



**LONG BEACH
DEVELOPMENT
SERVICES**

March 2010

Volume III, Issue 3

INSIDE THIS ISSUE

**LBDS NEWS &
UPDATES**

**OUTLINING A
VISION FOR
HISTORIC
PRESERVATION**

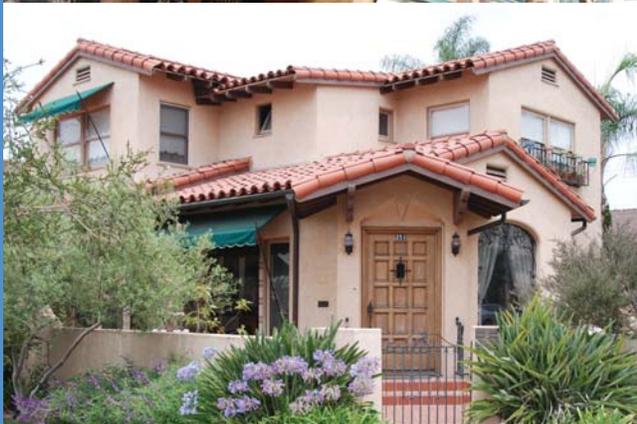
**UPCOMING
HEARINGS &
MEETINGS**

Clockwise from top left: Anna R. Brown Residence; First National Bank (Enloe Building) & Security Pacific National Bank Building; Ebell Theater; Lafayette Complex detail; Carroll Park Craftsman home; Edward A. Killingsworth mixed-use building; Butler Residence; Broadlind Hotel detail

Building A Better Long Beach



*Historic Preservation
throughout Long Beach*



Message from the Director

Dear Community Partner,

The vision of the Development Services Department is to build a better Long Beach. To make our vision a reality, staff works closely with other City agencies, with private business and with the community to be good partners in moving Long Beach forward.

This month, the Redevelopment team will be joined by the Long Beach Fire Department as we break ground on Fire Station 12 in North Long Beach. The new facility will be a state of the art, LEED certified station that will set the bar for other public buildings. The department's Planning staff recently released the City's first ever draft Historic Preservation Element (HPE), which looks to preserve Long Beach's rich historical heritage while embracing new and emerging building and design standards; the HPE was developed with input from residents and community groups throughout the City. The Building team continues to serve thousands of customers each month at both the City hall Permit Center and through inspections in the field. They are currently providing specialized assistance to residents and business owners who may have suffered property damages in the recent rainstorms.

I'm proud of the efforts put forth by the dedicated staff of the Long Beach Development Services Department, and look forward to continuing to partner with you as we build a better Long Beach.

Sincerely,

Reginald Harrison
Interim Director

LBDS News & Updates



BOB LEE MEMORIAL BUS SHELTER TO BE DEDICATED IN WESTSIDE

In April, the RDA will join the Westside Project Area Committee and Councilmember Robert Garcia, 1st District, at a dedication ceremony for the Bob Lee Memorial Bus Shelter on the corner of Pacific Coast Highway and Santa Fe Avenue. The bus shelter honors the memory and contributions of

longtime resident and business owner Bob Lee, who was active in both the West PAC and Central PAC. Watch for details in next month's newsletter.

In January, LBDS staff provided:

- 1,881 building inspections
- 667 electrical inspections
- 336 plumbing inspections
- 265 mechanical inspections
- 151 misc. inspections
- Total inspections provided: 3,300
- 99% 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 BREAKS GROUND

Last month, the RDA joined Councilmember Tonia Reyes Uranga, 7th District, and the Departments of Parks, Recreation & Marine and Public Works at a groundbreaking for the Admiral Kidd Park Expansion project. The expansion will include the development of 3.6 acres of new open space with a universal accessible playground, outdoor fitness stations, open turf, lighted soccer fields, and picnic areas.



LONG BEACH FIRE STATION 12 TO BREAK GROUND

On Saturday, March 6 at 10:30 a.m., the RDA, Mayor Bob Foster, Vice Mayor Val Lerch, 9th District, and the Long Beach Fire Department will break ground on Fire Station 12 at 1199 East Artesia Boulevard. The new Fire Station 12 will be a state of the art facility to replace the outdated

Station 12, located on Gundry Avenue. The design includes a one-story, 12,511-square-foot fire station with three apparatus bays, a 5,183-square-foot Emergency Resource Center, on-site above-grade fueling, and a 100-foot communications antenna. A new traffic signal will be installed at 67th Street and Orange Avenue to interconnect with the new fire station's traffic signal at the northwest corner of Artesia Boulevard and Orange Avenue, which will improve vehicle access to the neighborhood and pedestrian crossing safety. The project is anticipated to be a LEED project designed to meet the gold criteria level. The public is invited to attend the celebration.



