders to provide input on this significant planning effort and discuss next steps for adopting the General Plan update.

MIDTOWN SPECIFIC PLAN

The City is in the process of developing a Midtown Specific Plan, a planning effort that will affect a portion of Long Beach Boulevard from Anaheim Street to Wardlow Road. This project aims to revitalize one of the City's primary transit corridors and promote more inclusive, safe, and healthy alternatives for the community by implementing innovative concepts for transportation, housing, leisure and open space. The Planning Bureau staff hosted meetings and workshops in 2015 to offer the community and local stakeholders an opportunity to provide input and speak one-on-one with project team members.

DOWNTOWN AND TRANSIT-ORIENTED DEVELOPMENT PEDESTRIAN MASTER PLAN

In an effort to create a more safe and enjoyable pedestrian-friendly community, preparations are currently underway on a Downtown and Transit-Oriented Development (TOD) Pedestrian Master Plan that will provide policies, guidelines, and standards to ensure best practices for pedestrian design and identify catalytic infrastructure projects. The City is dedicated to implementing efficient commuting options that provide more choice and convenience for those who live, work, and play in Long Beach. A grant provided by the Los Angeles County Metropolitan Transportation Authority (Metro) will also allow for focused efforts on increased pedestrian access to and from Metro Blue Line Stations in the City.

INITIATIVES AND PROGRAMS

SOUTHEAST AREA SPECIFIC PLAN

Efforts to comprehensively review and update the Southeast Area Development and Improvement Plan (SEADIP), an area covering 1,500-acres of southeast Long Beach, continued in 2015 with completion of an Initial Study (IS) and Notice of Preparation (NOP). The Planning Bureau staff and a consultant team led by PlaceWorks conducted numerous public workshops, Community Advisory Committee (CAC) meetings; an online town hall forum, research, and scenario analyses for the land use updates and development regulations included in the area's new Specific Plan. In addition to a new Specific Plan, the project will require an amendment to the City's Local Coastal Program (LCP) and will likely include the preparation of a Program Environmental Impact Report (PEIR). The Specific Plan document is currently being prepared by project consultants, and is expected to be released for public comment in spring 2016.

Left: Southeast Long Beach

WEST LONG BEACH LIVABILITY IMPLEMENTATION PLAN

In November 2015, the City Council approved the West Long Beach Livability Implementation Plan. Also referred to as the Livable West Long Beach Plan, this planning effort seeks to identify, prioritize, and strategize the implementation of projects and initiatives that will provide a variety of neighborhood benefits; including, enhancements to the community's physical environment, improved accessibility and connectivity, a cleaner environment, and a thriving economy. Aided by valuable feedback from community members and stakeholders, Livable West Long Beach coordinates existing projects into a comprehensive implementation program and identifies funding mechanisms for realizing these initiatives. The Plan is made possible by support from the Long Beach Board of Harbor Commissioners.

GREEN TERMINAL ISLAND FREEWAY TRANSITION PLAN

Plans to transform the underutilized Terminal Island (TI) Freeway into a local-serving road with a healthy, sustainable green space in West Long Beach continued in 2015. Following a comprehensive outreach effort, the Green TI Freeway Transition Plan will address long-standing environmental concerns and reflect the community's vision for a one-mile, City-owned segment of the TI Freeway between Willow Street and 20th Street. The TI Freeway is the first of its kind to be studied by a local jurisdiction for decommissioning in Southern California. Funding for this Plan was provided by a Caltrans Environmental Justice Planning Grant.

ALCOHOL NUISANCE ABATEMENT ORDINANCE

In an effort to alleviate nuisance activities associated with the sale of alcohol and encourage all existing liquor stores to operate in a manner that is mutually beneficial to residents and business owners in the surrounding neighborhood, phase II of the Alcohol Nuisance Abatement Ordinance (ANAO) implementation began in May 2015. The standards set forth in the ordinance require all liquor stores throughout the City to have a security system, exterior lights and visible addresses; remove pay phones, eliminate excess signage and coolers from window space, and clear graffiti within 24 hours. The ANAO has resulted in tangible improvements to many of the affected liquor stores throughout Long Beach. City staff continues to work with business and property owners to ensure that all stores comply with the new regulations.

