City of Long Beach
Working Together to Serve

Memorandum

Date: February 23, 2018

To: Patrick H. West, City Manager

From: Tom Modica, Interim Director of Development Services

For: Mayor and Members of the City Council

Subject: **Planning Commission 2017 In Review**

The Planning Commission 2017 In Review showcases significant developments throughout the City, highlights important planning initiative and implementation efforts, and features the accomplishments of the Planning Commission and Planning Bureau staff. As Long Beach continues to grow and thrive with new construction activity and developments underway, the attached report visually commemorates the actions of the Planning Commission on many of these high-quality, innovative, and sustainable projects, which enable the City to grow while providing an array of opportunities for the community to best live, work, and enjoy Long Beach.

The Planning Commission provides an invaluable service to the City, offering leadership and insight on all matters affecting development in Long Beach, and safeguarding the interests and quality of life of the community. Last year, the Planning Commission and staff worked with the Mayor and City Council, various City departments, applicants, design professionals, neighborhood groups, and business owners on an array of projects. These efforts help to create more safe and attractive neighborhoods, and contribute to the livability and economic growth of the City.

If you would like additional copies of the report, or for further information regarding the Planning Commission, please contact Tom Modica at (562) 570-5091. The report is also available electronically at: www.lbds.info/civica/filebank/blobdload.asp?BlobID=7016.

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ATTACHMENT

CC: CHARLES PARKIN, CITY ATTORNEY
LAURA L. DOUD, CITY AUDITOR
KEVIN JACKSON, DEPUTY CITY MANAGER
REBECCA GARNER, ASSISTANT TO THE CITY MANAGER
MONIQUE DE LA GARZA, CITY CLERK

CITY OF
LONG BEACH

2017 IN REVIEW

PLANNING COMMISSION

PLANNING COMMISSION

2017 IN REVIEW

Intelligent and thoughtful planning enables a city to grow responsibly while providing the community with a variety of opportunities to best live, work and enjoy an environment. Effective planning helps the community envision the future and work together to build a city that everyone can be proud of. Appointed by the Mayor, and confirmed by the City Council, the seven-member Planning Commission plays a vital role in shaping the City's future by seeking the perfect balance of new development, community preservation, essential services, and economic growth. The Planning Commission, together with the Development Services Planning Bureau, worked throughout 2017 with the Mayor and City Council, various City departments, applicants, design professionals, neighborhood groups, and business owners to determine how to best support and fulfill the interests of the community. These efforts promote more safe and livable neighborhoods, and help create sustainable destinations throughout Long Beach.

PLANNING COMMISSION 2017

Erik Verduzco-Vega, CHAIR
Richard Lewis, VICE CHAIR
Mark Christoffels
Ron Cruz
Josh LaFarga (TERM BEGAN SEPTEMBER 2017)
Andy Perez
Jane Templin
Donita Van Horik (FORMER CHAIR, TERM ENDED SEPTEMBER 2017)

MANAGEMENT STAFF

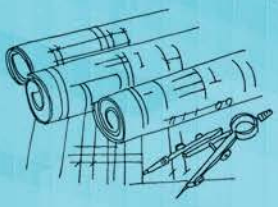
Amy Bodek, AICP, DIRECTOR
Oscar Orci, DEPUTY DIRECTOR
Linda F. Tatum, AICP, PLANNING MANAGER
Christopher Koontz, AICP, ADVANCE PLANNING OFFICER
Carrie Tai, AICP, CURRENT PLANNING OFFICER
Heidi Eidson, PLANNING COMMISSION SECRETARY

2017 BY THE NUMBERS*

PLANNING BUREAU

12,805

CUSTOMERS SERVED



672

PLAN CHECKS COMPLETED

176

PLANNING ENTITLEMENTS AND/OR DISCRETIONARY REVIEWS PROCESSED

10,046

ZONING INFORMATION LINE PHONE CALLS HANDLED

570

STAFF-LEVEL CERTIFICATES OF APPROPRIATENESS ISSUED

*Figures provided are for the calendar year.

