



**LONG BEACH
DEVELOPMENT
SERVICES**

August 2009

Volume II, Issue 8

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Building A Better Long Beach

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Message from Craig Beck, Director

Dear Community Partner,

As you may know, the City of Long Beach is facing a \$38.3 million budget deficit in fiscal year 2010. The City's dramatically reduced income and increasing costs were exacerbated by the state legislature's recent decision to approve state borrowing from local governments. The Department of Development Services budget took the largest hit, with the state taking \$30 million from the City's Redevelopment Agency budget.

While we finalize our approach to this deficit, our Building, Planning, and Redevelopment teams are committed to continuing to provide the highest level of customer service possible. In June, our building team provided 2,133 electrical, plumbing, mechanical, and building inspections, 99% of which were provided within 24-hours of request. Our Permit Center staff assisted 4,275 customers, issuing 444 building permits and reviewing 162 plans. The Redevelopment Agency recently celebrated the opening of a new senior housing facility, and will soon celebrate the completion of several projects.

During these difficult times, the Department will continue focusing on our mission, celebrating our accomplishments and are committed to our vision for building a better Long Beach. If you would like to learn more about the City's budget, please visit www.longbeach.gov.

Thank you for your continued partnership.

Sincerely,

Craig Beck

LBDS News & Updates



DEADLINE FOR LBDS FALL INTERNSHIP AUGUST 15TH

The deadline for the LBDS Fall Internship has been extended to August 15th. The LBDS internship is a 12-week, unpaid program providing a hands-on learning opportunity about building processes, planning considerations and redevelopment activities in Long Beach. Interns will have the opportunity to work in each of the three bureaus under the direction of a Manager with knowledge and experience in their field, with the opportunity for ongoing mentorship. For more information, visit: www.lbds.info.

RDA MAKES WAY FOR EXPANSION OF ED "POPS" DAVENPORT PARK

Last month, Vice Mayor Val Lerch, 9th District, led the RDA demolition of a 53,400-square-foot structure to make way for the expansion of Ed "Pops" Davenport Park. The land will add more than four acres to the existing park. Details on the design of the additional park space will be determined over the coming months.

In June, LBDS staff provided:

- 2,133 building inspections
- 864 electrical inspections
- 518 plumbing inspections
- 435 mechanical inspections
- 264 misc. inspections
- Total inspections provided: 4,214
- 99% of inspections were provided within 24 hours of request

Permit Center staff:

- Assisted 4,275 customers
- Issued 444 building permits
- Reviewed 162 plans



LBDS News & Updates

Have a question or comment about our department?

We want to hear from you.

Call us at (562) 570-LBDS

or

Email us at LBDS@longbeach.gov



EAST VILLAGE LIGHTING CEREMONY SATURDAY, AUGUST 8TH

The RDA and Councilmember Suja Lowenthal, 2nd District, will celebrate the installation of new pedestrian level street lighting in the East Village at the 2nd Saturday Art Walk on August 8th at 7:30 p.m. at Utopia Restaurant. The lighting has been installed as part of the First Street Improvement Plan, which includes new sidewalks on First Street between Linden and Elm, bus pad enhancements, and three new bulb-outs that will feature landscaping. The energy efficient lighting will enhance the experience for visitors to the galleries, restaurants, and businesses in this downtown urban village.

GRAND OPENING OF DOWNTOWN DOG PARK IN SEPTEMBER

Dog lovers will soon have a new place to take their pets when the highly anticipated Downtown Dog Park opens next month. On September 27th at noon, the RDA and Councilmember Robert Garcia, 1st District, will celebrate the Grand Opening of the new park, which is the first dog park in the downtown area. The design of the park incorporates low impact development concepts



creating an interactive space for dogs in a location that would have otherwise remained vacant and underutilized. The park will feature shaded seating areas, a large deck made out of recycled wood, drought-tolerant landscaping, and will be powered by an off-grid solar power system that will allow the park to be completely independent of the City's power grid by generating 100% of its electricity needs on site.

