

# PLANNING

CITY OF  
LONG BEACH

2016 IN REVIEW

# PLANNING COMMISSION

LONG BEACH

# COMMISSION

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# PLANNING COMMISSION

## 2016 In Review

Strong planning helps build communities that offer better options for people to live and work, and enables destinations to grow and thrive. Effective planning also helps community members envision a great city through the right balance of new development, essential services, and innovative change. Appointed by the Mayor, the seven-member Planning Commission plays a key role in shaping the future of the City, providing insight and leadership on all matters affecting development in Long Beach and safeguarding the interest and quality of life of the community. In 2016, the Planning Commission together with the Development Services Planning Bureau worked diligently with the Mayor and City Council, police, developers, architects, neighborhood groups, and business owners on a wide variety of projects. These efforts spawn more safe and beautiful neighborhoods, and further contribute to the sustainability and economic growth of Long Beach.



## PLANNING COMMISSION 2016

Donita Van Horik, Chair  
Erick Verduzco-Vega, Vice Chair  
Mark Christoffels  
Ron Cruz  
Alan Fox (term ended August 2016)  
Richard Lewis (term began September 2016)  
Andy Perez  
Jane Templin

## MANAGEMENT STAFF

Amy J. Bodek, AICP, Director  
Oscar Orci, Deputy Director  
Linda F. Tatum, AICP, Planning Manager  
Carrie Tai, AICP, Current Planning Officer  
Christopher Koontz, AICP, Advance Planning Officer  
Heidi Eidson, Planning Bureau Secretary

## PLANNING BUREAU

2016 By the Numbers\*



**60,000**

Customers  
Served



**5,000**

Plan Checks  
Provided



**10,700**

Zoning Information  
Line Phone  
Calls Handled



**545**

Certificates of  
Appropriateness  
Issued



**169**

Planning Entitlements  
and/or Discretionary  
Reviews Processed

\*Figures provided are for the calendar year.

# PLANNING

# HIGHLIGHTS AND ACCOMPLISHMENTS (Part 1)

## AMERICAN PLANNING ASSOCIATION AWARDS

Long Beach received six awards by the Los Angeles Chapter of the American Planning Association (APA), the national professional society for urban and regional planners. The following initiatives and projects have been recognized for helping to shape the course of planning by providing safer and healthier communities.



**AWARD OF EXCELLENCE IN IMPLEMENTATION, LARGE JURISDICTION**  
Alcohol Nuisance Abatement Ordinance (ANAO)



**AWARD OF EXCELLENCE IN URBAN DESIGN**  
Terminal Island (TI) Freeway Transition Plan



**AWARD OF MERIT, HARD WON VICTORY**  
Billboard Ordinance

## HIGHLIGHTS AND ACCOMPLISHMENTS (Part 2)



### AWARD OF MERIT, URBAN DESIGN

Long Beach Civic Center Project



### AWARD OF MERIT, NEIGHBORHOOD PLANNING

West Long Beach Livability  
Implementation Plan



### AWARD OF MERIT, OPPORTUNITY & EMPOWERMENT

Cabrillo Gateway and Anchor Place,  
Villages at Cabrillo

Three of the local APA Los Angeles awards were also recognized by the APA California Chapter for creating places of lasting value through excellence in planning. To win an award at the state level is a significant accomplishment for any planning project, as entries are submitted from all 14 chapters in California.

# AWARDS



HOME OF THE C-17 GLOBEMASTER III

## C-17 GRANT AWARD

Implementation efforts for the City's \$3.9 million U.S. Department of Defense Office of Economic Adjustment grant awarded for the C-17 Transition Master Plan continued in 2016 with existing conditions assessments, market and industry economic data analyses, and extensive public and stakeholder outreach. These efforts culminated in a formal presentation regarding potential reuse scenarios that will be further studied with future grant funding currently being pursued by the City. Additionally, Long Beach participated in the 2015-2016 Daniel Rose Fellowship Program, a joint program of the Urban Land Institute and the National League of Cities, and used the grant-funded C-17 reuse strategies as the City's Rose fellowship project to gain peer-to-peer insight and perspective for developing a comprehensive transition plan for the closure of the Boeing's C-17 production facilities, its workforce, and businesses in the region's manufacturing cluster.