AWARDS & ACCOMPLISHMENTS

LONG BEACH TAKES HOME SEVERAL AMERICAN PLANNING ASSOCIATION AWARDS

The City has been recognized by the American Planning Association (APA) for exceptional planning achievements at the regional and State levels for the fourth consecutive year. The **Communities of Excellence in Nutrition, Physical Activity and Obesity Prevention (CX3)** Pedestrian Plan received an Award of Excellence in Transportation Planning from the APA California Chapter (APACA) and the Los Angeles (LA) section of the APA. **Safe Long Beach**, the City's Violence Prevention Program, received the Opportunity and Empowerment Award by the APACA and APALA. **Fern Nueno**, a member of the City's Planning Bureau, was named Outstanding Young Planner by the APALA. Similarly, **Bizport**, the City's new online business portal, received the Innovative Use of Technology Award by the APALA.

MIDTOWN SPECIFIC PLAN RECOGNIZED WITH TWO DISTINGUISHED AWARDS

The City's Midtown Specific Plan, which provides a framework for the development and improvement of a 369-acre area along Long Beach Boulevard, received two esteemed awards in 2017. First, the Midtown Specific Plan was awarded a **Southern California Association of Governments** (SCAG) Sustainability Award in the "Integrated Planning" category. SCAG annually honors planning projects that promote and improve mobility, livability and sustainability in the region. The Midtown Specific Plan was also recognized by the **California Association of Environmental Professionals** (AEP) for contributions to the enhancement and protection of the urban environment. Together, these awards are a testament of the City's commitment to creating innovative development standards that will strengthen the community by fostering new mixed-use, transit-oriented housing opportunities in the Midtown area.

AWARDS & ACCOMPLISHMENTS CONTINUED

NEW CIVIC CENTER WINS LOS ANGELES BUSINESS COUNCIL AWARD

The re-envisioned **Long Beach Civic Center** project was awarded a Los Angeles Business Council (LABC) Architectural Award in the "Under Construction" category in June 2017. The LABC annually honors the contributions of teams of architects, contractors, and developers creating and implementing outstanding building projects in the Los Angeles region. The forward-looking design of the new Civic Center will significantly enhance the Downtown area, attract businesses and visitors, and inspire a new level of safe and efficient community engagement and connectivity. In addition to the project's impressive architectural presence, the development is targeted to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Gold standard for environmental efficiency. Ultimately, the new Civic Center plaza will include new parking structures, a revitalization of Lincoln Park, commercial and residential development; and will be an impressive model of the innovative and sustainable planning that is positively shaping the future of Long Beach.

DOWNTOWN PLAN RECEIVES CALIFORNIA'S HIGHEST ENVIRONMENTAL HONOR

The City received a prestigious Governor's Environmental and Economic Leadership Award for "Sustainable Practices, Communities or Facilities" for the Downtown Plan (PD-30) document, including successes with the new Civic Center, Mobility Element, and LED streetlight conversion. The Downtown Plan is a key catalyst in the ongoing development and revitalization of Downtown Long Beach and connecting neighborhoods. The award, issued through the **California Environmental Protection Agency** (CalEPA) recognizes individuals, organizations, and businesses that have demonstrated exceptional leadership in a number of key areas, including resource conservation, environmental protection, building public-private partnerships, and strengthening the State's economy. The City's Downtown Plan will continue to focus on environmental excellence and building a healthy, vibrant City center for all to live, work, and visit.

INITIATIVES/PROGRAMS

GENERAL PLAN UPDATE

The City continued efforts to update the General Plan in 2017, with numerous community outreach events and town hall style meetings, and Planning Commission Study Sessions to offer opportunities for Long Beach residents and stakeholders to provide input and get involved in this significant undertaking. As part of the update, a revised draft **Land Use Element** (LUE) and accompanying maps were developed to outline allowable land uses and building types and heights, which were illustrated through new PlaceType and Height Maps. Additionally, a draft **Urban Design Element** (UDE) has been prepared to create a more forward-looking urban environment. In December 2017, the Planning Commission recommended approval of the proposed land use maps. The General Plan update is expected to go before the City Council for approval in 2018.

LONG BEACH BICYCLE MASTER PLAN

Adopted as a technical appendix to the City's Mobility Element in February 2017, the Long Beach Bicycle Master Plan update provides a clear vision for promoting and facilitating cycling throughout the City. This unique Plan outlines a 20-year program that establishes policies, programs, and design guidelines intended to make bicycling in Long Beach more safe, comfortable, convenient, and enjoyable for all bicyclists. The Plan serves as an important reference document to help ensure that bicycle facilities are incorporated during road maintenance and reconstruction, as well as when land use decisions are made. Ultimately, the Bicycle Master Plan will serve as the guiding document to transform Long Beach into one of the most bicycle-friendly cities in the United States.

