



**LONG BEACH
DEVELOPMENT
SERVICES**

June 2010

Volume III, Issue 6

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Building A Better Long Beach

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Message from the Director

Dear Community Partner,

Last month, Sacramento Superior Court Judge Lloyd Connelly upheld a 2009-2010 state budget requirement that redevelopment agencies statewide transfer \$2.05 billion in local funds to the State budget over the next two years. As a result, on May 10, the RDA made its payment of \$29.5 million to the State. In order to make this payment, as allowed by California law, the RDA borrowed its FY10 housing set-aside allocation, roughly \$20 million, from the Long Beach Housing Development Company. This loan allowed vital public improvement projects such as Fire Station #12, street reconstruction and façade improvements to continue. The RDA will repay LBHDC the borrowed funds by 2016. An additional \$9.5 million in projects citywide were also deferred.

In spite of this significant hit to the RDA's budget, improvements and projects continue to move forward. The State Administrative Office of the Courts will soon announce its selected developer for the new Superior Courthouse in Downtown. This major project will infuse the City with new jobs, and new activity in the area, while replacing the current deteriorating facility. More information about the RDA's role in making this project happen are in this month's newsletter.

The men and women of the department remain hard at work, with Building Inspectors providing more than 3,500 inspections in the month of April, 100% of which were provided within 24 hours of request. For up to date announcements and information about the department, please visit <http://lbs.longbeach.gov>. As always, thank you for your partnership in building a better Long Beach.

Reginald Harrison
Interim Director

LBDS News & Updates



DOWNTOWN LONG BEACH ECONOMIC PROFILE NOW AVAILABLE

The newly enhanced and expanded Downtown Long Beach Economic Profile is now available online. This annual report, produced by the Downtown Long Beach Associates (DLBA), highlights progress relative to the commercial office, housing, and retail markets. This reader-friendly publication is both informative and beneficial as it provides a useful snapshot of the markets it spotlights. In partnership with the Long Beach Redevelopment Agency, the DLBA's economic development team assists businesses, brokers, and developers through the site selection process with quantitative and qualitative information about the Downtown market. It also provides information about business development resources and serves as an ombudsman to the City of Long Beach and other Downtown stakeholder groups, and much more. To view the Downtown Long Beach Economic Profile online, visit: www.dlba.org/plans_and_reports.

In April, LBDS staff provided:

- 2,249 building inspections
- 613 electrical inspections
- 373 plumbing inspections
- 203 mechanical inspections
- 95 misc. inspections
- Total inspections provided: 3,533
- 100% of inspections were provided within 24 hours of request

Permit Center staff:

- Assisted 4,655 customers
- Issued 489 building permits
- Reviewed 205 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



RDA AND BOY SCOUT TROOP PARTNER TO CLEAN OIL LOT WITH LANDSCAPING PROJECT

Last month, the RDA partnered with Boy Scout Troop #29, Bixby Knolls Business Improvement Association (BKBIA), California Heights RELEAF and Signal Hill Petroleum to plant native trees and landscaping at an empty oil lot at 33rd Street and Atlantic Avenue. The goal was to beautify the

gateway into Bixby Knolls from the 405 freeway and create a pleasant landscape on the empty lot. Ben Eastman of Boy Scout Troop #29 undertook the community project on behalf of the troop to earn his Eagle Scout designation. Over the next year, the landscaping will mature and fill in, transforming the lot from an eyesore to a greener gateway to Bixby Knolls.



COUNCILWOMAN GABELICH HOSTS E-WASTE DRIVE

On Saturday, June 19 from 9:00 a.m. to noon, Councilwoman Rae Gabelich, 8th District, Su Casa, and Goodwill will host an E-Waste Drive. Bring your old, broken or unused items to be recycled to Scherer Park, in front of the North Division Police Station at 4891 Atlantic Avenue. E-Waste contains toxic substances and it is illegal to throw most forms of it in the trash. Use this opportunity to properly dispose of old computer monitors, televisions, plasma screens, DVD players, electronics and cell phones. Donations are tax deductible.

For more information, please contact Veronica Servin at 562-570-1326 or Veronica.Servin@longbeach.gov.



LB HOUSING DEVELOPMENT CO. TO HOST PALACE HOTEL WALLBREAK CEREMONY

The Long Beach Housing Development Company together with the City of Long Beach, LINC Housing and United Friends of the Children will host a WallBreak Ceremony to celebrate the start of construction at The Palace Hotel on Monday, June 21 at 3:30 p.m. When the renovation is complete, the 13-unit apartment building at 2640 East Anaheim Street will be home to youth leaving the foster care system. The historic hotel, built in 1929, will be converted into 13 studio apartments, a



manager's unit, common areas and offices to help provide services to the residents, as well as retail space on the first floor. With a building lifespan of more than 50 years, The Palace will be a safe and stable home to hundreds of disadvantaged foster youth. For more information, call Long Beach Housing Services at 562-570-6949.

