



**LONG BEACH
DEVELOPMENT
SERVICES**

February 2010

Volume III, Issue 2

INSIDE THIS ISSUE

**LBDS NEWS &
UPDATES**

**SPOTLIGHT ON
BUILDING SAFETY**

**UPCOMING
HEARINGS &
MEETINGS**

Building A Better Long Beach

LBDS Building Inspector at work



Message from the Director

Dear Community Partner,

I am pleased to say that our team of dedicated professionals is busy serving the community and moving major developments and projects forward.

In December, the Building team provided more than 3,000 building, electrical, plumbing, and mechanical inspections to both residential and commercial customers. I'm pleased to add that 100% of these inspections were provided within 24 hours of request. The Permit Center staff served 3,496 customers, while issuing 392 building permits and reviewing 143 plans.

The Redevelopment (RDA) team will reach several major milestones in the coming months, including a celebration with the City's Parks, Recreation & Marine and Public Works teams to break ground on the highly anticipated Admiral Kidd Park Expansion. The RDA will also soon break ground on Fire Station 12 in North Long Beach, the City's newest and greenest Fire Station. The RDA will also partner with the State's Administrative Office of the Courts to announce the selection of a developer for Long Beach's new Superior Courthouse located in the Central Project Area.

Planning staff remains busy engaging residents and our partners on the Long Beach 2030 General Plan update, holding several community meetings throughout the City and encouraging citizen participation.

I'm proud of the efforts put forth by the dedicated staff at Long Beach Development Services, and look forward to working with you to build a better Long Beach.

Sincerely,

Reginald Harrison
Interim Director

LBDS News & Updates

RECOVERY ZONE FACILITY BOND APPLICATIONS NOW BEING ACCEPTED

The City of Long Beach has been allocated a total of \$33,353,000 for Recovery Zone Facility Bonds. Recovery Zone Facility Bonds are tax-exempt bonds designed to help private companies and developers finance economic development projects located in Recovery Zones. Recovery Zone Facility Bonds are a new type of bond program that was enacted under the American Recovery and Reinvestment Act of 2009 to provide tax incentives for state and local municipalities. The program allows designated projects to be financed with lower borrowing costs, in order to promote job creation and economic recovery in areas affected by employment decline. The City of Long Beach is accepting applications from parties interested in making use of the Recovery Zone Facility Bond allocation for private development projects. Applications will be considered on a first-come, first-served basis. For an application or for more information, visit the RDA website at http://www.longbeachrda.org/devopp/recovery_zone_facility_bonds.asp.

In December, LBDS staff provided:

- 1,666 building inspections
- 684 electrical inspections
- 344 plumbing inspections
- 201 mechanical inspections
- 148 misc. inspections
- Total inspections provided: 3,043
- 100% of inspections were provided within 24 hours of request

Permit Center staff:

- Assisted 3,496 customers
- Issued 392 building permits
- Reviewed 143 plans

LBDS News & Updates



ADMIRAL KIDD PARK EXPANSION

GROUNDBREAKING

On Saturday, February 6 at 10:00 a.m., the RDA will join Councilmember Tonia Reyes Uranga, 7th District, and the City's Departments of

Parks, Recreation & Marine and Public Works in partnership for the Admiral Kidd Park Expansion Groundbreaking. This groundbreaking marks the beginning of the long-awaited second phase of improvements at Admiral Kidd in recent years. In 2007, the partners worked to build a new 4,500-square-foot modern Community Center at the park. Since then, it has become a haven for area families, providing critical after-school activities as well as amenities that both children and their parents can enjoy. The expansion plans include a universal accessible play area, open turf, a soccer field, and field lighting. Admiral Kidd Park is located at 2125 Santa Fe Avenue, north of Cabrillo High School.

2010 CENSUS COMING TO LONG BEACH



IT'S IN OUR HANDS

The upcoming 2010 Census is extremely important to Long Beach. Every year our city receives federal funding based upon our Census count, funding that supports public works projects, job training centers, emergency services, senior centers, hospitals, schools and more. Everyone counts in Long Beach and our goal is to make sure the City's 2010 count is as complete as possible. During 2009 U.S. Census workers spent time in Long Beach verifying existing residential addresses. City staff has spent time working with the U.S.

Census Bureau to confirm new residential addresses that have been constructed since the 2000 Census was conducted. A Census form will be mailed in mid-March to every residential address in anticipation of April 1, official Census Day. Each residence will be asked to answer 10 short questions for every person who resides in the household. It's important to know that the answers to the questions are confidential and legally protected information. The U.S. Census Bureau only uses the information to produce statistics. Please encourage your relatives, friends, coworkers and neighbors to complete their Census forms. Remember that everyone counts in Long Beach and, ultimately, it's in our hands.

NEW BUILDING ENERGY EFFICIENCY STANDARDS

Effective January 1, 2010, Long Beach Development Services will begin enforcing the 2008 Building Energy Efficiency Standards for residential and nonresidential buildings in response to a legislative mandate by the California Energy Commission to reduce energy consumption. For more information, please refer to the Energy Commission's website at www.energy.ca.gov/title24.