ACCESSORY DWELLING UNIT ORDINANCE

In January 2017, new State laws took effect to create opportunities for accessory dwelling units (ADUs). An ADU refers to a second dwelling unit on a single-family residential property. Whether attached or detached, an ADU can meet the needs of a broad cross section of the community, including elderly, young families, persons with disabilities, and students. The City's Zoning Code Ordinance for ADUs establishes local standards that preserve and protect the character of residential neighborhoods, while encouraging the responsible development of ADUs that can address home supply and affordability throughout Long Beach. It also sets forth conditions and standards, including maximum unit size, setback specifications, open space requirements, and design standards. The Planning Commission recommended the City Council adopt the Zoning Code amendment in July 2017. The City Council approved regulations to ADUs in Long Beach in December 2017.

WIRELESS TELECOM IN THE PUBLIC RIGHT-OF-WAY ORDINANCE

In response to a sudden increase of applications for the deployment of wireless telecommunication installations throughout the City, in March 2017, the Planning Commission approved amendments to certain provisions of the Long Beach Zoning Regulations, Title 21 of the Long Beach Municipal Code, relating to wireless telecommunications facilities in the public right-of-way. The update provides more appropriate aesthetic, location, and design standards for commercially-operated facilities, known as "small cells"; and wireless equipment, such as radio packs, power converters, and electric meters. The amendments help protect the visual environment of the City's public streets and spaces, and provide increased clarity of regulations and efficiency of processing for the wireless industry. The City Council approved the amendments in April 2017.

CONDITIONAL USE PERMIT STUDY

In March 2017, the City Manager, Planning Commission, City Attorney, and the Economic Development Commission secured a consultant to help study and make recommendations to amend the provisions of the Long Beach Municipal Code regarding Conditional Use Permits (CUP). The purpose of the study is to increase the predictability and transparency of the CUP process for potential business owners and applicants, and improve the cost efficiency and effectiveness of the public noticing process. Examples of the uses being studied that currently require a CUP include live-work units, transportation companies, thrift stores, and drive-through uses. Subsequently, with input from business owners, architects, property owners, the Planning Commission, and the Economic Development Commission, recommendations will be presented to the City Council in a Zoning Code Amendment in early 2018.

COMMUNITIES OF EXCELLENCE IN NUTRITION, PHYSICAL ACTIVITY AND OBESITY PREVENTION PEDESTRIAN PLAN

Adopted as an appendix to the City's Mobility Element, the Communities of Excellence in Nutrition, Physical Activity and Obesity Prevention (CX3) Pedestrian Plan was approved by the Planning Commission in late 2016 and officially adopted by the City Council in February 2017. Following an extensive, three-year grassroots community outreach effort and robust analysis led by Long Beach Development Services and the Long Beach Department of Health and Human Services, the CX3 Pedestrian Plan will improve the walking environment and achieve greater transportation equity, improving the overall health and quality of life of residents.

SOUTHEAST AREA SPECIFIC PLAN

The Southeast Area Specific Plan (SEASP) was approved by the Planning Commission in June 2017, and officially adopted by the City Council in September 2017, marking the culmination of several years of intensive outreach and planning efforts to comprehensively review and update an area covering 1,500 acres in southeast Long Beach. SEASP provides a plan for preserving and restoring the Los Cerritos wetlands, while breathing new life into the community with an updated mix of housing, jobs, shopping, and entertainment uses through the year 2060. SEASP will increase the livability of the area by allowing mixed-use development with waterfront promenades, and adding several miles of bicycle lanes and accessibility options, ultimately enhancing the sustainability of this picturesque corner of the City for generations to come.

URBAN AGRICULTURE INCENTIVE ZONE PROGRAM

In October 2017, the City Council adopted a local Urban Agriculture Incentive Zone (UAIZ) Program and related Zoning Code changes that will allow urban agriculture in certain residential, commercial, and light industrial zones in the City. Owners of vacant lots can now enter into a contract with the City to use their land for agricultural purposes for five years and have their property taxes reduced based on an assessment of the property value as agricultural land. Projects do require an Administrative Use Permit. Activating vacant lots with community-serving destinations, such as mini-parks, gardens or community programming in local neighborhoods increases perceptions of safety, helping residents feel more comfortable walking or biking while also providing new local destinations accessible by non-motorized transportation.

