

2018 IN REVIEW

# PLANNING

COMMISSION



CITY OF  
LONGBEACH

# PLANNING COMMISSION

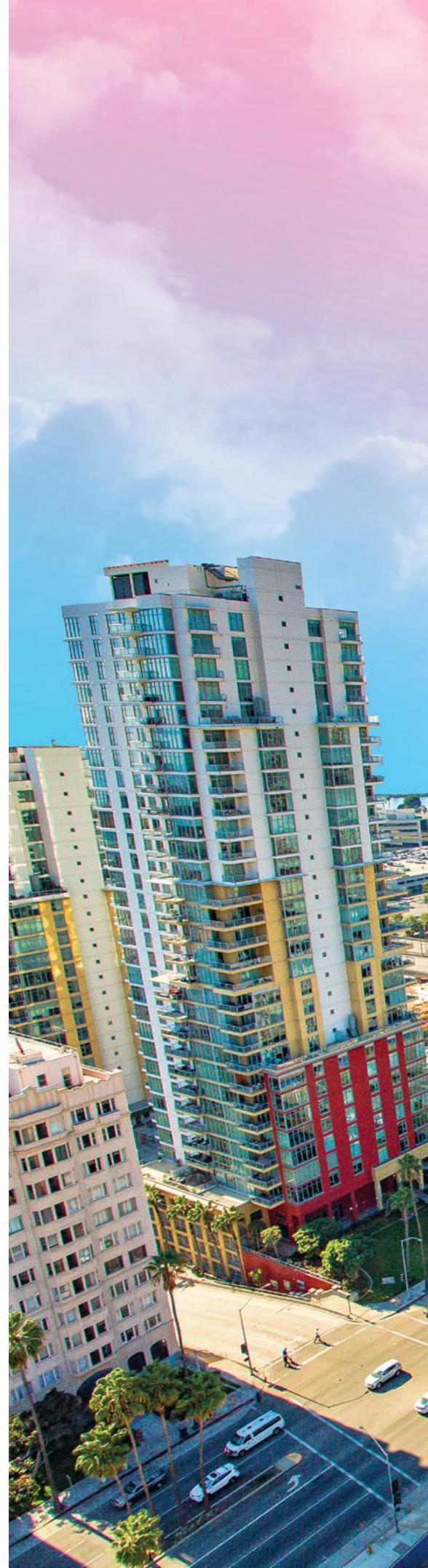
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## The People of Long Beach are Witnessing a Remarkable Transformation of Their City

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From new housing opportunities to parks and wetlands improvements and ambitious commercial and infrastructure development, this transformation begins with the responsible and intelligent work of the Planning Commission. The seven-member Planning Commission has a crucial role in guiding the City into the future by bringing harmony to the goals of community preservation, new development, essential services, and economic growth.

Appointed by the Mayor and confirmed by the City Council, the Planning Commission, together with Long Beach Development Services, works with neighborhood groups, design professionals, and business owners to create the best Long Beach possible. Today, this exceptional work is evident in every corner of the City and their efforts will continue to make Long Beach a place that everyone can proudly call home.



## PLANNING COMMISSION 2018

Richard Lewis, *Chair*  
Mark Christoffels, *Vice Chair*  
Ron Cruz  
Josh LaFarga  
Andy Perez  
Jane Templin  
Erick Verduzco-Vega

## MANAGEMENT STAFF

Linda F. Tatum, *FAICP, Director*  
Oscar Orci, *Deputy Director*  
Christopher Koontz, *AICP, Planning Bureau Manager*  
Dionne Bearden, *Planning Commission Secretary*



# PLANNING BUREAU

2018 BY THE NUMBERS

Figures provided are for the calendar year



# 13,000

More than 13,000 customers served at the Public Counter



OVER

# 2,000

Plan Checks Completed

# 300

Nearly 300 planning entitlements and/or discretionary reviews processed

# 500+

More than 500 staff-level Certificates of Appropriateness issued



OVER

# 10,000

Zoning Information Line Phone Calls Handled

# A'WA ARDS

## AMERICAN PLANNING ASSOCIATION

LOS ANGELES SECTION AWARDS

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Long Beach Recognized for  
Outstanding Work in Planning,  
Innovation, Communications, and  
Sustainability in 2018

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**L**ong Beach was selected to receive four prestigious awards by the Los Angeles Section of the American Planning Association (APA) in May 2018. The annual awards recognize and celebrate many of the most noteworthy planning projects, plans, and programs in the Los Angeles region.