LB BUSINESSES TAKE ADVANTAGE OF PROGRAM TO IMPROVE FACADES

Local business Top Speed Auto Service at 6990 Paramount Boulevard recently participated in the Commercial Facade Improvement Program to upgrade the fence surrounding their property. The work did not go unnoticed. Another auto repair station across the street has agreed to participate in the program after seeing how well their neighbor's fence turned out. Work on that fence will start in October.



BEFORE



AFTER

Spotlight on Central Project Area

The overall vision for the redevelopment effort in Central Long Beach is to re-direct and concentrate commercial facilities in significant centers and along major corridors, while accommodating residential needs and preserving and rehabilitating existing neighborhoods. In the 15 years that the project area has been active, many great strides have been made including new parks, public art, infrastructure investments, affordable housing developments, and vast improvements to the corridors with the support of our Council and Project Area Committee, many great projects are currently moving forward. Following is an update of some recent projects.

Downtown Dog Park

Location: 906 Pacific Ave.

Construction of the first downtown dog park. *Construction Schedule:* Construction began in March 2009, to be completed by end of July 2009. Grand Opening scheduled for Sunday, September 27th at noon.



First Street Pedestrian Lights & Street Enhancement

Location: First St. from Long Beach Blvd. to Alamitos Ave., Ocean Blvd. to Broadway on Elm Ave. and Linden Ave.

The RDA has installed new pedestrian level street lighting in the East Village. The energy efficient lighting will enhance the experience for visitors to the galleries, restaurants, and businesses in this downtown urban village. 92 contemporary fixtures have been installed as part of the First Street Improvement Plan, which includes new sidewalks on First Street between Linden and Elm, bus pad enhancements, and landscaped bulb-outs.

Construction Schedule: Construction started June 2009. Project completed August 2009. Lighting ceremony on Saturday, August 8, 2009 at 7:30 p.m. at Utopia Restaurant. The public is invited to attend.

Rosa Parks Park

Location: 15th St. and Alamitos Ave.

Street improvement project and construction of a new neighborhood pocket park.

Construction Schedule: Streetwork improvements underway. Park construction to begin September 2009.

Poly Gateway & New Right Turn Lane (Atlantic & PCH)

Location: Corner of Atlantic Ave. and Pacific Coast Hwy.

Construction of a new right-hand turn pocket, landscaping and street trees, widening of the sidewalks along Pacific Coast Highway, and installation of ADA-compliant curb ramps.

Construction Schedule: Construction started June 2009. Project to be completed by end of August 2009.

4th Street and Linden Façade Project

Location: 425-441 E. 4th St.

Facade Improvement to restore the building, in part, to its original 1930's look. Project to adaptively reuse three buildings for creative office space with a paseo with open air seating and artists' lofts. The project is seeking LEED® Equivalent certification.

Construction Schedule: Project under construction. Expected to be completed end of Summer 2009.



Spotlight on Central Project Area

Homeland Cultural Center

Location: 1321 E. Anaheim St.

Construction of a new 3,000- square-foot, multi-purpose building that will accommodate 60 theater seats for cultural programming and visual arts display, as well as hardscape.

Construction Schedule: June through December 2009

Magnolia Industrial Group Street Improvements

Location: Oregon Ave. between Anaheim St. and Pacific Coast Hwy.

Removing concrete and black-top surfaces; removing abandoned railway track and ties, unclassified concrete curbs, gutters and sidewalks; constructing asphalt concrete pavement on cement-treated base and resurfacing with asphalt concrete; and furnishing and installing pavement markers, markings, traffic striping and a traffic signal at Anaheim Street and Oregon Avenue.

Construction Schedule: March through May 2009

Seaside Park (14th & Chestnut)

Location: Oregon Avenue between Anaheim St. and Pacific Coast Hwy.

Constructing a new neighborhood park, including universal accessible play areas, shade area, restrooms and a soccer field.