VACANT LOT REGISTRY ORDINANCE

Because vacant lots can affect the perception of safety and value in a neighborhood, the Vacant Lot Registry Ordinance was adopted by the City Council in October 2017. The Ordinance requires owners of vacant lots to register with the City, pay a quarterly fee, adhere to enhanced maintenance and upkeep standards; and provides for the City's Code Enforcement to proactively inspect vacant lots. Owners of vacant lots have the option of applying for exemption from the registry fee upon agreement for the site to be used for a community-supporting use, such as providing an urban agriculture space. This Ordinance can work in conjunction with the newly adopted Urban Agriculture Incentive Zone Program. Together, this set of incentives and requirements provides a positive, integrated approach to addressing the negative impacts that are often associated with vacant lots in a community.

PROJECT SHOWCASE

6400 E. PACIFIC COAST HWY.

2nd + PCH

In September 2017, the Planning Commission approved a new 240,000-square-foot development located at the site of the former Seaport Marina Hotel in Southeast Long Beach. The proposed 2nd + PCH project includes 175,000 square feet of retail and 70,000 square feet of restaurant space designed to maximize the waterfront location. The 11-acre development will transform a previously underutilized site into a vibrant shopping and dining center while creating an impressive, new, southeastern gateway to the City.

Attracting residents and visitors alike, the innovative development will strengthen the economic vitality of the City by providing tax revenues, and creating both construction-related jobs and permanent employment opportunities. Pre-construction activities, including demolition and abandonment of an existing oil well on the site, are currently underway. The project is slated for completion in summer 2019.

320 ALAMITOS AVE.
RESIDENTIAL PROJECT

Modern meets green in this seven-story, 77-unit proposed residential project that will include loft, studio, one-, and two-bedroom units. With a contemporary design, the building will creatively feature an orderly, rhythmic pattern of architectural projections, high-quality materials, and large bay windows. The proposed project will include a residential lobby, leasing area, amenity spaces, parking garage, two common outdoor open areas for residents, and a three-level parking garage. The project will also incorporate a number of green features for increased efficiency. Approved by the Planning Commission in August 2017, and the City Council in November 2017, the project will reactivate and bring new life to a once vacant parking lot in the Downtown.

500 W. BROADWAY
BROADWAY & MAGNOLIA

Conforming to both the Downtown Plan and the City's sustainability goals, the proposed development provides a seven-story, 142-unit residential project in the Downtown core. Residents can look forward to a choice of studio, one-, two-, and three-bedroom units located above retail and restaurant options on the ground floor. Located within walking distance to rail transit, major bus lines, retail, parks, and an elementary school, the project is expected to restore life to a previously vacant parking lot. Approved by the Planning Commission in May 2017, this project will help relieve the housing shortage in Long Beach while promoting a more healthy and active lifestyle for residents.

4320 E. OLYMPIC PLAZA
BELMONT BEACH AND AQUATIC CENTER

Approved by the Planning Commission in March 2017, and the City Council in May 2017, the proposed project will be the world-class replacement facility for the former Belmont Plaza Pool, which was closed to the public in January 2013. The project will feature a 125,500-square-foot pool complex, consisting of indoor and outdoor Olympic-sized pools, a competitive diving well, warm water pool for training and therapy, children's recreation pool, whirlpool spa, and a second spa for divers. In addition, plans call for 55,745 square feet of passive park and landscape area, a freestanding café, and restroom facilities. Designed to serve residents and the community, the new aquatic center is expected to welcome athletes from around the world. The proposed project is slated to go before the California Coastal Commission for review in 2018.

BELMONT BEACH AND AQUATIC CENTER

135 LINDEN AVE.
MIXED-USE PROJECT

Approved by the Planning Commission in November 2017, the proposed project will consist of a seven-story, mixed-use building located on the west side of Linden Avenue, between Broadway and 1st Street. The project features 82 units ranging in size from 600 square feet to 998 square feet; 4,091 square feet of ground level commercial/retail space; an enclosed courtyard and outdoor roof terrace; and a 549-square-foot fitness center all situated above a four-level parking garage. Immediately adjacent to the historic Broadlind Hotel, and located across from the historic Lafayette Building, the proposed project is designed to mesh seamlessly with the older structures. Architectural and construction features include arches and semicircular windows, as well as smooth plaster and limestone—all designed to ensure the new structure complements the architectural style of the neighborhood.