INITIATIVES/  
PROGRAMS



INITIATIVES

## GENERAL PLAN UPDATE

The process of updating the City's General Plan continued in 2016 with multiple community engagement events, scoping meetings, and a Planning Commission Study Session to offer opportunities for Long Beach residents and stakeholders to provide input and get involved in this significant undertaking. 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 a city. The proposed update draws on local physical and demographic changes, and broader advances in culture and technology to reflect the values of the community and spur new social and economic opportunities for Long Beach. As part of this project, a revised **Land Use Element** (LUE) draft was completed to outline allowable land uses, building types, and heights. The proposed update to the LUE will replace the current 1989 document, and provide greater flexibility and connectivity for future development. In addition, an **Urban Design Element** (UDE) draft has also been prepared to create a more integrated, forward-thinking, and aesthetically pleasing urban environment. The proposed UDE would be a new element of the City's General Plan designed to implement policies that promote improved relationships between building, streets, and public spaces, and preserve the character of existing neighborhoods, while allowing for continued evolution and enhancements of the City in areas targeted for development. A Draft Environmental Impact Report (DEIR) to meet California Environmental Quality Act (CEQA) requirements has been prepared and made public for the proposed General Plan update. This update will serve as the roadmap to the City's future, and will have a major impact on housing availability, mobility, and economic development in Long Beach.