ALCOHOLIC BEVERAGE MANUFACTURING

In April 2015, the City Council adopted a zoning code amendment permitting craft breweries, wineries, distilleries and accessory tasting rooms to operate within commercial, industrial, and certain Planned Development (PD) districts. The zoning change streamlines the application and permitting process, reducing the time and costs associated with starting this type of business. City staff collaborated with the Long Beach Police Department (LBPD) and the City Attorney's Office to establish development standards in relation to the zoning change, including facility size and volume of production capacities, hours of operations, and stipulations that an alcohol manufacturing business and accessory tasting room may not be located within 500 feet of a preschool or K-12 school.

PROJECT SHOWCASE

THE CURRENT

Construction of the City's first high-rise apartment complex in over a decade is nearing completion. Formerly the Shoreline Gateway project, the mixed-use, 17-story West Tower will consist of 223 luxury rental units, including studios, one- and two-bedroom apartments, and penthouses. A deluxe fifth floor pool and amenity space will offer residents opportunities to engage with the street below and the City beyond. The contemporary structure will include a 25,000-square-foot plaza and additional retail space on the ground floor, serving as a focal point for public activity and a strong eastern entry for the Downtown core. The innovative tower design will incorporate white aluminum panels, glass details, and expansive terraces to allow for spectacular ocean and City views. Design of the site's modern interior highlights the inspiration behind the building, with a unique blend of cool, clean lines, and warm, beach-inspired materials. The Current is expected to open in summer 2016.

Left to right: The Current, Mercedes-Benz USA West Coast Campus

MERCEDES-BENZ USA WEST COAST CAMPUS

In November 2015, the luxury automaker opened its new 986,000-square-foot West Coast regional offices in Long Beach. Located at 3860 Lakewood Blvd., renovation of the 52-acre former Boeing 717 aircraft manufacturing plant consists of an exterior façade remodel to two buildings and interior tenant improvements; a new accessory carwash structure, repaving of the parking lot, and landscaping. The Western region facility supports 84 dealerships spanning 12 states, and includes a Vehicle Preparation Center responsible for ensuring that Mercedes-Benz vehicles are ready to deliver once arriving in the United States; and a Mercedes-Benz Academy for personnel and dealership staff training. The development signifies a new era for the aviation site conveniently located near the Long Beach Airport, and pays homage to the sites's history, with preservation of the original building's iconic neon "Fly DC Jets" sign. This deal marks a significant milestone for Long Beach, in what is considered the largest industrial lease in the Los Angeles area in over 25 years. Re-use of the long-vacant property is expected to accelerate the City's economic vitality and sustainability through a combination of new jobs, prospective business opportunities, and property-tax revenues.

PROJECT SHOWCASE

CABRILLO GATEWAY

In October 2015, Century Villages at Cabrillo celebrated the grand opening of Cabrillo Gateway, the fourth phase of the campus development. Located at 2001 River Ave., the 112,560-square-foot, four-story complex features 80 units reserved for special needs residents. This project is part of a 27-acre, 14-parcel site that has been developed into a unique supportive residential community that provides housing and assistance to the homeless and those at-risk of becoming homeless. Cabrillo Gateway incorporates many energy-efficiency and water conservation measures to achieve a Platinum rating from the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED). Century Villages at Cabrillo manages a wide range of social services, including a substance abuse treatment program, a life skills program, employment services, van shuttle transportation, and a Veterans Administration (VA) medical clinic. In January 2015, the Planning Commission approved a new five-story, 120-unit affordable housing development in a proposed fifth phase of the Century Villages at Cabrillo campus.

RIVERWALK

Approved by the Planning Commission in October 2015, the proposed project includes a new residential community comprised of 131 single-family homes on the site of the former Will J. Reid Boy Scout Camp located at 4747 Daisy Ave. The development also includes a 15,000-square-foot recreation center, consisting of a pool, spa, and a lounge deck with cabanas; bathroom and shower facilities; and a community room. An adjacent leisure area and small children's playground will provide for additional recreational opportunities. The proposed development will incorporate high-quality materials and Spanish Revival architectural styles to achieve a variety of designs that complement the surrounding community.