2640 N. LAKEWOOD BLVD.
STAYBRIDGE SUITES

A new Staybridge Suites Hotel has been proposed on the east side of Lakewood Boulevard, between the Interstate 405 (I-405) and Willow Street. Rising six stories, the all-suite hotel will provide 125 guest rooms, 2,498 square feet of conference space, and an indoor fitness center. Conveniently located near the Long Beach Airport, the 94,299-square-foot facility will replace the existing Holiday Inn, and will also include a new outdoor pool area, a two-level parking structure, a surface parking lot, and considerable landscape improvements. The building's ground-level exterior will feature stone tile, while the upper levels will be finished in brown and blue earth tones with accent features. Approved by the Planning Commission in January 2017, the project will result in an increase in hotel capacity, and a positive improvement to the surrounding area.

1795 LONG BEACH BLVD.
LAS VENTANAS

LBCIC Funded Project

Approved by the Planning Commission in December 2017, the proposed development will activate a blighted commercial property plot with a new, five-story, 101-unit affordable housing complex at the key intersection of Long Beach Boulevard and Pacific Coast Highway. Units will be restricted to income-qualified households earning less than 60 percent of the average median income (AMI); and 15 units will be reserved for individuals and families experiencing mental health disorders, with funding provided by the California Department of Health Care Services. Located adjacent to the Metro Blue Line light rail, the multi-family development will include several environmentally-friendly features and amenities. The project received funding from The Long Beach Community Investment Company (LBCIC), and is expected for completion in 2019.

690 N. STUDEBAKER RD.

ALAMITOS GENERATING STATION BATTERY ENERGY STORAGE SYSTEM

In August 2017, the Planning Commission approved the construction of three, 65-foot-high, 44,500-square-foot buildings for a 300-megawatt battery storage facility located at the AES Alamitos Generating Station property in the Southeast Area Specific Plan (SEASP) area. The proposed project will house an array of lithium-ion batteries, a centralized chiller plant, and utility connections. Using no fuel or water, the project will enable the facility to operate more efficiently and in an environmentally-friendly manner by capturing electrical energy produced by the electricity grid during non-peak hours for storage and use during peak hours. Slated to become the world's largest battery electric power storage facility, the project will significantly benefit the electrical infrastructure of the region.

SPARK AT MIDTOWN

LBCIC Funded Project

1900-1940 LONG BEACH BLVD.
SPARK AT MIDTOWN

In October 2017, the Planning Commission approved this mixed-use development as the first project to be approved under the Midtown Specific Plan. The proposed project features a five-story complex, including 94 affordable housing units and one unit reserved for an on-site manager. Ranging in size from 570 square feet to 1,068 square feet, units will consist of a mix of one-, two-, and three-bedrooms. The project will also include a 12,388-square-foot commercial space, with the YMCA identified as a potential tenant. With a modern architectural style, the development will incorporate several pedestrian-friendly features to enhance the connectivity of the area. The project will develop a full block between Rhea Street and 19th Street, activating the neighborhood and restoring energy to a currently vacant parking lot. In addition, the project also plans for the development of a public on-street parklet, or "streetlet," north of the project site, which will serve as one of 11 new mini-parks to be developed within the Midtown Specific Plan area. Spark at Midtown received funding from The Long Beach Community Investment Company (LBCIC), and is slated for completion in 2019.

3655 N. NORWALK BLVD.

In January 2017, the Planning Commission approved a new residential development located along N. Norwalk Boulevard. The 5.76-acre gated community will include 40 single-family homes, private streets, two common open space areas, and open space paseos. The proposed development will offer a variety of floor plans ranging in size from 2,475 square feet to 2,700 square feet, each consisting of two stories, four bedrooms, three bathrooms, and a two-car garage. Designed with a Craftsman style influence, the homes will feature high pitched gabled roofs, board and batten siding, and a variety of exterior paint schemes. The proposed development will reactivate the site of a previously vacant church in the East Long Beach community.

1836-1852 LOCUST AVE.
VISTAS DEL PUERTO

LBCIC Funded Project

Approved by the Planning Commission in December 2017, the proposed project consists of the construction of two residential apartment buildings on a 27,000-square-foot site. The development will include a total of 47 affordable units, one unit reserved for an on-site manager, and parking for residents. The ground floor of the development project will consist of 4,671 square feet of shared community space. Designed as two buildings with connecting stairs and corridors, the project will feature cream-colored stucco, dark brown cement siding, dark bronze window and door frames, and bronze guard rails. Funded by The Long Beach Community Investment Company (LBCIC), Vistas del Puerto will help to fill a vital housing need in the Midtown Specific Plan area.