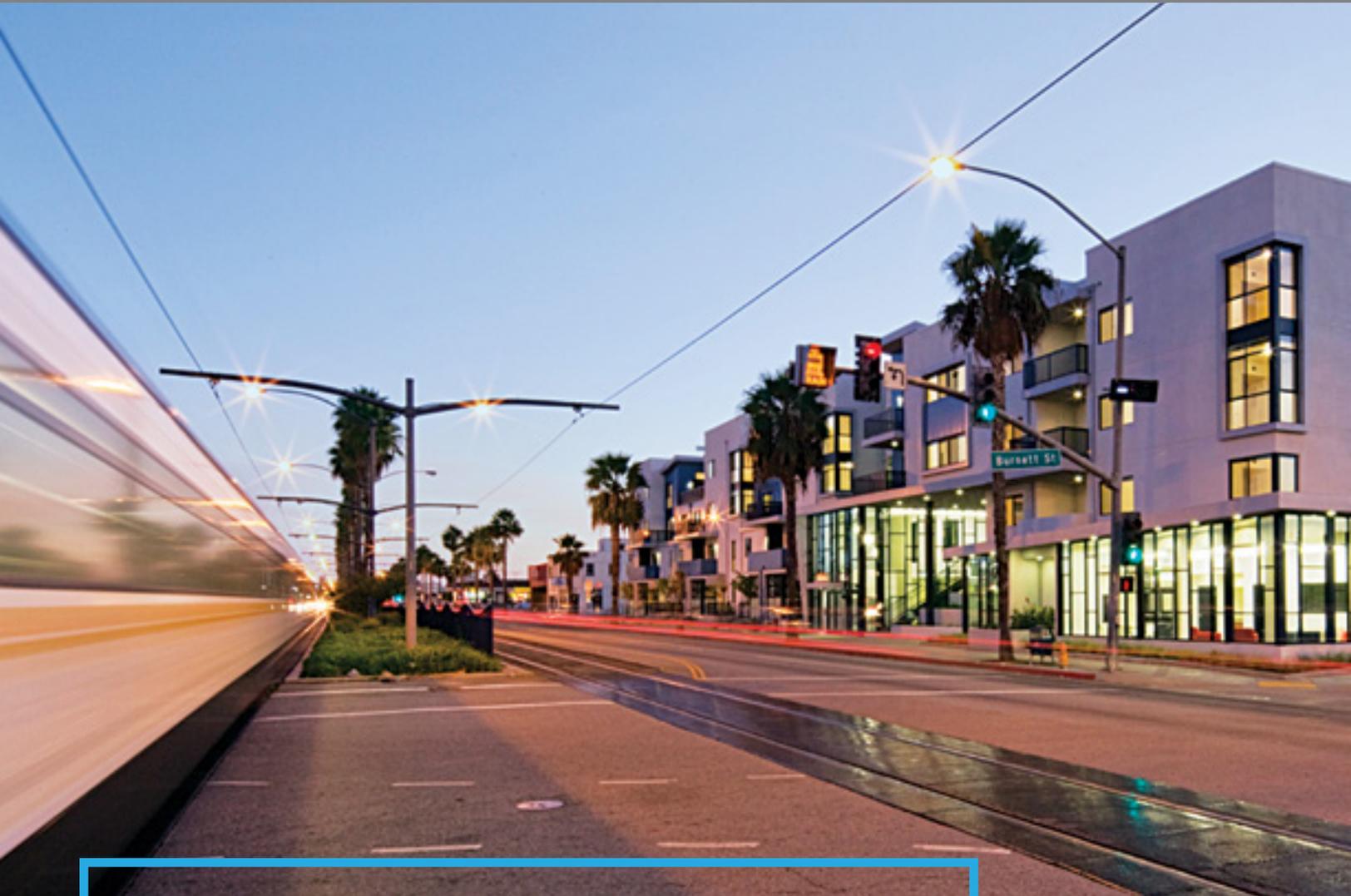
## SOUTHEAST AREA SPECIFIC PLAN

As part of the efforts to comprehensively review and update the Southeast Area Specific Plan (SEASP), an area covering 1,500-acres in southeast Long Beach, a Hearing Draft and DEIR were prepared in 2016. Formerly known as the Southeast Area Development and Improvement Plan (SEADIP), the new Plan is the culmination of years of intensive outreach and planning, and outlines the objectives, vision, guiding principles, and administration and implementation of the proposed project. SEASP is expected to protect more than 59 acres of land as permanent open space that were previously designated for development, create new internal grids to enhance mobility; and add several miles of bicycle lanes and sidewalks, plazas, and promenades. SEASP will also provide a mix of housing and employment to fit the needs of Long Beach residents and serve future generations. The draft Plan and DEIR are expected to go before the Planning Commission and the City Council for approval in 2017.



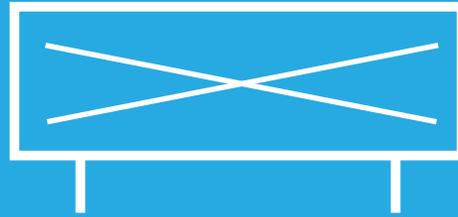
## DOWNTOWN AND TRANSIT-ORIENTED DEVELOPMENT PEDESTRIAN MASTER PLAN

Adopted in May 2016, the Downtown and Transit-Oriented Development (TOD) Pedestrian Master Plan provides a framework for enhancing the public realm and increasing pedestrian safety. Funded in part by a Los Angeles County Metropolitan Transportation Authority (METRO) grant, the Plan ensures best practices for pedestrian design and identifying catalytic infrastructure projects that will provide safer and more efficient access to Metro Blue Line Stations in Long Beach.



## MIDTOWN SPECIFIC PLAN

Approved by the Planning Commission in April 2016 and adopted by the City Council in May 2016, the **Midtown Specific Plan** replaces the former Planned Development-29 (PD-29), and provides a framework for the development and improvement of a 369-acre corridor along Long Beach Boulevard spanning from Anaheim Street to Spring Street. The Plan will stimulate investment and improvement of the corridor and enhance mobility, safety and wellness, open space, and connectivity in the adjacent neighborhoods. Additionally, the Midtown Specific Plan establishes a land use plan and focused and creative development standards that support new mixed-use, high-density, transit-oriented housing opportunities and promote a more sustainable future for the community.



## 86 NONCONFORMING

Billboards have been removed

### BILLBOARD ORDINANCE

Billboards can have a significant influence on the City's visual environment and overall community appearance. The City's Billboard Ordinance provides reasonable billboard control, permits the construction of new billboards in conforming locations, and enables the conversion of certain existing static billboards to electronic billboards in designated conforming zoning districts adjacent to a major street or freeway. The Ordinance is intended to eliminate nonconforming billboards from the City, particularly in residential zones and other sensitive areas by providing incentives for new conforming billboard projects, while requiring removal of nonconforming billboards with each project. Since its adoption in 2014, 86 nonconforming billboards have been removed from within the City, and an additional 138 are currently in the process of being removed throughout Long Beach.

**PROJECT  
SHOWCASE**



**SHOWCASE**

A photograph of the Michelle Obama Neighborhood Library building. The building is a modern, white structure with a prominent glass facade. The glass features several large, circular openings. To the right of the main building, there is a tall, white tower with a lattice-like top. The sky is blue with scattered white clouds.