Construction Schedule: May through December 2009



Willmore Historic Homes

Locations: 539 & 543 Daisy Ave., 734 Maine Ave. and 226 W. 10th St.



Renovate and restore the interior and exterior of the properties in a historically appropriate manner. The renovations will be consistent with the architectural style of the existing contributing properties in the surrounding neighborhood and adjacent properties in terms of size, scale, design, features, character, placement and materials.

Construction Schedule: Daisy homes to be renovated beginning July 2009. Maine and 10th Street homes anticipated September 2009

Pacific Electric Right-of-Way Bike Trail

Location: Former Pacific Electric Right-of-Way between Walnut & California

Construction of an off-street bike path, on-street bicycle striping and signage, area lighting, drought tolerant landscaping, a water-efficient irrigation system, signage, and fencing. Additionally, a mini-park trailhead with parking and passive open space will be located at 2300 Martin Luther King Jr. Avenue.

Construction Schedule: August 2009 through February 2010

Wrigley Village Phases I & II

Location: Pacific Avenue between PCH and Hill

Removing existing median trees and landscaping; performing all necessary excavation and grading; and furnishing and installing median landscaping, irrigation, drainage and lighting.

Construction Schedule: July through October 2009

Project Planning

NEW Applications - Filed in July

1st District

625 W. Anaheim Street

Modification of a wireless telecommunications facility by adding three additional antennas and three microwave dishes to the existing rooftop arrangement.

Staff Site Plan Review

Contact: Jorge Ramirez

425 E. 4th Street

Tentative Tract Map to create eight creative office ownership tenant spaces within two recently redesigned commercial buildings.

Planning Commission Public Hearing

Contact: Mark Hungerford

495 The Promenade North

Conceptual Site Plan Review for a new five-story mixed-use building consisting of 6,000 square feet of ground floor commercial, 21 residential units, and a 191-room hotel.

Conceptual Staff Site Plan Review

Contact: Angie Zetterquist

2nd District

223 E. 1st Street (Bike Station)

Site Plan Review for a new 2,000-square-foot one-story building with a mezzanine floor.

Staff Site Plan Review

Contact: Angie Zetterquist

400 Oceangate

Sign Standards Waiver for a new, oversize wall sign on an existing office building.

Staff Site Plan Review

Contact: Angie Zetterquist

3rd District

394 Ultimo Avenue

Standards Variance for a single-family home addition that exceeds the maximum allowable floor area ratio.

Zoning Administrator Public Hearing

Contact: Cuentin Jackson

420 Monrovia Avenue

Local Coastal Development Permit for a single-family home addition on a property located the first lot in off the water in the Coastal Zone.

Zoning Administrator Public Hearing

Contact: Mark Hungerford

4th District

6502 E. Stearns Avenue

Modification of a wireless telecommunications facility by adding six additional antennas and three microwave dishes to a 60' tall monopole.

Staff Site Plan Review

Contact: Scott Kinsey

5th District

7450 Carson Boulevard

Modification of a wireless telecommunications facility by adding three additional antennas and three microwave dishes to an 80' tall monopine.

Staff Site Plan Review

Contact: Jorge Ramirez

7250 Carson Boulevard

Conditional Use Permit for the operation of a check cashing service within an existing Wal-Mart store.

Planning Commission Public Hearing

Contact: Jorge Ramirez

7th District

3050 Orange Avenue

Modification of a wireless telecommunications facility by adding three additional antennas and two microwave dishes to a 75' tall monopole.

Staff Site Plan Review

Contact: Monica Mendoza

3390 Long Beach Boulevard

Modification of a wireless telecommunications facility by reducing the number of existing antennas by three and adding three microwave dishes to the existing rooftop arrangement.

Staff Site Plan Review

Contact: Scott Kinsey

2300 W. Willow Street

Modification of a wireless telecommunications facility by adding three additional antennas, three microwave dishes, and a grade-level equipment cabinet to a 132' tall Southern California Edison tower.

Staff Site Plan Review

Contact: Cuentin Jackson

8th District

4028 Long Beach Boulevard

Administrative Use Permit to establish a caretaker unit within an existing commercial office building.