This year's awards include: Award of Excellence for Innovation in Green Community Planning, Award of Excellence for Public Outreach, Award of Excellence for Urban Design, and the Award of Excellence for a Communications Initiative. This is the fifth consecutive year that Long Beach has been recognized by the APA.



# SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS AWARD

OUTSTANDING ACHIEVEMENT IN SUSTAINABILITY

## Long Beach Awarded Highest Honor for Outstanding Sustainability Achievements

In May 2018, the City was recognized by the Southern California Association of Governments (SCAG) for Outstanding Achievement in Sustainability, the highest honor awarded by SCAG. Long Beach was recognized for overall excellence for a combination of the Long Beach Bicycle Master Plan, Communities of Excellence in Nutrition, Physical Activity and Obesity Prevention (CX3) Pedestrian Master Plan, and the Willow Springs Park Wetlands Restoration project.

Together, these awards illustrate the City's exceptional ability to lead the way in developing intelligent, innovative programs that serve to improve the lives of the community. This is the second consecutive year that Long Beach has been recognized by SCAG.





## UNATTENDED DONATION/ RECYCLING COLLECTION BOX

Approved by the Planning Commission in January 2018, this new ordinance addresses the public nuisance complaints associated with non-permanent, unattended donation boxes (UDBs) commonly used to accept clothing, books, textiles, shoes for distribution, resale or recycling. Following a one-year moratorium for the use of UDBs, the new ordinance calls for placement requirements, tamper resistance, signage that includes a 24-hour complaint line, and that sites be maintained free of blight.

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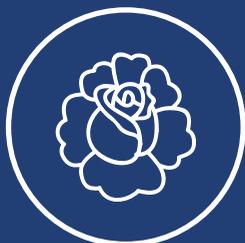
## MESSAGE ESTABLISHMENT ORDINANCE



While the ordinance recognizes that massage is a mainstream practice that can provide recognizable therapeutic benefits, in 2018, the City updated the massage ordinance in response to changes in State law. Approved by the Planning Commission in June 2018, these updates will have a positive effect on the neighboring community and include street-facing window coverage restrictions, on-site human trafficking information postings, and floor area percentage restrictions when the establishment is located in a hotel, physician's office health club, beauty salon, nail salon or similar business.

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## TATTOO PARLOR ORDINANCE



Approved by the Planning Commission in February 2018, the Tattoo Parlor Ordinance updates the City's Zoning Code in compliance with United States First Amendment Rights, as tattoos are a form of Freedom of Speech. The new ordinance enables tattoo parlors in commercial zones as well as Planned Development Districts and Specific Plan areas. The ordinance will include established regulations and performance standards to ensure good business practices and prevent nuisance activities.



## ADULT-USE CANNABIS ORDINANCE

Following the Planning Commission’s approval in June 2018, the Mayor and City Council approved a new Adult-Use Cannabis Ordinance for the City. The ordinance provides residents and visitors access to legal adult-use cannabis, while minimizing potential negative impacts associated with adult-use cannabis activity. The ordinance also establishes precise zoning regulations, sets an annual fee, prohibits certain advertising, establishes enforcement and penalties, and requires permitting from the Long Beach Department of Health and Human Services.

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## CONDITIONAL USE PERMIT ORDINANCE

In June 2018, the Planning Commission took action to amend the City’s Conditional Use Permit (CUP) process. A CUP is a discretionary application required for certain land uses that require review by the Planning Commission to determine whether the type of use proposed is compatible with surrounding uses. The City hosted numerous community outreach events to gain input from residents and business owners. Today, recommendations under consideration include eliminating certain uses, increased standardization, and modifying current radius. The amendment will result in greater efficiency, transparency, and cost effectiveness.

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## RELIGIOUS USES ORDINANCE

In September 2018, the Planning Commission approved a code amendment to ensure that the City’s Zoning Code recognizes all religious uses fairly and equitably. This amendment provides for easier permitting for churches, synagogues, mosques and other religious gathering places. Long Beach values all faiths and this ordinance recognizes the special circumstances and nuances of building and operating a religious facility and specifies that all religious uses will be given proper consideration throughout the zoning and building process.