## MICHELLE OBAMA NEIGHBORHOOD LIBRARY

The new Michelle Obama Neighborhood Library opened its doors in September 2016. Located at 5870 Atlantic Ave., the nearly 25,000-square-foot facility serves as a state-of-the-art focal point in North Long Beach with several community meeting rooms, an expanded children’s library, and separate library areas for youth and adults. The building incorporates a reproduction of the former Atlantic Theater’s iconic tower, artwork displays, and an appurtenant parking area. The new library also features cutting-edge technology, including a makerspace, 3D printing, Wi-Fi, self-checkout kiosks, and an automated book return and sorting system. The library also includes an expanded Family Learning Center (FLC), computers with assistive and adaptive technology for people with special needs, and a dedicated space for early literacy classes. This project has been designed to incorporate many energy-efficiency and water conservation measures to achieve a minimum of a Silver Leadership in Energy and Environmental Design (LEED) rating. Completion of this project restores energy to a long vacant site, while also providing a place of learning for the North Long Beach community.



## LONG BEACH CIVIC CENTER

Construction of the new Long Beach Civic Center project commenced in 2016 following approval of a Supplemental Environmental Impact Report (SEIR) and a site plan review for the 15-acre, three-block development. Located at 411-415 W. Ocean Blvd., in the heart of Downtown, the public-private development includes a new 11-story, 254,000-square-foot City Hall; an 11-story, 237,000-square-foot Port Building; a 92,000-square-foot Main Library; a 73,000-square foot Civic Plaza with three parking structures; public street extensions, and the revitalization of Lincoln Park, consisting of an events lawn, children's playground, dog park, and restroom facilities. An eight-story, 163-unit private residential development has also been entitled as part of this project. Additionally, the site has been approved for private mixed-use, commercial, and hotel uses, and will incorporate high pedestrian accessibility options and public gather places to create a more vibrant and active Civic Center, while also enhancing public safety. The new Civic Center will reflect the community's vision for a revitalized plaza that promotes civic engagement and pride with no new tax burden on residents. The project breathes new life into the City's core and is expected to bring 8,000 direct and indirect jobs to Long Beach.



## EDISON

Adaptive reuse of the former City Hall East site was completed in February 2016 to accommodate a new mixed-use, 12-story development. Located at 100 Long Beach Blvd., renovation of the existing 114,267-square-foot building consists of 156 market rate residential units, a pool and amenity deck for residents, an approximately 3,621-square-foot retail space, and an expanded parking structure. The site features restoration of the site's original patio space to provide an additional 4,171-square-foot publicly accessible open space. The development also includes restoration of the building's notable curtain wall with a new unitized panel consisting of a horizontal grill and operable casement window, high efficiency glass, and incorporation of the building's original fins. The thoughtfully chic interior integrates a black and white color palette, fine wood accents, and floor-to-ceiling windows to provide natural light and clean ocean breezes. Located across from the Metro Blue Line, this transit-oriented development incorporates a sustainable design approach with on-site bicycle storage areas to encourage alternative modes of transportation. Completion of the Edison breathes new life to an iconic building and restores occupancy and economic energy to this corridor in the Downtown.



## THE CURRENT



Phases I and II

## THE CURRENT

### Phases I and II

In June 2016, Long Beach celebrated the completion of The Current (Phase I), the City's newest high-rise apartment complex built in more than a decade. Located at 707 E. Ocean Blvd., the mixed-use, 17-story West Tower features 223 luxury rental units, consisting of a mix of studios, one-, and two-bedroom apartments and penthouses. The contemporary development also includes a fifth floor pool and gathering space for residents, a 10,000-square-foot plaza, and an additional 6,750 square feet of retail space on the ground floor. The project features several sustainable components, including LED lighting throughout, and a fully integrated cistern that collects rainwater for the property's drip irrigation system. The Current is conveniently located along a bus line, provides easy access to the waterfront, and is within walking distance to the Metro Blue Line and the Long Beach Transit Mall, walking/bicycling paths, Pine Avenue, and the East Village Arts District. Once an underutilized surface parking lot owned by the former Long Beach Redevelopment Agency and known as the Shoreline Gateway project, the West Tower constitutes the first phase of the two-tower development. Following completion of The Current, the Planning Commission approved for the second phase of the project to break ground in 2017. The development consists of an adjacent mixed-use, 35-story East Tower, including 315 residential units with a mix of studios, one- and two-bedrooms, and lofts. The project will feature a shared plaza with the West Tower, two community rooms, lounges, and recreational facilities; a gym, community garden, pool, and spa. The development also includes approximately 6,700 square feet of retail/restaurant space on the ground level, featuring public art, pedestrian open space, and new landscaping. The East Tower is expected to become the tallest building in Long Beach, altering the City's skyline, and serving as a strong presence at the gateway into Downtown at Alamitos Avenue and Ocean Boulevard. Together, The Current Phases I and II will serve as a remarkable addition to the Downtown skyline, and will infuse more energy and vitality to the City's core.



