

# BUILDING A BETTER **LONG BEACH**

LONG BEACH DEVELOPMENT SERVICES

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## *Banner Homes*

### GRAND OPENING

In May 2017, Long Beach in partnership with Home Ownership for Personal Empowerment, Inc. (HOPE), celebrated the grand opening of Banner Homes, a newly rehabilitated multi-family, affordable housing development. Located at 4410 N. Banner Dr., in the Bixby Knolls neighborhood, Banner Homes provides a permanent housing solution for extremely lower-income young adults with developmental disabilities, many of whom are living

on their own for the first time. The development offers a safe, community-integrated environment that promotes independence, developmental growth, and self-sufficiency, enabling residents to lead healthy and successful lives. The project features seven one-bedroom units, and provides residents with a variety of on-site support, including access to intensive services; case management at Harbor Regional Center; and assistance with a variety of daily living activities, such as shopping, cooking, laundry, budgeting, and scheduling appointments. This innovative and unique housing model

offers greater independence for tenants while also providing peace of mind for their families. Originally built in 1947, renovation of the building maintains much of the property's historic charm, with enhancements to improve safety, privacy, and comfort for residents. Banner Homes is one of two sites acquired by HOPE with City funding, and is one of the latest in a growing number of affordable housing developments throughout Long Beach. For more information on the City's affordable housing and assistance programs, contact the Housing Division at 562.570.6949.

# Director's Message

**ARTICLE 2** Summer is here and Long Beach Development Services is kicking into high gear with a number of new building projects, programs and initiatives, and neighborhood revitalization efforts that promote a more healthy and livable community. This issue reflects our steadfast commitment to building a dynamic, forward-looking, and sustainable City.

Tremendous growth and a range of construction activity can be seen throughout Long Beach—from the ongoing development of the re-envisioned Civic Center to the groundbreaking of several new high-quality, mixed-use developments in the Downtown, including the AMLI Parc Broadway and Residences at City Place; Huxton, a new townhome development currently underway near the East Village; and the construction of Riverdale, a new single-family housing project in North Long Beach.

In addition to these great development strides, we are also looking forward to celebrating the grand opening of a new 25-unit affordable housing project for seniors in the Bluff Heights neighborhood, Immanuel Place, which is set for the end of summer; and completion of a newly renovated, 44-unit affordable housing development, Beachwood Apartments, which is expected later this year. These efforts illustrate our commitment not only to new development, but to projects that enhance the quality of life of residents, make our neighborhoods stronger, ensure equitable housing options, and provide opportunities for all segments of our diverse community.

We look forward to updating our community partners following the eventful summer months. Thank you for your continued support in helping to Build a Better Long Beach.

Sincerely,



Amy J. Bodek, AICP  
Director

# Department News

The Department recognizes that operational efficiency and effectiveness begin with a solid foundation. The following organizational realignment and staff have been implemented to streamline and strengthen the functions of the Department.

## Communications Division

Development Services has formed a new division! The Communications Division is heavily relied upon, both internally and externally, to support the Department and City missions through the use of strategic communication methods. The Communications Division is responsible for departmental press releases, developing a number of publications and collaterals, marketing, managing social media, and coordinating special events.

## Kevin Lee – Communications Officer

Kevin oversees the Long Beach Development Services Communications Division, and is responsible for developing, implementing, and managing the communication plan for Development Services and the Department of Economic and Property Development. Kevin holds a degree from California State University, Long Beach, and brings over 10 years of experience in strategic communications, media relations, marketing and advertising, copywriting, and social media expertise to the position. Kevin can be reached at 562.570.7174 or kevin.lee@longbeach.gov.



The Planning Bureau staff has been working with the community to develop a plan to create the places that Long Beach residents, businesses, and visitors have been asking for—a 21<sup>st</sup> century approach to achieving big city opportunities, without losing the benefits of living in compact and comfortable neighborhoods. The Long Beach General Plan is a policy document, required by State law, which sets forth the goals, policies, and directions the City will take to achieve the vision of the community. In June 2017, the City Council and the Planning Commission held Study Sessions on the proposed Land Use Element (LUE) update and Urban Design Element (UDE). The Planning Commission will recommend the locally preferred alternative to the City Council in August 2017. Following City Council action, the Planning Bureau staff will revise the LUE and UDE Environmental Impact Report (EIR), and return to the Planning Commission and City Council for final certification. The community is invited to take a survey, review the draft plans, and learn more about the General Plan update at: [www.longbeach.gov/lueude2040](http://www.longbeach.gov/lueude2040).

# Southeast Area Specific Plan

Following a Planning Commission Public Hearing, the final EIR for the Southeast Area Specific Plan (SEASP) was certified in June 2017. The draft plan and EIR are tentatively expected to go before the City Council for adoption by the end of the year. SEASP is a significant planning effort that will affect 1,500 acres of southeast Long Beach. To view the SEASP Hearing Draft, go to: [www.bit.ly/HearingDraftSEASP](http://www.bit.ly/HearingDraftSEASP). For more information on this project, visit: [www.lbds.info/seadip\\_update](http://www.lbds.info/seadip_update).

## New Residential Projects Break Ground in Downtown Long Beach

**ARTICLE 3** In June 2017, the City together with Sares-Regis, celebrated the groundbreaking of three new developments in Downtown. Located at 230 W. 3<sup>rd</sup> St., the Pacific will feature 163 units, including 17 affordable units. This proposed project will add to the diverse housing stock and livability of the urban core. Further activating a prime corridor in the Downtown, The Linden will include 49 market rate apartments, retail and restaurant space, and resident parking at 434 E. 4<sup>th</sup> St. Additionally, The Alamitos will provide 136 units, resident parking, and retail and restaurant space at 101 Alamitos Ave., drawing more economic energy and sustainability to the City.