# UPTOWN PLANNING LAND USE AND NEIGHBORHOOD STRATEGY

UPLAN



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**Building a Community That  
Supports its Residents and  
Businesses, and Creatively  
Celebrates its Diversity**

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In November 2018, the Planning Commission conducted a Study Session on the Uptown Planning Land Use and Neighborhood Strategy (UPLAN). The goal of the UPLAN is to create a new vision, smart economic strategies, determine transportation improvements, and provide an intelligent zoning guide to ensure future development provides the best possible outcome for the surrounding area.

The City is in the process of developing a Climate Action and Adaptation Plan (CAAP). As part of this effort, the City hosted numerous community outreach events inviting residents, business owners, students and other community stakeholders to get involved in creating an effective and successful CAAP. Long Beach has already taken significant green and sustainable approaches to improve the health and safety of residents, businesses, neighborhoods and the natural environment.

The Planning Commission conducted a Study Session on the CAAP in May 2018. Moving forward, the CAAP will build off existing sustainability efforts and further the City's leadership in healthy sustainability environment.

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### Small Change, Big Impact

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# CLIMATE ACTION AND ADAPTATION PLAN

CAAP





PROJECT SHOWCASE

# PACIFIC EDGE

2300 REDONDO AVE.



## Former United States Postal Office

## Transformed to Provide More Long Beach Jobs

Approved by the Planning Commission in February 2018, the proposed project consists of three, one-story buildings totaling 427,565 square feet. This innovative project will transform the underused parcel once operated by the United States Postal Office into a welcomed complex fronting Redondo Avenue and Burnett Street.

In addition to requiring the developer to construct any required road or traffic improvements, a special Zoning Code designation for this project was created to prohibit heavy trucking at the site thus favoring local producers and manufacturing tenants.



**FEATURES**  
**19-acre site**

# BROADWAY BLOCK

200-256 LONG BEACH BLVD.



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Spectacular Architecture,  
Adaptive Reuse, and Thoughtful  
Preservation Come Together to  
Create an Impressive Addition to  
Downtown Long Beach

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This proposed, 23-story mixed-use center will be a dramatic addition to the heart of Downtown. Approved by the Planning Commission in March 2018, the 23-story tower and seven-story mid-rise building will include 400 residential units, and 32,807 square feet of commercial space along with four levels of parking.

Situated on Long Beach Boulevard, between Broadway and 3rd Street, the development includes the adaptive reuse and preservation of the Acres of Books historic building. The inviting, 18,016-square-foot ground-floor plaza will provide mixed-use opportunities for restaurants, retail and an inviting pedestrian connection across the entire site.

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New Recreation and Fitness  
Center to Come to Midtown

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Approved by the Planning Commission in April 2018, the Salvation Army Citadel is a multi-phase development situated on a 3.6-acre site at the northeast corner of Long Beach Boulevard and Spring Street. This is the third phase of the development and includes a new 22,931- square-foot, two-story gymnasium with a fitness center along with second-story offices, locker rooms, a kitchen, and classrooms.

Additionally, the project plans call for a standard soccer field with a concession stand, landscaping buffers, and pedestrian path connecting the new 70-space parking lot to the existing chapel.

# SALVATION ARMY CAMPUS

3012 LONG BEACH BLVD.



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New Residential Development Joins Growing  
Trend of Transit-Focused, Mixed-Use Projects

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# LB + 14<sup>TH</sup>

1400-1452 LONG BEACH BLVD.

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Approved by the Planning Commission in June 2018, this truly unique mixed-use project will pioneer market-rate, for-sale multi-family housing in this area. Rising five stories, the project will include 65 units and 2,100 square feet of ground floor retail space.

Plans call for a mix of one-, two-, and three-bedroom floor plans ranging in size from 720 to 1,705 square feet along with a roof deck, a gym and a media room. The “W-shape” design facilitates open space at the back of the property and a 90-car, ground level parking structure. LB + 14th will be ideally located to take advantage of the Blue Line’s Anaheim Station.

## FEATURES

One-, two-, and  
three-bedroom  
homes

# PACIFIC-PINE

635 PINE AVE./636 PACIFIC AVE.



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## Downtown Gains New Housing for Moderate-Income Families

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This ambitious development, featuring two, eight story buildings on two adjacent sites totaling nine parcels was approved by the Planning Commission in June 2018. When completed, the project will contain a total of 271 apartments, 1,305 square feet of retail/commercial space and parking for 341 vehicles.