PROJECT UPDATES

2001 RIVER AVE.
ANCHOR PLACE

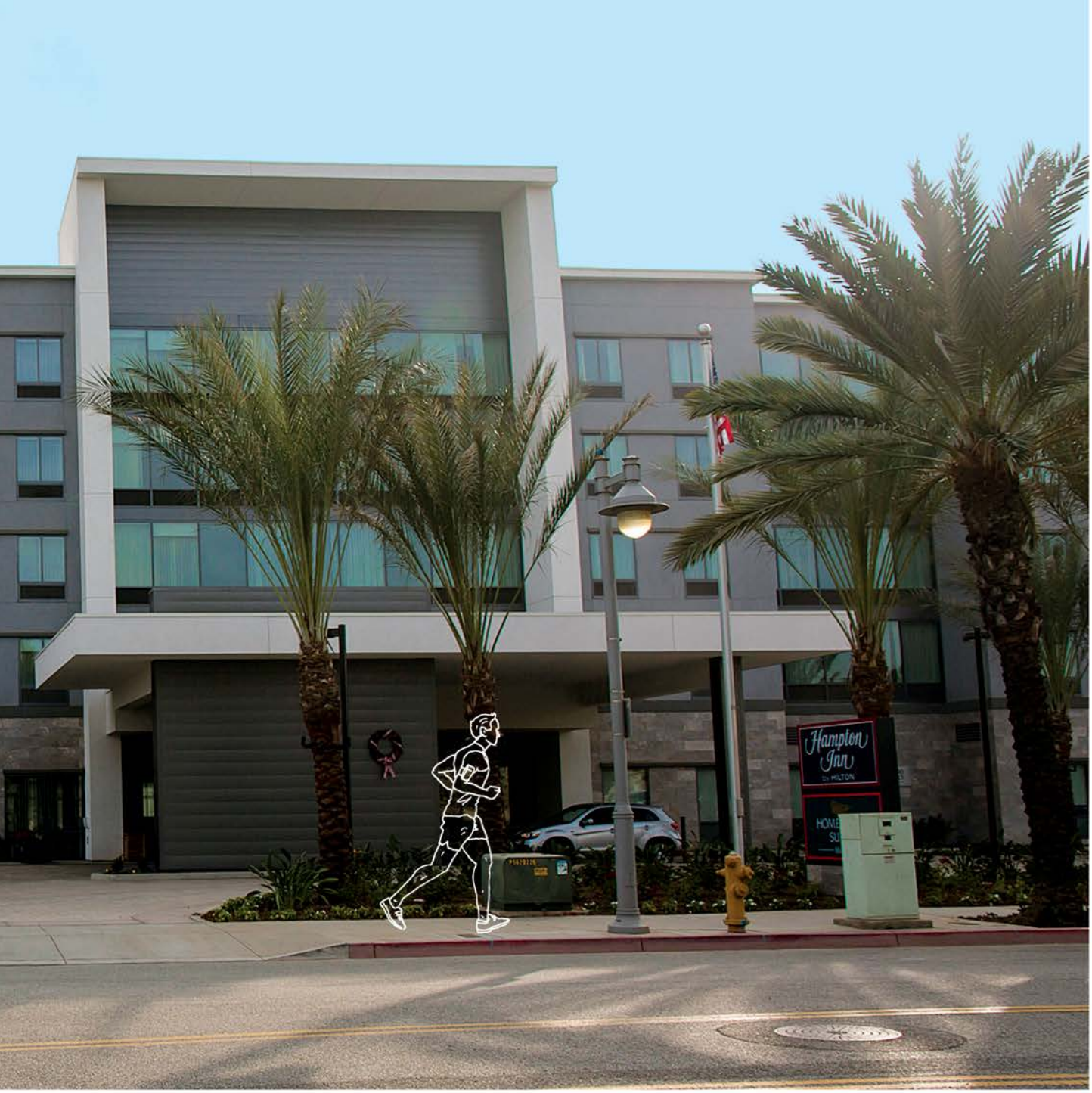
LBCIC Funded Project

Fall 2017 marked the opening of Anchor Place, a 120-unit supportive housing development that includes 75 units reserved for veterans experiencing homelessness and 45 units set aside for extremely low-income households. Located within the Century Villages at Cabrillo (CVC) community, the five-story development includes a mix of one-, two-, and three-bedroom units, extensive open space, and landscaped courtyard recreational areas. Anchor Place is the fifth phase of the 27-acre CVC campus development, and the project includes the restoration

of the original social hall at the former Savannah Cabrillo Naval Housing complex along with transit infrastructure improvements along River Avenue. As a part of this project, residents have access to comprehensive on-site supportive services. Anchor Place received funding from The Long Beach Community Investment Company (LBCIC), and is an inaugural awardee of the State of California's Affordable Housing and Sustainable Communities Program.