## Listen Up, Long Beach



As part of the City's General Plan Noise Element update process, our Communications Division worked with the Planning Bureau staff to launch a #ListenUpLB social media campaign and map tool in May 2017. The campaign

provided opportunities for the community to offer input on various noise concerns throughout Long Beach neighborhoods. The proposed update to the Noise Element will replace the existing 1975 document, and establish a set of guidelines and implementation measures to limit noise exposure and control unnecessary, excessive noise and vibration, particularly near housing, hospitals, and schools. Participants in the #ListenUpLB campaign were entered into weekly drawings, and four lucky winners received gift card prizes to local businesses. For more information on the Noise Element update, go to: [www.lbds.info/noise\\_element\\_update](http://www.lbds.info/noise_element_update).

## SMARTSCAPE

SENSIBLE • ECONOMICAL • BEAUTIFUL

The City is implementing new permitting requirements for certain new landscape and re-landscaping projects, as mandated by Executive Order B-29, issued by the State of California. Any new landscaping project consisting of more than 500 square feet and re-landscaping projects over 2,500 square feet are required to meet water-efficient design standards requiring the issuance of a permit and applicable fees. The good news is the City has streamlined the permit process, and complying with these regulations can help residents save money on their water bill, and provide a new look for your property. We look forward to working together to make Long Beach a more water-wise and beautiful city. For additional information on Smartscape, call (562) 570-6194 or visit: [www.lbds.info/lbsmartscape/](http://www.lbds.info/lbsmartscape/).

## City Observes Building Safety Month in May

Long Beach recognized the 37<sup>th</sup> annual Building Safety Month (BSM) alongside the International Code Council (ICC) and its 63,000 members worldwide in May 2017. The BSM campaign aims to improve public safety by increasing awareness to help individuals, families, and businesses learn what it takes to create safe and sustainable structures. The campaign promotes the need for the adoption of modern, model building codes, a strong and efficient code enforcement system, and a well-trained, professional workforce to ensure public safety.

In honor of BSM, Building Official David Khorram led a group of students on a tour of the Development Permit Center and the construction site of the new Civic Center. Earlier this year, David Khorram became the first Long Beach building official elected to serve as the California Building Officials (CALBO) president. David will guide the organization in its mission to promote public health and safety Statewide.

Last year, our Building and Safety Team provided more than 51,500 inspections, conducted nearly 5,000 engineering plan checks, and served over 59,400 customers at the Development Permit Center!

For more information about the Building and Safety Bureau, call 562.570.LBDS (5237), or go to: [www.lbds.info/building/](http://www.lbds.info/building/).



# Long Beach Wins Four APA LA Awards

# Public Meetings & Events 2017



The City of Long Beach received four awards by the Los Angeles section of the American Planning Association (APA LA) in June 2017. The annual awards recognize exceptional planning achievements by individuals, cities, agencies, non-profits, and businesses in the Los Angeles region. The following Long Beach initiatives and projects have been recognized for providing places of lasting value:



- **Communities of Excellence in Nutrition, Physical Activity and Obesity Prevention (CX3) Pedestrian Plan - Award of Excellence Transportation Planning**
- **BizPort - Innovative Use of Technology**
- **Safe Long Beach - Opportunity & Empowerment Award**
- **Fern Nueno - Outstanding Young Planner**

This is the fourth consecutive year that Development Services has been recognized by the APA for significant planning efforts that help to make Long Beach a better place to live, work, and visit.

**The Cultural Heritage Commission** meets the 2nd Monday of each month at 5:30 pm in City Hall Council Chambers.

**The Long Beach Community Investment Company Board** meets the 3rd Wednesday of each month at 4:00 pm in City Hall in the 3rd Floor Large Conference Room.

**The Planning Commission** meets the 1st and 3rd Thursday of each month at 5:00 pm in City Hall Council Chambers.

**Zoning Administrative Hearings** are held the 2nd and 4th Monday of each month at 2:00 pm in City Hall in the 7th Floor Large Conference Room.

**Agendas subject to change.**  
For more information about meetings and events, please call 562.570.LBDS (5237), or visit us online at [www.lbds.info](http://www.lbds.info).

## Long Beach Kicks Off APA LA's 'Summer in the City'

In June 2017, our Planning Bureau staff helped to kick off the APA LA's annual *Summer in the City* event by hosting a tour of Long Beach. Participants pedaled around town using the City's Bike Share program, rode transit, and cruised the AquaLink water taxi in their exploration of Downtown and the Long Beach coastline. The tour also featured visits to several attractions, including the City's first permanent outdoor food plaza, Steelcraft, and the recently opened Robert Gumbiner Park.

# Neighborhood Leadership Program Wins NUSA Award



The Housing and Neighborhood Services Bureau Neighborhood Leadership Program (NLP) won 3<sup>rd</sup> Place in the Best Neighborhood Program Social Revitalization/ Neighborhood Category by Neighborhoods, USA (NUSA). The NLP provides residents with the skills, knowledge, and resources needed to tackle existing community challenges and enhance the quality of life of Long Beach neighborhoods. Since 1992, the NLP has trained over 650 Long Beach neighborhood leaders, including nine residents from Long Beach's Sister City of Yokkaichi, Japan. NUSA is a national non-profit organization committed to building and strengthening neighborhood groups and partnerships.

For more information on the NLP, contact Francisco Rodriguez at 562.570.3817 or [francisco.rodriguez@longbeach.gov](mailto:francisco.rodriguez@longbeach.gov).

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