## OLYMPIX FITNESS CENTER

A new recreational fitness center was completed in December 2016 at the site of the former Yankee Doodles pool and billiard hall in Belmont Shore. Located at 4100 Ocean Blvd., the restoration project consists of a renewed exterior and complete interior remodel, an interior floor area expansion, and the addition of a second floor and mezzanine.



## WEBER METALS, INC.

Expansion of the existing 21-acre, 19-parcel industrial manufacturing facility located in North Long Beach is currently under construction. The project includes 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 for the community with increased employment opportunities and tax revenues. This project is expected to be completed in late 2017.

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## STARBUCKS

Approved by the Planning Commission in September 2016, a new 1,868-square-foot Starbucks with a drive-through lane to be located at 3503-3505 South St. This project includes reconfiguring the existing shopping center parking lot to accommodate an adjoining drive-through. The new Starbucks incorporates a contemporary, modern architectural design with horizontal wood siding throughout the elevations, new insets, and push-out of walls to allow additional fenestration along the walls. This project is slated for completion in fall 2017.



## 442 WEST OCEAN BOULEVARD

Residential Project

Currently under construction, the project consists of a multi-family residential development featuring a five-story, 94-unit residential apartment building over a three-story parking garage. Residential units will include a mix of studios, one-, and two-bedroom apartments to be built on levels one through five. A leasing office and lounge will be provided on the ground floor, and a common area roof deck, fitness room, and club room on the fifth level.



## ANCHOR PLACE

PROJECT SHOWCASE



## ANCHOR PLACE

A new affordable residential development located within the 27-acre Century Villages at Cabrillo (CVC) campus is currently under construction. The five-story complex will include 75 units reserved for homeless veterans and 45 units set aside for extremely low-income residents. The development will consist of a mix of one-, two-, and three-bedroom units, extensive open space, and courtyard recreational areas. Residents will have access to comprehensive on-site supportive services, including case management, physical and mental health services, employment services, life skills training, and counseling. Rents will be subsidized through a combination of 75 project-based Veterans Affairs Supportive Housing (VASH) vouchers provided in part by the Housing Authority of the City of Long Beach (HACL B) to ensure housing support for homeless veterans for a 15-year period. CVC is a vibrant, supportive housing community that is home to more than 1,300 residents, including veterans, homeless families, and those at-risk of becoming homeless. Anchor Place is the fifth phase of the CVC campus development, and includes restoration of the original social hall at the adjacent Savannah Cabrillo Naval Housing complex.

**PROJECT  
UPDATES**



**UPDATES**



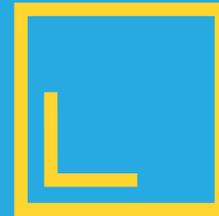
## THE TERMINAL AT DOUGLAS PARK

Development of Douglas Park continued in 2016, further establishing the 238-acre industrial site's reputation as 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, Douglas Park is currently home to dozens of commercial, real estate, and aircraft-related businesses.

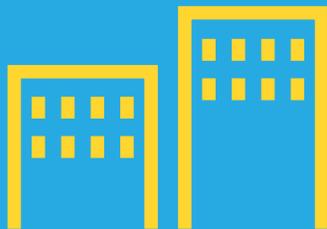
In August 2016, the Planning Commission approved an additional office project consisting of four two-story buildings to be built on the north side of Conant Street, between Lakewood Boulevard and Bayer Avenue. The Terminal will encompass nearly six acres, and feature up to 40 commercial condominium units and 368 on-site parking spaces. The project offers a slight deviation from the site design typically present at Douglas Park, while still respecting the development standards and design guidelines of the PD-32 South District. The resulting development will encourage pedestrian activity, connectivity, and provide an innovative approach to creative office use.