Left to right: Cabrillo Gateway, Long Beach Civic Center proposed

LONG BEACH CIVIC CENTER

The re-envisioned Civic Center project made great progress in 2015, with approval of a Supplemental Environmental Impact Report (SEIR) for the multi-block development located in the City's Downtown core. Following a study that identified significant seismic deficiencies with the existing Civic Center, a Request for Qualifications (RFQ) and subsequent Request for Proposals (RFP) was released, seeking qualified entities to design, build, finance, operate and maintain a new Civic Center with no new tax burden on the City's residents. This project includes a comprehensive public outreach component, and will reflect the community's vision for a revitalized plaza that promotes civic pride and engagement. The proposed public-private development will consist of a new 11-story, 254,000-square-foot City Hall; an 11-story, 237,000-square-foot Port Building; a 92,500-square-foot Main Library; a 73,000-square-foot Civic Plaza with subterranean parking structure; and a renewed Lincoln Park, consisting of a dog park, children's playground, events lawn, and restroom facilities. The project will incorporate several pedestrian accessibility options to create a more vibrant and active open space, improve connectivity, and enhance public safety. The development is expected to bring 1,000 new residents and 8,000 direct and indirect jobs to the Downtown, breathing new life into a historic and cherished part of Long Beach.

PROJECT SHOWCASE

1570-1598 LONG BEACH BOULEVARD – MIXED-USE PROJECT

Approved by the Planning Commission in June 2015, the proposed mixed-use development includes 36 residential condominium units and 10,000 square feet of commercial space located at the southeast corner 16th Street and Long Beach Boulevard. Amenities for tenants consist of a fitness center, central community gardens, private balconies, secured bike storage, and secured underground residential parking. The proposed development incorporates a contemporary architectural design with glass railings, a corner glass tower, a three-story glass corridor walkway; a variety of window styles, and a combination of recessed walls and metal trellises. This transit-oriented development reflects the City's vision for sustainable living options, and encourages pedestrian street activity and the use of public transit within the Downtown.

Left to right: 1570-1598 Long Beach Boulevard proposed, 207 East Seaside Way proposed

207 EAST SEASIDE WAY – RESIDENTIAL PROJECT

The proposed development will consist of a five-story, 113-unit apartment complex built over a two-story parking garage. The first level of the complex will include a lobby/leasing area, fitness room, flex space, café, media room, and mail room. Levels two through five will house a mix of studios, one- and two-bedroom apartments; and a common area roof deck to be located on the fifth floor. Concurrently, a public pedestrian bridge located adjacent to the site has been proposed. The pedestrian bridge will connect the Performing Arts Center Plaza with the Convention Center Promenade along Seaside Way.

PROJECT SHOWCASE

442 WEST OCEAN BOULEVARD – RESIDENTIAL PROJECT

Approved by the Planning Commission in May 2015, the proposed project includes a multi-family residential development consisting of a five-story, 94-unit residential apartment complex located above a three-story parking garage, with two floors above grade and one subterranean level. Residential units will include studios, one- and two-bedroom apartments to be built on floors one through five. A leasing office and lounge will be provided on the first level; and a common area roof deck, fitness room, and a club room will be located on the fifth floor.

CITY VENTURES

A new condominium development to be located at 227 Elm Ave. was approved by the Planning Commission in July 2015. The proposed project consists of a 40-unit townhouse project, consisting of three-story dwellings over one-car garages. The development includes four distinct condominium buildings with floor plans ranging from 1,240 square feet to 1,900 square feet. The project also includes a community room, on-site pedestrian paseo, and 11 exterior guest parking spaces. Design of this development will incorporate a variety of high-quality materials, different roof heights to promote asymmetry, various colors, quality landscaping, and outdoor space.

Left to right: 442 West Ocean Boulevard proposed, Oceanaire proposed, Weber Metals proposed

OCEANAIRE

A proposed seven-story, 216-unit residential project to be located at 150 W. Ocean Blvd., adjacent to the Ocean Center Building and the Camden residential development, was approved by the Planning Commission in May 2015. The building features a clean, contemporary aesthetic, and will continue the trend of high-quality, context-sensitive building designs in the Downtown. Additional project components include improvement of the Victory Park stretch along Ocean Boulevard, and the development of a new City park at the Seaside Way grade. Completion of this project is expected in late 2017.

WEBER METALS, INC.

In August 2015, the Planning Commission approved a proposed expansion of the existing 21-acre, 19-parcel industrial manufacturing facility located in North Long Beach. The project includes construction of a new 115,000-square-foot industrial building to accommodate a 60,000-ton forging press, forge die storage, and furnaces used to manufacture aircraft components. The new building will also include an 85-foot excavation pit, which is necessary to separate ground level activities from the high furnace temperatures. The project will promote economic energy to the community with increased employment opportunities and tax revenues.