The contemporary design of the two buildings features a second-level pedestrian bridges that will span Solana Court. The apartments will include a mix of studios, one-, two-, and three-bedroom units, including eleven units reserved for moderate income families. This project is expected for completion by 2021.

# THE UPTOWN

6141-6191 ATLANTIC AVE.



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As North Long Beach Becomes  
the New Place to be, The Uptown  
Will Soon Bring Even Greater  
Attention to the Neighborhood's  
Transformation

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The former Harding Plaza shopping center is set to become “The Uptown,” a remodeled and expanded restaurant and shopping experience on a 2.58-acre parcel. Approved by the Planning Commission in October 2018, the existing buildings will undergo creative facade make-overs and be joined by four new structures.

The creative exterior specifications call for the use of metal, wood and concrete siding, a combination of muted hues and vibrant colors, as well as unique, metal awnings. This project joins others in bringing new life, new opportunities and a sense of community to Atlantic Avenue.

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Attractive, Affordable Housing—  
City’s General Plan and Housing  
Element Meet in this  
Transit-Rich Environment

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Created to be a safe, affordable housing opportunity, this development encompasses 10, two-story townhomes, in partnership with the Habitat for Humanity of Greater Los Angeles. Approved by the Planning Commission in November 2018, the project will complement the character of the surrounding community, and will be located adjacent to the 14th Street Park and nearby the Metro Blue Line and major transit routes.

These attractive townhomes will encourage homeownership and are a perfect example of the City’s General Plan and Housing Element goal of providing quality, affordable housing throughout the City. This project is funded in part by The Long Beach Community Investment Company (LBCIC).

# RESIDENTIAL PROJECT

116 W. 14<sup>TH</sup> ST.



# HOUGHTON PARK COMMUNITY CENTER

6301 MYRTLE AVE.



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Serving the Community Since  
1924, the Houghton Park  
Community Center Prepares  
to Live On

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Currently under construction, phase one of the new Houghton Park Community Center will be a modern, 6,480-square-foot building addition that will house two large multi-purpose rooms, new restrooms and join the existing center with a landscaped courtyard. The multi-phase project also includes the partial renovation of an existing 1950s building situated on the site, and a reconfiguration and expansion of an existing picnic area and parking lot. The project is slated to achieve a Leadership in Energy and Environmental Design (LEED) Silver rating.

# LONG BEACH AIRPORT TERMINAL BUILDING

4100 DONALD DOUGLAS DR.



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## Revitalizing the City's Award-Winning Airport. . . Where the Going is Easy

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Approved by the Planning Commission in April 2018, the second phase of the Airport Terminal Improvement Project consists of various new construction and rehabilitation projects including a new baggage screening facility, a new airline ticketing building, an expansion of the meet-and-greet courtyard, and a new ground transportation plaza.

The Airport Terminal, a historic landmark, will see the interior thoughtfully modified to place rental car service counters in place of the existing airline counters, while the building plans call for upgrades to the restrooms, environmental systems and other restoration improvements.



# MIXED-USE PROJECT

1101-1157 LONG BEACH BLVD.

## Jump in the Pool or Jump on a Train, This Ambitious Project Provides a World of Choices in Downtown Long Beach

Perfectly situated to take advantage of the Metro Blue Line and other transit options, this eight-story, 120-apartment home, mixed-use development will bring a handsome, contemporary look to the Long Beach Boulevard corridor. Approved by the Planning Commission in September 2018, residents of the project will appreciate creative landscape and hardscape design, a swimming pool, and spacious community seating areas.

The façade along Long Beach Boulevard will feature unique metal awnings while the East 12<sup>th</sup> Street frontage will contain three apartments with private patios. The ground level retail space will bring a new vitality to the community.



**FEATURES**  
**8 stories**  
**120 apartments**

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City Views, a Gym, an Expansive  
Pool, and an Outdoor Plaza. . .  
Life is Good in Midtown

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The proposed seven-story, multi-family residential building was approved by the Planning Commission in September 2018. The contemporary design using a combination of glass and concrete includes 97 apartments, a gym, community room, pool, spa, an outdoor plaza area and a one-level subterranean parking garage.