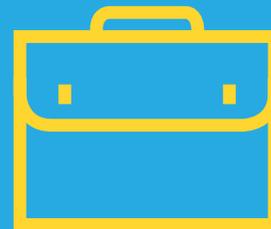
**4 YEARS**  
Ahead of  
Build-Out Schedule



Encompasses  
**4.1 MILLION**  
Square Feet



Home to Nearly  
**30**  
**BUSINESSES**



**5,000 JOBS**  
Brought to  
Long Beach



## LONG BEACH EXCHANGE AT DOUGLAS PARK

In October 2016, the Planning Commission approved a new 26-acre shopping center located within the Douglas Park North Planned Development Master Plan District (PD-32). The project consists of 266,049 square feet of commercial floor area, including four commercial pads for fast food and bank tenancy, six anchor retail tenant spaces, and a 16,800-square-foot open-air hangar structure filled with boutique food and drink spaces that opens into the development's central plaza. Project open space areas will be linked via landscaped walkways and patios, and will feature enhanced paving and lighting to promote urban character and public safety for pedestrians throughout the development. Also referred to as LBX, the Long Beach Exchange project will feature the use of a variety of high-quality materials, and incorporate an architectural theme that is consistent with Douglas Park and reflective of the City's aeronautical history. Following the issuance of grading permits, construction of this development is expected to commence in early 2017.



## DOUGLAS PARK

Continued...

Also under construction at Douglas Park, a new five-story dual Hampton Inn/ Homewood Suites hotel project. Located at 3855 Lakewood Blvd., on the south side of Cover Street, the project will feature 241 guest rooms, a meeting space, fitness center, and recreation area. The hotel is slated for completion in 2017. Additionally, a new two-story, 41,000-square-foot office building project is currently under construction at the southeast corner of Worsham Avenue and Cover Street. The project has been proposed as the new headquarters building for United Pacific, an independent owner, operator, and supplier of gas stations and convenient stores. The addition of these new projects adds to the diversity and further expansion of Douglas Park.



## PACIFIC POINTE EAST

Construction of a new 24-acre industrial office space development is currently underway within the Douglas Aircraft Planned Development District. Located at 4350 Conant St., directly across from Douglas Park, the proposed project will be comprised of three two-story flex-tech buildings totaling 494,000 square feet. The development will feature pedestrian open spaces and new landscaping. Pacific Pointe East is expected for completion in March 2017.



## QUEEN MARY LAND DEVELOPMENT

As part of the comprehensive planning efforts to attract new development while further preserving and maintaining the historic Queen Mary, the City Council approved an Amended and Restated Queen Mary Master Lease and assignment to a new Master Lessee, Urban Commons, LLC, for the City-owned historic ship and adjacent shore side property. Throughout 2016, City staff worked together with a Queen Mary Land Development Task Force to develop an optimal approach for reimagining and developing the area around the ship. Several public outreach events, including site visits and workshops were held to provide opportunities for the community and stakeholders to participate in a visioning process for the project. The City and the Task Force produced a Guiding Principles document, which will provide critical feedback and guidance to the City and Planning Commission on goals and objectives for future development and use of the area surrounding the Queen Mary.



## THIRD + PACIFIC

In October 2016, the Planning Commission approved the Third + Pacific project, as part of the site for the public-private Long Beach Civic Center development. Located at 230 W. Third St., the project consists of an eight-story, multi-family residential development, including 163 units and 244 on-site parking spots. The project features 15,324 square feet of common and private open space areas in the form of patios, balconies, a third floor courtyard, and a seventh floor roof deck. Additional resident amenities include a swimming pool, entertainment space, barbecue grill and fireplace, and bike storage. With a clean and contemporary design that integrates high-quality materials, the project will cover approximately 90% of the site with building elements that extend to the property's three street frontages. Third + Pacific will be designed to meet LEED certification and energy efficiency standards.



## OCEANAIRE



Currently under construction, a seven-story, 216-unit residential development is currently under construction at 150 W. Ocean Blvd. The building features a clean, contemporary aesthetic, and will continue the trend of high-quality, context-sensitive building designs in the Downtown. Further enhancing the connectivity and environment of 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. This project is tentatively slated for completion in 2018.

Photography by Andy Witherspoon, Caught in the Moment Photography, Century Housing, DRA Architects, Ensemble Investments, LLC., Jean Machado with Citron Design Group, Lennar Multifamily Living, Liezl Estipona, Luis Rea with JR van Dijs, Inc., Plenary-Edgemoor Civic Partners, Riley Jamison Photography, Studio One Eleven, Thomas McConville Photography, We the Creative

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