PROJECT SHOWCASE

THE PIKE OUTLETS

The retail outlet celebrated its grand reopening in October 2015. Located at Shoreline Drive and South Pine Avenue, renovation of the 392,992-square-foot site includes several structural reconfigurations, complete façade makeover, and pedestrian-friendly enhancements to attract businesses and shoppers alike. Retailers include Nike, H&M, and Gap Factory. The re-envisioned outlet mall also features a theater and an outdoor pedestrian plaza. The project is expected to generate more economic energy to the oceanfront location, and serve as a catalyst for future development in the area.

Left to right: The Pike Outlets, Virgin Galactic

PROJECT UPDATES

DOUGLAS PARK

The vibrant multi-use destination continued to see significant progress in 2015, further establishing its reputation as one of the largest private commercial developments in Southern California. With a contemporary style of architecture and design, the 238-acre open industrial area provides ample space for everything from business and ancillary uses to leisure areas set aside for restaurants, parks and shops. In April 2015, **VIRGIN GALACTIC** opened its doors to a new 150,000-square-foot facility intended to house design and manufacturing of the company's small satellite launch vehicle, LauncherOne. Also completed in 2015, **SHIMADZU PRECISION INSTRUMENTS** and a new **UNIVERSAL TECHNICAL INSTITUTE** location, adding to the many uses within Douglas Park. In December 2015, the Planning Commission approved development of a new Hampton Inn/Homewood Suites hotel. The proposed five-story project includes 241 guest rooms and amenities. In early 2016, construction of Pacific Pointe East is set to begin on the southeast corner of Conant Street and Lakewood Boulevard, in a highly anticipated 24-acre expansion of Douglas Park. The site will be comprised of three new industrial, flex-tech buildings totaling 494,000 square feet, providing more opportunities for a diversity of businesses and adding an extra level of activity to Douglas Park.

PROJECT UPDATES

EDISON

Adaptive reuse of the former City Hall East Building is currently in the final stages of construction. The 114,267-square-foot mixed-use development will result in a renaissance of the building's original mid-century design and façade, while repurposing the structure for new residential and commercial uses. The 12-story building will consist of a 156-unit market rate residential component with a pool and amenity deck, approximately 3,621 square feet of retail space, and an expanded parking structure. The existing patio will be renewed with landscaping and restoration of the mid-century metal work to provide an additional 4,171-square-foot publicly accessible open space. The proposed project replaces the original building's notable curtain wall with a new unitized panel that includes a horizontal grill and operable casement windows, high efficiency glass, and incorporation of the original fins. The project will result in a quality building that provides a strong presence and fits in well in the Downtown core, while largely honoring the history of the original structure. Completion of this project is expected in early 2016.

Left to right: Edison, Ocean View Tower proposed, Michelle Obama Neighborhood Library proposed

OCEAN VIEW TOWER

Adaptive reuse of the existing office building, commonly known as the Verizon Building, was approved in December 2015. Located at 200 W. Ocean Blvd., the proposed project includes converting the 95,974-square-foot structure into a mixed-use development consisting of a nine-story, 94-unit residential apartment complex with approximately 4,597 square feet of retail space on the ground floor. As part of the project scope, the building façade will be redesigned to a more contemporary style with added balconies, projecting fins along each elevation, new recessed windows, and refreshed landscaping.

MICHELLE OBAMA NEIGHBORHOOD LIBRARY

The proposed 25,000-square-foot, single-story facility will be a state-of-the-art focal point for the North Village Center. Currently in the final stages of construction, the library will incorporate a re-creation of the Atlantic Theater tower, and include a community center, pedestrian plaza, artwork displays, storytime theater space, and appurtenant parking area. The facility will feature cutting-edge technology, including self-checkout kiosks, an automated book return and sorting system, and 3D printing, along with enhanced services for individuals with disabilities. The project has been designed to incorporate many energy-efficiency and water conservation measures to achieve a minimum of a Silver LEED rating. Completion of this project is expected in summer 2016.

Photography by Andy Witherspoon, Jordana Sheara Photography, The Kap Agency, Long Beach Business Journal Photograph, Plenery-Edgemoor Civic Partners, R. Scott Duncan, Simon Lee & Associate Architects, Studio One Eleven, Studio T Square.

CITY OF LONG BEACH

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