The Locust Avenue frontage provides direct access to ground floor homes and common areas. Centrally located in a transit rich environment, residents will find bus lines and the Metro Blue Line within easy walking distance.

# RESIDENTIAL PROJECT

1112 LOCUST AVE.



# UPTOWN COMMONS

6600 ATLANTIC AVE.



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**Eclectic Restaurants, Terrific  
Ambiance, and a New Full-Service  
Bank Come Together to Service  
the Neighborhood**

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As part of a new North Long Beach “Main Street,” the Uptown Commons turns a vacant, two-acre lot into a dynamic development that will house five new restaurants and bring the neighborhood its first full-service bank. Encompassing 10,330 square feet, Uptown Commons will utilize shipping containers while creating a large, vibrant common area at the southwest corner of the site.

Approved by the Planning Commission in December 2018, this unique, much-needed project at the northeast corner of Atlantic Avenue and Artesia Boulevard, will be an integral part of the revitalization of the area.

# INKWELL

127-135 E. BROADWAY

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## The Promenade Welcomes a New Option for Gracious Living, Shopping, and Dining Opportunities

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Approved by the Planning Commission October 2018, this mixed-use redevelopment of a former Successor Agency Parcel will be a welcome addition to the Broadway/Promenade intersection. Featuring 189 apartment homes in eight stories, the Inkwell project will boast multiple outdoor decks on the upper floors, ground-level retail opportunities, and spacious balconies for the residents.

The unique architecture will incorporate cement plaster, metal panels, brick veneer, and large glass panels. The Promenade frontage will feature inviting restaurant seating areas and new landscaping.



AMENITIES

Fitness room, club room,  
roof decks, swimming pool



# THE BREAKERS

210 E. OCEAN BLVD.



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## Designated City Landmark

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## Building Comes Full Circle as a

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## Choice Destination for Residents

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## and Visitors From Around

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## the World

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Designated as a City landmark in 1989, the 13-story Breakers Building is poised to return to its original use as a boutique, 185-room hotel. The restoration will retain the building’s original design, character and charm while bringing the 172,000-square-foot structure up to current safety codes. Approved by the Planning Commission in November 2018, the proposed project includes preservation of the Sky Room and Cielo along with several new food and beverage venues.

The proposed development will also redesign the grounds abutting Victory Park with new landscaping and seating which will serve to expand the park along Ocean Boulevard in Downtown.

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Open Space, Quality Housing,  
and a Variety of Amenities Come  
Together Above a Variety of Retail  
and Restaurant Opportunities

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Approved by the Planning Commission in October 2018, the eight-story Aster development will create new housing, retail, and restaurant opportunities on what is now a surface parking lot. The proposed project consists of 218 residential apartments, more than 22,000 square-feet of open space, and two-stories of underground parking.

The project's third level will feature residential homes and a large open courtyard that will include a swimming pool, barbecue, and lounge seating with views overlooking Long Beach Boulevard. The site is located adjacent to convenient auto, light rail, bus, and bicycle transportation options.

# ASTER

125 LONG BEACH BLVD.





PROJECT UPDATES

# DOUGLAS PARK

3855 LAKEWOOD BLVD.



## A Success Story

What was one of the largest underdeveloped pieces of land in the county, today, is now Douglas Park—one of the largest private commercial destinations in Southern California. Located five miles from Downtown Long Beach, and just north of the Long Beach Municipal Airport, the 238-acre industrial site is home to a variety of businesses, corporate and medical offices, and new hotels.

The vibrant, multi-use destination has seen tremendous success, bringing more jobs and economic energy to this area of the City. The Douglas Park transformation and build-out is on track to being completed three years ahead of schedule, marking a great achievement for Long Beach.

# THE TERMINAL

AT DOUGLAS PARK: 3738 Bayer Ave.



Completed in 2018, The Terminal at Douglas Park offers four, two-story creative office buildings totaling 20 commercial condominiums, each with separate ownership. Created to resemble a modern campus, this 5.95-acre development provides large work/play outdoor areas to foster creative energy. The project also incorporates outdoor work areas to provide an innovative approach to creative office use and promote pedestrian-friendly activity and enhanced connectivity.



# PACIFIC POINTE NORTHWEST

AT DOUGLAS PARK:  
3550 Carson Blvd. / 3881 McGowen Ave.  
3861 & 4001 Lakewood Blvd.