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

Spotlight on Building Safety

Most people don't spend a lot of time thinking about whether the building they're in is properly constructed and safe. Luckily, Long Beach has a dedicated staff of Building Inspectors working tirelessly every day behind the scenes to make sure buildings are safe in our City.

The men and women of the Long Beach Development Services Building team are committed to providing a variety of services that help keep the community safe. These building safety experts are involved in all aspects of construction, such as ensuring structural soundness of buildings, plumbing, electrical and mechanical systems, reliability of fire prevention and suppression systems, and energy efficiency and sustainability guidelines.



Building Inspectors work on construction sites in the field to ensure compliance with state and local building codes while assisting homeowners and developers with all new projects to meet our strict safety standards. That makes the work of Building Inspectors integral in keeping the public safe, because they make sure that these codes are being met. Each inspector has extensive training and certification and is well informed on all safety issues essential to the construction of a successful building project.

“Building bureau staff are the silent force working behind the scenes to keep you free from harm,” says Lawrence Brugger, Long Beach Superintendent of Building and Safety. “When

building and fire prevention experts inspect buildings during and after construction, we help to ensure that the places where you live, work and play are safe.”

To better understand what Building officials do, think **SAFE**:

- **Structurally sound**
- **Accessible**
- **Fire prevention**
- **Energy efficient and sustainable**



LBDS: SERVING THE PUBLIC

In 2009, LBDS Building Inspectors performed 52,184 inspections, including:

- 22,982 Building Inspections
- 11,692 Electrical Inspections
- 7,447 Plumbing Inspections
- 5,400 Mechanical Inspections
- 4,663 Miscellaneous Inspections

Spotlight on Building Safety

LBDS: SERVING THE PUBLIC

In 2009, LBDS staff:

- Served 51,298 customers
- Issued 8,265 permits
- Performed 51,913 inspections
- Served Permit Center customers within 15 minutes (on average)
- Performed 99% of inspections within 24 hours of request



Last year, Long Beach Development Services Building Inspectors performed 52,184 inspections. That's an average of over 200 inspections a day. Furthermore, 99.37 percent of these inspections were completed by inspectors within just 24 hours of being requested.

And our strides towards greater efficiency did not end there. In 2009, we launched a guaranteed two-hour window for inspection requests. Homeowners and

contractors can now call LBDS on the day of their inspection (562-570-LBDS) and receive a two-hour window of time to expect an inspector. This gives our customers the ability to meet their inspector at their site if necessary.

LBDS is also streamlining the process for projects that include energy efficiency components to move forward in Long Beach. To meet rising demands for solar power systems and streamline the approval process, LBDS created a Solar Taskforce in 2007. Since its formation, the Department has successfully implemented innovative, customer-focused improvements to the solar electrical application and inspection processes, including a Plan Review Checklist for system installation. This identifies basic requirements that need to be submitted in order to receive a permit. When applicants provide all the necessary documentation, a permit can be issued the same day, which also helps bring down customer costs while expediting the process.



These are just a few of the ways that the LBDS Building team is providing vital services that help make Long Beach a safer and more sustainable place. For more information, visit www.LBDS.info.

Project Planning

NEW Applications - Filed in January

1st District

1235 Long Beach Boulevard (META Mixed-Use Project)

Modification of an approved permit to allow for project alterations – namely the reduction of commercial space to 30,000 square feet – and project phasing (Phase I: senior rental housing; Phase II: commercial, condominium components).

Staff Site Plan Review

Contact: Mark Hungerford

2nd District

712 Alta Way

Site Plan Review to allow the construction of a single-family home on a narrow lot (less than 27' in width).

Staff Site Plan Review

Contact: Lynette Ferenczy

100 Aquarium Way

Site Plan Review, Conditional Use Permit, and Coastal Development Permit (Coastal Commission Jurisdiction) to allow a 23,330-square-foot aquarium expansion and an electronic message center sign. Level of CEQA review undetermined at time of publication.

Planning Commission Public Hearing

Contact: Scott Kinsey

200 Elm Avenue

Site Plan Review for interior and exterior

upgrades to all existing patios and balconies at a 20-unit condominium complex.

Staff Site Plan Review

Call 562-570-6194 for more information.

3rd District

5734 E. 2nd Street

Conditional Use Permit to allow the sale of distilled spirits (ABC License: Type 47) in conjunction with a full-service restaurant use.

Planning Commission Public Hearing

Contact: Jorge Ramirez

5th District

8150 E. Wardlow Road

Site Plan Review to add a new rooftop wireless telecommunications facility consisting of six panel antennas, four microwave dishes, antenna/dish screening features, and an interior equipment cabinet.

Staff Site Plan Review

Contact: Cuentin Jackson

9th District

2001 E. South Street

Conditional Use Permit to permit the sale of beer and wine at an existing convenience store.

Planning Commission Public Hearing

Call 562-570-6194 for more information.