New Superior Courthouse To Be Built in Downtown



The California Administrative Office of the Courts (AOC) will soon announce the selection of a developer to build the new Superior Courthouse in Downtown Long Beach. The new building will replace the downtown's aging courthouse, built in 1959, which is overcrowded and dilapidated, making it incapable of meeting the growing demand for court services in the area.

This project was made possible by a partnership between the AOC and the Long Beach Redevelopment Agency (RDA) through a land swap negotiation. The state will give their property located at 415 West Ocean Boulevard to the RDA in exchange for RDA-owned property in the West Gateway area.

The new courthouse is expected to open in 2012, and will be a 6-acre, state-owned building bordered by Broadway, Magnolia Avenue, Third Street and Maine Avenue.



The upcoming project will engage a private team to finance, design, build, operate and maintain the court building. Under an innovative new public-private partnership known as a



“performance based infrastructure,” the arrangement will mean that the state enters into a 35-year service agreement with the private developer, and will make payments on the success of the building's operation and maintenance. This is the first public-

FACTS ABOUT THE NEW LONG BEACH SUPERIOR COURT BUILDING:

- Will feature 31 civil and criminal courtrooms, as well as commercial office and retail space
- Building will measure 525,000 to 545,000 square feet in size
- Parking garage on Magnolia Avenue to also be renovated, expanding its capacity to more than 900 spaces
- 3 design proposals are currently being considered

New Superior Courthouse To Be Built in Downtown

NEW LONG BEACH SUPERIOR COURT BUILDING PROJECT TIMELINE:

May 2009: Request for
Proposals issued

June - September 2009:
Collaborative meetings
with developers
submitting proposals

December 2009:
Proposals scored and
ranked

March 2010:
Department of Finance
reviews proposals

Pending: Selection of
developer

Fall 2012: New
courthouse expected to
open

private partnership of its kind in the nation.

“The private-public partnership being used to finance this courthouse is a great example of how to pursue infrastructure improvements in recessionary times,” said Charles W. McCoy, Jr., Presiding Judge of the Superior Court of Los Angeles County.



The new courthouse will replace the more than 50-year-old courthouse at 415 West Ocean Boulevard. Features include 31 civil and criminal courtrooms, with the court occupying roughly three-fourths of the overall space. The additional space will be used for offices of related justice agencies of the County of Los Angeles, and for commercial office and retail space compatible with court uses. The existing parking structure on Magnolia Avenue will also be upgraded. The structure will be renovated to expand its capacity to accommodate more than 900 parking spaces.



The new building is expected to employ 800 workers, and draw 3,500 to 4,500 visitors to the location daily.

There are currently three design proposals being considered, with an announcement anticipated soon. The competing design proposals vary in size, from 525,000 to

545,000 square feet, and in height for the high-rise portion of the building, from five to seven stories. All of the proposals would provide the court with more than double the square footage of the current courthouse. Each proposal has unique features, including variations in courtroom design, court operational areas, public areas, and landscaping surrounding the building.

For more information about the Long Beach Court Building, including a video overview of the three design proposals being considered, please visit: www.courtinfo.ca.gov/programs/occm/projects_lalongbeach.htm

Project Planning

NEW Applications - Filed in May

3rd District

46 Virgil Walk: Standards Variance and Local Coastal Development Permit requests in conjunction with a home and garage addition reducing the garage-to-street setback.

Zoning Administrator Public Hearing

Contact: Mark Hungerford

5855 Naples Plaza: Conceptual Site Plan Review for the remodel of an existing office building.

Staff Site Plan Review

Contact: Angie Zetterquist

5th District

2640 Lakewood Blvd.: Site Plan Review for the remodel of an existing porte-cochere at the Holiday Inn.

Staff Site Plan Review

Contact: Steve Valdez

2600 Redondo Ave.: Administrative Use Permit request in conjunction with the expansion of a medical-related vocational school into an adjacent building.

Zoning Administrator Public Hearing

Contact: Monica Mendoza

7550 E. Spring St.: Site Plan Review for the installation of a wireless telecommunications facility on an existing Southern California Edison tower.

Staff Site Plan Review

Contact: Steve Valdez

6th District

245 W. Pacific Coast Hwy.: Zone Change, Site Plan Review, Mitigated Negative Declaration Certification (CEQA) and other entitlement requests in conjunction with the expansion of an existing grocery store and the construction of a new, detached 2,300 square foot commercial building.

Planning Commission Public Hearing

Contact: Mark Hungerford

8th District

4030 Locust Ave.: Standards Variance request in conjunction with a second-story addition directly atop and existing legally nonconforming first-story side yard setback encroachment.

Zoning Administrative Public Hearing

Contact: Lynette Ferenczy

9th District

6845 Atlantic Ave.: Modification of an Approved Permit in conjunction with operating regulations at an existing staffed recycling facility.