Further adding to the vitality of Douglas Park, Pacific Pointe Northwest represents the last major entitlement for the development. This 379,290-square-foot project consists of a two-story structure, which will frame Douglas Park to the north along Carson Street.

When Pacific Pointe Northwest is completed in spring 2019, work will begin on the restoration of Jansen Green Park, which will include new bike paths, pedestrian paseos, and landscaping.

# LONG BEACH EXCHANGE

AT DOUGLAS PARK: 4069 Lakewood Blvd.

The final stage of the Douglas Park build-out includes the impressive Long Beach Exchange, a 26.6-acre, 247,000-square-foot project that 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 expected for completion in spring 2019.





# CITY HALL & PORT BUILDINGS

LONG BEACH CIVIC CENTER: 401 W. Ocean Blvd. / 415 W. Ocean Blvd.



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## The Soul of a New City

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Progress on the construction of the re-envisioned Long Beach Civic Center project continued in 2018 with the shaping of a new 11-story, 247,000-square-foot City Hall building, 250-seat Council Chamber, and an 11-story, 238,000-square-foot Port administration building. The proposed project, which produces no new tax burden on residents, will include also include a 73,000-square-foot Civic Center Plaza with a subterranean parking structure, and a redeveloped Lincoln Park. This extraordinary project personifies the City's visionary goal of bringing new life, a new sense of pride, and thousands of jobs to the Downtown area. The new City Hall and Port buildings are expected for completion in summer 2019.

Further adding to the revitalization of the Long Beach Civic Center, construction of a new Main Library continued earnestly in 2018. The two-story, 93,700-square-foot building will promote education and be a place of learning for all segments of the community. The new Main Library is slated to open in summer 2019.

# MAIN LIBRARY

LONG BEACH CIVIC CENTER: 200 W. Broadway



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Connectivity, Energy-Efficient Technology,  
and Green Design Meet in a Warm, Inviting  
Condominium Community

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## FEATURES

## 40 townhomes

# HUXTON

227 ELM AVE.

September 2018 marked the opening of Huxton, the City's first solar-powered, all-electric, town-home condominium community. The modern, 40-home project includes a community room, outdoor courtyards, and a unique pedestrian paseo that will promote connectivity in the Downtown core.

With advanced technology that will eliminate gas bills altogether, Huxton exceeds national energy-efficiency standards utilizing high performance appliances, efficient LED lighting, water wise fixtures, dual glaze windows, radiant barrier roof sheathing, and advanced framing technology. Huxton provides a new homeownership opportunity for families in the center of Downtown and the City's East Village.



# OCEAN VIEW TOWER

200 W. OCEAN BLVD.



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## Intelligent Design, Adaptive Reuse, and the Creative Expansion of Downtown Open Space

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The transformation of the vacated Verizon building into a modern residential tower is a perfect illustration of thoughtful adaptive reuse in an urban environment. Construction is in progress on this ambitious 11-story project that will feature 106 contemporary studio, one-, two-, and three-bedroom homes situated above 4,200 square feet of ground floor commercial space. The proposed project also calls for adding bike racks, drinking fountains, fresh landscaping, and nearly doubling the size of Victory Park.

# DORADO

3655 N. NORWALK BLVD.



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## Gated, Residential Community Comes to Life in East Long Beach

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### FEATURES

**40 detached,  
single-family homes**

Construction is underway for Dorado, an elegant new residential development located along N. Norwalk Boulevard in East Long Beach. Consisting of 40 single-family homes, this 5.76-acre gated community offers a variety of two-story, low maintenance floor plans with two-car garages, private streets, two common open space areas, meandering open space paseos, and picnic and barbecue areas.

The Craftsman style theme will feature board and batten siding, high pitched gabled roofs, and a variety of exterior paint schemes. Upon completion, the development will restore energy to the site of a long-vacant church and help serve the City's housing needs.

A Downtown Location With a Rooftop Deck, a Pool and Spa, Great Architecture and Public Transit All Around. . . That's Long Beach Living

The contemporary, seven-story, 142-unit residential project offers a choice of studio, one, two, and three-bedroom apartments with retail and restaurant opportunities on the ground floor. Residents can take advantage of a roof-top deck, a community room, and a common open space with a swimming pool and spa.

The Downtown location means the development will help relieve the housing shortage and, with rail transit, major bus lines, retail, parks, within walking distance, promote a healthy, active lifestyle.