Zoning Administrator Public Hearing

Contact: Steve Valdez

4540 Orange Avenue

Conditional Use Permit for a new rooftop wireless telecommunications facility consisting of six antennas, three microwave dishes, and an equipment cabinet.

Planning Commission Public Hearing

Contact: Cuentin Jackson

2301 E. Market Street

Modification of a wireless telecommunications facility through the expansion of an existing equipment cabinet.

Staff Site Plan Review

Contact: Steve Valdez

CONTACT

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Project Planning

NEW Applications - Filed in July

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

The RDA Board meets the 1st and 3rd Monday of each month at 9:00 a.m. in City Hall Council Chambers.

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

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

8th District

3737 Atlantic Avenue

Modification of a wireless telecommunications facility through the replacement of existing antennas and the placement of new, additional antennas and microwave dishes to a rooftop arrangement.

Staff Site Plan Review

Contact: *Cuentin Jackson*

9th District

6900 Orange Avenue

Modification of a wireless telecommunications facility by adding three additional antennas, three microwave dishes, and a grade-level equipment cabinet to a 134' tall Southern California Edison tower.

Staff Site Plan Review

Contact: *Jorge Ramirez*

Scheduled Public Meetings in August

Redevelopment Agency Board

Monday, August 3rd at 9:00 a.m.

To view items from this meeting, please visit <http://longbeach.legistar.com/Calendar.aspx>.

Next meeting Monday, August 17th at 9:00 a.m.

Planning Commission

Thursday, August 6th at 5:00 p.m.

Citywide

Recommendation to continue to a date uncertain amending the Zone Regulations governing truck transfer and distribution uses in the General Industrial (IG) Zoning District to require a Conditional Use Permit for larger sites and adopt special development standards for trucking uses.

Contact: *Steve Valdez*

1st District

1576 Santa Fe Avenue

Conditional Use Permit request to legalize and existing check cashing business located within a convenience store.

Contact: *Jorge Ramirez*

2218 E. 7th Street

Conditional Use Permit request to allow an existing check cashing use in an existing convenience store in the Automobile Oriented Commercial (CCA) zoning district.

Contact: *Steve Valdez*

2990 Santa Fe Avenue

Conditional Use Permit request to allow an existing check cashing use in an existing supermarket in the Neighborhood Automobile-Oriented (CNA) district.

Contact: *Steve Valdez*

5th District

Recommendation to approve Conditional Use Permit to allow electronic message center sign located at 4901 E. Carson Street.

Contact: *Steve Valdez*

6th District

1305 E. Pacific Coast Hwy.

Recommendation to approve Conditional Use Permit to allow an electronic message center sign located at 1305 E. Pacific Coast Highway.

Contact: *Jorge Ramirez*

Next meeting Thursday, August 20th at 5:00 p.m.

Zoning Administrator

Monday, August 10th at 2:00 p.m.

1st District

350 Esther Street

Standards Variance request for a living space addition within the required rear yard setback.

Contact: *Angie Zetterquist*

Next meeting Monday, August 24th at 2:00 p.m.



LBDS Upcoming Meetings & Events August 2009

<u>Monday, August 3</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Thursday, August 6</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
6:00 p.m.	Central Project Area Committee 1900 Atlantic Ave., 2nd Floor
<u>Monday, August 10</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room
5:30 p.m.	Cultural Heritage Commission City Hall, Council Chambers
<u>Wednesday, August 12</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Ave.
<u>Monday, August 17</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
6:00 p.m.	Pine Avenue Streetscape Improvement Project Community Meeting First Congregational Church, 241 Cedar Ave.
<u>Thursday, August 20</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Monday, August 24</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room
<u>Monday, August 27</u> 6:30 p.m.	North Project Area Committee LBPD North Substation, 4891 Atlantic Ave.
<u>Friday, August 28</u>	CITY HALL CLOSED FURLOUGH FRIDAY

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