3855 LAKEWOOD BLVD.
DOUGLAS PARK

Development of Douglas Park continued in 2017, further establishing the 238-acre site's reputation as one of the largest private commercial destinations in Southern California. Located near the Long Beach Airport, Douglas Park will eventually encompass over 4.1 million square feet, host over 30 businesses, and will have brought over 5,000 jobs to the City. Formerly home to the Douglas Aircraft Company, the site has been transformed into a dynamic multi-use complex, home to a variety of businesses, corporate and medical offices, and new hotels. The unparalleled success of Douglas Park means the build-out will be completed in 2018, two years earlier than originally anticipated.



3771 LAKEWOOD BLVD.

HAMPTON INN/ HOMEWOOD SUITES HOTEL AT DOUGLAS PARK

The dual-branded Hampton Inn/Homewood Suites hotel complex at Douglas Park was completed in late 2017. The modern building features 241 guest rooms on five floors. Amenities available for hotel guests include a 1,200-square-foot fitness center, 1,544 square feet of meeting facilities, an outdoor grilling area, and a 24-hour business center. Located just one mile from the Long Beach Airport, the Hampton Inn/ Homewood Suites Hotel joins the Courtyard by Marriott in serving the many prominent companies located in Douglas Park, as well as visitors to the surrounding area.

3855 LAKEWOOD BLVD.

PACIFIC POINTE NORTHWEST AT DOUGLAS PARK

Located within Planned Development District (PD-19), this 379,290-square-foot light industrial project represents the last major entitlement in Douglas Park. The proposed project consists of a two-story building, which will frame Douglas Park to the north, along Carson Street. As the final phase of the entire Douglas Park development, Pacific Pointe Northwest triggers the requirement for the completion of Jansen Green Park, which will include new bike paths, pedestrian paseos, and landscaping.

LONG BEACH EXCHANGE

4069 LAKEWOOD BLVD.
LONG BEACH EXCHANGE AT DOUGLAS PARK

Currently under construction, this impressive development will feature a wide array of commercial, restaurant, and outdoor spaces. The 26.6-acre, 247,000-square-foot project includes four commercial pads for fast food and bank tenancy, six anchor tenant spaces, and a 16,800-square-foot open-air hangar structure filled with boutique food and drink spaces that open into the development's central plaza. The building placement and orientation of the proposed project will create a "Main Street" feel, with pedestrian-oriented building façades opening into a wide public sidewalk. Angled parking stalls will add to the street's urban nature, further encouraging activity, and providing convenience for visitors. Also referred to as "LBX," this project is slated for completion in spring 2019.

3738 BAYER AVE.
THE TERMINAL AT DOUGLAS PARK

The tenants of these four new, two-story creative office buildings will call Boeing, Mercedes Benz, Virgin Galactic, and Long Beach City College neighbors. Currently under construction, the 24,112-square-foot buildings will contain up to 10 commercial condominiums, each with separate ownership. The 5.95-acre complex will resemble a small-scale campus environment and include 368 parking spaces. The goal of this project is to offer a productive, creative office environment combined with pedestrian-friendly outdoor work areas that will act as an extension of the interior work spaces. The resulting development will promote pedestrian activity, connectivity, and provide an innovative approach to creative office use. The Terminal is expected to be completed in early 2018.

4350 CONANT ST.
PACIFIC POINTE EAST

Completed in October 2017, Pacific Pointe East consists of a 24-acre industrial office space development within the Douglas Aircraft Planned Development District. Located directly across from Douglas Park, the project consists of three two-story flex-tech buildings totaling 494,000 square feet. The development frames the Pacific Pointe development to the east, and features pedestrian open spaces and new landscaping.