# BROADWAY AND MAGNOLIA APARTMENTS

500 W. BROADWAY



# 2<sup>ND</sup> + PCH

6400 E. PACIFIC COAST HWY.

## The Next Premier Southern California Attraction

Construction is well underway on this impressive, 11-acre, 240,000-square-foot development at 2nd Street and Pacific Coast Highway. The 175,000 square feet of retail and 70,000 square feet of restaurant space are designed to take advantage of the beautiful waterfront location and maximize the visitor experience. The inviting outdoor elements include fire pits, water features, lush landscaping, expansive seating areas, dedicated bicycle lanes and Southern California coastal views and breezes.

Anchored by Whole Foods, 2<sup>nd</sup> + PCH will welcome approximately 60 tenants upon completion in October 2019.





AMENITIES

11-acre dining and shopping destination

# STAYBRIDGE SUITES

2640 N. LAKEWOOD BLVD.



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## Airport-Serving Hotel Offers Greater Accommodations for Long Beach Visitors

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September 2018 marked the groundbreaking for the new Staybridge Suites hotel project on Lakewood Boulevard, between the Interstate 405 and Willow Street. This six-story, all-suite hotel will offer 125 guest rooms, conference space, an indoor fitness center, and a spacious outdoor pool area.

Ideally located near the Long Beach Airport, the new facility will bring much-needed visitor capacity and a fresh new look to the surrounding area with its modern design and considerable landscape improvements.

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Quality, Affordable Housing With an  
Appealing Neighborhood Feel

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# LAS VENTANAS

1795 LONG BEACH BLVD.



Currently in the construction phase, the proposed project will activate a once blighted commercial property with a new affordable housing development. The five-story, 101-unit complex will be restricted to income-qualified households. An additional 15 units will be reserved for individuals and families experiencing mental health disorders. Contemporary architecture and ground floor retail and restaurant space make Las Ventanas a welcome addition to the neighborhood.

Residents and visitors alike will appreciate the proximity to the Metro Blue Line and public transit options. This project is funded in part by the Long Beach Community Investment Company (LBCIC). Las Ventanas is slated to break ground in early 2019.

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Vista Del Puerto Proves That  
Affordable Housing Can be a  
Warm, Welcome Addition to  
Any Neighborhood

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Currently under construction, the proposed project will consist of a 27,000-square-foot residential project. Upon completion in 2020, the development will rise five stories and add total of 47 affordable homes to the neighborhood.

Designed as two buildings with ample shared community spaces, the project will be identified by it's warm colors, interesting textures and finishes and the centrally located grand staircase. Funded by The Long Beach Community Investment Company (LBCIC), Vistas del Puerto promises to be a welcome addition to the Midtown community.

# VISTAS DEL PUERTO

1836-1852 LOCUST AVE.



# OIL CONSOLIDATION AND WETLANDS RESTORATION PROJECT

6433 E. 2<sup>ND</sup> ST. / 6701 PACIFIC COAST HWY.



RESTORES  
**76 Acres**  
*of Degraded  
Wetlands Habitat*

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## Restoring the City's Wetlands and Bringing New Public Access Opportunities to the Region

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Currently underway, the proposed project will consolidate existing oil operations and implement a wetlands habitat restoration effort that would provide new public access opportunities to a portion of the Los Cerritos wetlands. The project encompasses four sites located at 6433 E. 2<sup>nd</sup> St., 6701 Pacific Coast Hwy., and the northeast corner of Studebaker Road and 2<sup>nd</sup> Street.

Existing oil operations on the Synergy and City sites will be phased out over time, and new oil production facilities will be constructed on an adjacent site allowing for the development of a repurposed visitor center, a new parking area, and a new perimeter trail.

Photography by:

AMCAL Housing, Burnham-Ward Properties, LLC, CenterCal Properties, LLC, City Ventures, Clifford Beers Housing, Ensemble Real Estate, Frontier Real Estate Investments, LLC, Habitat for Humanity of Greater Los Angeles, Liezl Estipona, Raintree Partners, LLC, Rob Wellington Quigley, FAIA, The Salvation Army, Studio One Eleven, Sares-Regis Group, Urban Architecture Lab, We The Creative

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**Long Beach Development Services**

333 W. Ocean Blvd., 3<sup>rd</sup> Floor  
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