Administrative Review

Contact: Cuentin Jackson

6870 Obispo Ave.: Site Plan Review for the installation of a wireless telecommunications facility on an existing Southern California Edison tower.

Staff Site Plan Review

Contact: Cuentin Jackson

CONTACT

INFORMATION:

Ira.Brown
@longbeach.gov
(562) 570-5972

Lynette.Ferenczy
@longbeach.gov
(562) 570-6273

Mark.Hungerford
@longbeach.gov
(562) 570-6439

Cuentin.Jackson
@longbeach.gov
(562) 570-6345

Scott.Kinsey
@longbeach.gov
(562) 570-6461

Monica.Mendoza
@longbeach.gov
(562) 570-6134

Steven.Valdez
@longbeach.gov
(562) 570-6571

Angie.Zetterquist
@longbeach.gov
(562) 570-6553

Scheduled Public Meetings in June

Planning Commission - Thursday, June 3, 2010

4th District - 3525 E. Anaheim St.: Conditional Use Permit request in conjunction with the sale of beer and wine for off-site consumption at a Circle K convenience store. Contact: Scott Kinsey

9th District - Harding St. + Janice Dr.: General Plan Conformity Finding request in conjunction with the vacation of a public right-of-way between Harding Street and Janice Drive. Contact: Ira Brown

Next meeting Thursday, June 17 at 5:00 p.m.

Scheduled Public Meetings in June

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.

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.

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

Redevelopment Agency Board - Monday, June 7, 2010

- Acknowledgement: RDA support of Parks and Open Space Projects
- Presentation: "Inside Long Beach" Segment on North Long Beach Project Area
- Presentation: Housing Services
- Presentation: Graffiti Abatement Program
- Presentation: Economic Development
- Approve and authorize a transfer of inventory from 240 Long Beach Blvd. to the ArtExchange
- Approve and authorize an Agreement to Negotiate Exclusively with City Ventures, LLC, for the development of the Broadway and Elm Avenue project
- Approve and authorize an Agreement regarding Percent for Public Art and a First Amendment to Agreement containing covenants affecting real property with Lyon West Gateway, LLC, for the Lyon West Gateway project
- Approve and authorize a contract with Transystems for as-needed construction management services in an amount not to exceed \$200,000
- Approve and authorize a six-month Exclusive Negotiating Agreement and an optional six-month extension with Wilmac Enterprises, Inc. for the development of a site at the northwest corner of Atlantic Avenue and 61st Street

Next meeting Monday, June 21 at 9:00 a.m.

Zoning Administrator - Monday, June 14, 2010

3rd District - 1441 La Perla Ave.: Standards Variance request in conjunction with a second curb-cut for purposes of a circular driveway. *Contact: Monica Mendoza*

6th District - 500 E. 27th St.: Administrative Use Permit request in conjunction with the remodel and conversion of an apartment building into a temporary housing facility (Ronald McDonald House). *Contact: Mark Hungerford*

7th District - 1630 E. Carson St.: A Standards Variance request for a waiver of usable open space (public) and a reduced guest parking turning radius in conjunction with a new 4-unit residential development. *Contact: Angie Zetterquist*

9th District - 6575 California Ave.: Lot Merger request in conjunction with the joining of two substandard R-1-N zoned lots. *Contact: Steve Valdez*

Next meeting Monday, June 28 at 2:00 p.m.

Cultural Heritage Commission - Monday, June 14, 2010

2nd District - Insurance Exchange Building at 201 E. Broadway (Historic Landmark): Certificate of Appropriateness request in conjunction with awning, railing, and signage modifications at the landmark-designated Insurance Exchange Building. *Contact: Angie Zetterquist*

Next meeting Monday, July 12 at 5:30 p.m.



LBDS Upcoming Meetings & Events June 2010

<u>Thursday, June 3</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
6:00 p.m.	Central Project Area Committee Mtg. 1900 Atlantic Ave., 2nd Floor
<u>Monday, June 7</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Wednesday, June 9</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Ave.
<u>Monday, June 14</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Large Conference Room
5:30 p.m.	Cultural Heritage Commission City Hall, Council Chambers
<u>Thursday, June 17</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Monday, June 21</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Thursday, June 24</u> 6:30 p.m.	North Project Area Committee LBPD North Substation, 4891 Atlantic Ave.
<u>Monday, June 28</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Large Conference Room

333 West Ocean Blvd.
Long Beach, CA 90802
T: 562.570.LBDS
F: 562.570.6205

lbs.longbeach.gov

NEWSLETTER EDITOR:
Victoria Ballesteros

NEWSLETTER TEAM:
Cassie Perez-Harmison
Mark Hungerford

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Jamilla Vollmann for
her contributions to this
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For copies of this
newsletter, contact
Cassie at 562-570-6472
or visit
lbs.longbeach.gov



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