CONTACT

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Scheduled Public Meetings in February

Redevelopment Agency Board - Monday, February 1, 2010

- Presentation: Pine Avenue Streetscape Improvement Project
- Receive supporting documentation into record, conclude public hearing, and adopt a resolution to determine public interest and necessity for acquiring and authorizing the condemnation of a portion of real property and temporary construction easement rights at 1925 East Pacific Coast Highway for the Cherry Avenue Widening Project.
- Receive supporting documentation into record, conclude public hearing, and adopt a resolution to determine public interest and necessity for acquiring and authorizing the condemnation of any and all leases or leasehold interest and any and all lessee's fixtures and equipment pertaining to a portion of the real property located at 2002 East Pacific Coast Highway for the Cherry Avenue Widening Project.
- Approve and authorize Purchase and Sale Agreements and all other related documents for the partial acquisition of portions of 1861 Cherry Avenue and 2002 East Pacific Coast Highway, plus closing costs, to facilitate the Cherry Avenue Widening Project

Scheduled Public Meetings in February

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, February 1, 2010 cont.

- Approve and authorize a Reimbursement Agreement in the amount of \$250,000 with CityPlace Long Beach, LLC; CityPlace Long Beach TIC 1, LLC; and CityPlace Long Beach TIC 2, LLC, for improvements to the parking management office at 275 East 4th Street.
- Approve and authorize First Amendment to Agreement with Moore Iacofano Goltsman, Inc., for an amount not to exceed \$300,000 for landscape architecture services.
- Approve and authorize Exclusive Negotiation Agreement with Urbana Development, LLC, for the development of the American Hotel.
- Approve and authorize the transfer of fee title for Redevelopment Agency-owned parcels at 602 West Anaheim Street; and 1440 Temple Avenue and 2821, 2837 and 2929 East 14th Street to the City of Long Beach.
- Approve and authorize the Executive Director to provide supplemental financial assistance to the Department of Public Works in support of certain public improvement projects in the North Long Beach Redevelopment Project Area.
- Approve and authorize an amendment to the Architectural Services Agreement with ValleyCrest Landscape Development, Inc., dba HRP Studio, for design services for the north and south blocks of The Promenade, the WPA mural site, and Victory Park.

Next meeting Monday, March 1 at 9:00 a.m.

Planning Commission - Thursday, February 4, 2010

2nd District - 144 Linden Ave.: Conditional Use Permit to open a wine tasting room with appetizer service and a small retail component within the Lafayette Building. *Contact: Angie Zetterquist*

669 Harbor Drive: A Site Plan Review and Standards Variance in conjunction with new port administration and maintenance buildings. *Contact: Angie Zetterquist*

9th District - 3290 E. Artesia Blvd.: General Plan Amendment, Zone Change (from CCA to CCN), and Site Plan Review for a new 61-unit senior apartment building. *Contact: Steve Valdez*

Study Session - 11 Golden Shore: Presentation and comment period on the proposed Golden Shore mixed-use development consisting of office, hotel, residential, and commercial land uses. *Contact: Jeff Winklepleck*

Next meeting Monday, February 18 at 5:00 p.m.

Zoning Administrator - Monday, February 8, 2010 - Cancelled

Next meeting Monday, February 22 at 2:00 p.m.

Cultural Heritage Commission - Monday, February 8, 2010

Villa Riviera (Landmark) - 800 East Ocean Boulevard: Certificate of Appropriateness request to legalize a 15th floor balcony. (Continued from October 12, 2009 CHC hearing.) *Contact: Lynette Ferenczy*

Bluff Park Historic District - 3001 E. 1st St.: Certificate of Appropriateness request for a 770-square-foot home addition, the removal of a two-car garage, and the construction of a new three-car garage. *Contact: Angie Zetterquist*

Next meeting Monday, March 8 at 5:30 p.m.



LBDS Upcoming Meetings & Events February 2010

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lbs.longbeach.gov

<u>Monday, February 1</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
7:00 p.m.	LB 2030 Community Meeting - Wrigley Association Veteran's Park Community Room, 101 E. 28th St.
<u>Thursday, February 4</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>Saturday, February 6</u> 10:00 a.m.	Admiral Kidd Park Expansion Groundbreaking 2125 Santa Fe Ave.
<u>Monday, February 8</u> 5:30 p.m.	Cultural Heritage Commission City Hall, Council Chambers
<u>Wednesday, February 10</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Ave.
<u>Thursday, February 11</u> 6:00 p.m.	LB 2030 Community Meeting - Belmont Shore Residents Assoc., Bay Shore Library, 195 Bay Shore Ave.
<u>Monday, February 15</u>	CITY HALL CLOSED IN OBSERVANCE OF PRESIDENTS' DAY
<u>Thursday, February 18</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Monday, February 22</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room
<u>Thursday, February 25</u> 6:30 p.m.	North Project Area Committee/LB 2030 Community Meeting LBPD North Substation, 4891 Atlantic Ave.

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Mark Hungerford

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