227 ELM AVE.
HUXTON

Currently under construction, the proposed project consists of a solar-powered, all-electric, townhome condominium community offering a great opportunity for urban living. The former Long Beach Redevelopment Agency (RDA)-owned parcel will consist of 40 three-story homes situated over a parking garage. The project includes a community room, outdoor courtyards, and an integrated pedestrian paseo that will enhance the streetscape and promote connectivity in the Downtown. The project also features several energy and water-efficient features, a bike storage, and electric vehicle charging systems. The transit-oriented development is within walking distance to the Metro Blue Line station and the Long Beach Transit Gallery. Expected for completion in summer 2018, Huxton presents a new opportunity for homeownership in the Downtown core.

MAIN LIBRARY

401 W. OCEAN BLVD. (CITY HALL BUILDING)/ 415 W. OCEAN BLVD. (PORT BUILDING)/ 200 W. BROADWAY (MAIN LIBRARY BUILDING)

LONG BEACH CIVIC CENTER

Construction of the re-envisioned Long Beach Civic Center project continued in 2017 with the groundbreaking of a new two-story, 92,000-square-foot Main Library building. The development will also feature an 11-story, 254,000-square-foot City Hall building, and an 11-story, 237,000-square-foot Port building. The project includes a 73,000-square-foot Civic Plaza with a subterranean parking structure, and a redeveloped Lincoln Park complete with a children's playground, dog park, and restroom facilities. Additionally, the 15.87-acre, four-block development has been approved for private mixed-use, commercial, and hotel uses. The project reflects the community's vision for a revitalized plaza, with no new tax burden on residents. The City Hall, Port, and Main Library structures are expected for completion in summer 2019. Lincoln Park is slated to open the following summer in 2020.

230 W. 3RD ST.

THE PACIFIC

Currently under construction, the proposed seven-story project consists of a multi-family residential development located at the southwest corner of West 3rd Street and Pacific Avenue. Previously owned by the City, the site was offered for redevelopment as part of the Long Beach Civic Center project. The proposed apartment complex will feature 163 units, including 17 affordable units. The project will offer a variety of studio, one-, and two-bedroom floor plans. Amenities consist of a pool deck with spa and cabanas, fitness center, outdoor kitchen, rooftop deck and clubroom, community living rooms, a bicycle workshop, and two levels of underground parking for residents. Approved by the Planning Commission in March 2017, The Pacific is one in a trio of residential and mixed-use developments in Downtown Long Beach by the same developer. The Pacific is expected for completion in summer 2019.

150 W. OCEAN BLVD.
OCEANAIRE

Continuing the trend of bold, contemporary design along Ocean Boulevard, the seven-story, multi-family residential development will complement the Downtown architectural experience. Currently under construction, the proposed project includes 216 units with balconies or enclosed patios. Amenities consist of an expansive courtyard with an internal reflection pool, business center, rooftop pool and spa, and a three-story parking garage for residents. 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, further activating the Downtown core. Oceanaire is expected to be completed in February 2019.

207 E. SEASIDE WAY
SONATA

Contemporary meets classic in this modern five-story, 113-unit residential development. Currently under construction directly south of the historic Breakers Building, the proposed project will feature a mix of studio, one-, and two-bedroom units. Resident amenities consist of a 3,309-square-foot rooftop deck, fitness center, media room, parking structure, and 2,058-square-foot leisure area with landscaping. The project's design will incorporate a prominent curvilinear frontage, pop-outs and recesses, glass railings, a variety of balconies, roof canopies, and cafe/retail spaces. Additionally, the proposed project will connect to the new Rainbow Bridge, an elevated pedestrian walkway which was completed in December 2017. Sonata is expected for completion in spring 2019.

442 W. OCEAN BLVD.
SERENADE

Currently under construction, the proposed project consists of a five-story, 94-unit residential development over a three-story parking garage. With a bold and contemporary design, the apartment complex will feature high ceilings and large glass windows to allow for expansive ocean views. Amenities include a 1,633-square-foot rooftop deck with an outdoor kitchen, first-floor lounge area, fitness center, and a 496-square-foot club room on the fifth floor. The project will also incorporate several pedestrian-friendly features, a walkway paseo, and a dog park. Serenade is expected for completion in spring 2018.

Photography by AES California, AMCAL Housing, B. Justine Jaime, CenterCal Properties, LLC, Century Housing Corporation, City Ventures, Clifford Beers Housing, DRA Architects, Ensemble Real Estate, Lennar Multifamily Communities, Liezl Estipona, Plenary-Edgemoor Civic Partners, Residences at Linden, LLC, Studio One Eleven, Sares-Regis Group, Urban Architecture Lab

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Long Beach Development Services
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Visit us at www.lbds.info
LongBeachBuilds
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