RDA AND ARTS COUNCIL FOR LONG BEACH PRESENT "A LOT SERIES 1"

On Friday, March 19 at 6:00 p.m., the RDA and the Arts Council for Long Beach will launch the A LOT series, bringing temporary visual and performance based artwork to vacant lots in Long Beach. Each project will be accompanied by an open-air symposium and/or lecture related to urban planning, civic engagement and art. The first installment will feature original work from Collage Dance Theatre at 1546 E. Anaheim Street, in the heart of Cambodia Town. The event is free, and parking will be available on a first come, first served basis at Mark Twain Library at 1401 E. Anaheim Street. Visit www.artslb.org for more information.

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

Outlining a Vision for Historic Preservation

Initially incorporated in 1888, the City of Long Beach is now more than 120 years old, with a population approaching 500,000 residents in a 52 square mile area. In recognition of its rich historic heritage, the City's first Historic Preservation Element (HPE) has been drafted and is currently available for the public to review. The draft HPE provides a vision for future historic preservation efforts in the community, and outlines the actions that will be taken to achieve that vision. The HPE is a chapter of the Long Beach General Plan, which is considered "the constitution for future development" in the community. The General Plan addresses the physical development of our City and all subsequent planning, including ordinances, zoning, redevelopment and building codes.



Development Services Planning staff has been working with the community over the past several years to draft a new General Plan for the community. Called the Long Beach 2030 General Plan Update, new chapters are being written to update land use and mobility policies, incorporate a strong urban design framework and include new goals and policies on enhancing community health in a sustainable, urban environment.

Retaining cultural and historical components of the Long Beach urban fabric through adaptive reuse of buildings, and incentives to preserve contributing historic elements, is a sustainable or "green" practice that can make very good economic sense. Promoting pride of place also enhances opportunities for cultural tourism in Long Beach.

Many urban planners look at the city of Pasadena as an example of a City that has cultivated a strong "sense of place." Pasadena has done so by honoring its historic roots and special character while moving the community forward with good urban design, mobility and economic development strategies. In a nutshell, Pasadena has done some "good general planning."



LONG BEACH HISTORIC NEIGHBORHOODS:

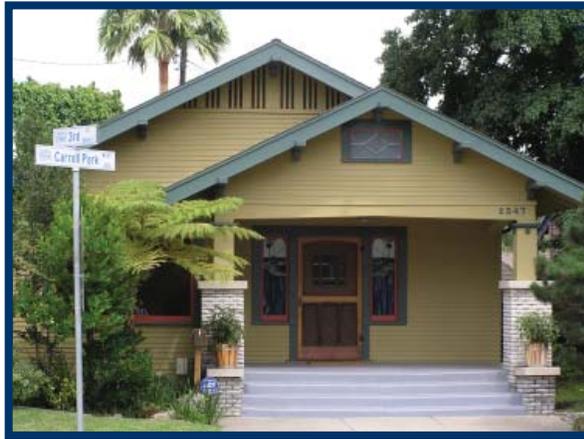
- California Heights
- Sunrise Boulevard
- Wrigley
- Willmore City/Drake Park
- Linden Avenue
- Brenner Place
- Craftsman Bungalow Historic Village
- Mirerva Park Place
- Rose Park
- Rose Park South
- Belmont Heights
- Bluff Heights
- Bluff Park
- Carroll Park
- Lowena Drive
- Wilton Street
- Eliot Lane

Outlining a Vision for Historic Preservation

GET INVOLVED

The draft Historic Preservation Element is currently scheduled to be reviewed at the March 8 meeting of the Cultural Heritage Commission. The meeting will be at 5:30 p.m. in City Hall, 333 W. Ocean Boulevard, in Council Chambers.

Cultural Heritage Commission meetings are held on the 2nd Monday of each month at 5:30 p.m.



This new chapter of the Long Beach General Plan is intended to likewise help Long Beach move forward while honoring its past. The HPE emphasizes identifying and protecting areas, sites and structures having architectural, historical, cultural and/or archaeological significance, and reaffirms their continuing value as resources contributing to the vitality of present day Long Beach. With historic landmarks of national, state and local historic significance, and 17 locally designated historic neighborhoods, Long Beach is a recognized leader for historic preservation efforts among communities in Southern California.

The first Long Beach sites to be preserved, listed on the National Register of Historic Places in the early 1970s, were the Puvungna Indian Village Sites near the university and the two ranchos, Los Cerritos and Los Alamitos. Our local Marine Stadium was also designated on the California Historical Landmarks in recognition of its role in the 1932 Olympic rowing events. Additionally, many more buildings and unique resources of historic significance have been recognized over the years.



The City's first Draft HPE is now available online for public review. It covers the historic development of Long Beach, major architectural styles found in the community, the legal basis for historic preservation, how historic resources are defined, incentives for preservation, our local preservation program, and most importantly, the proposed goals, policies and implementation measures for future historic preservation efforts. To view a

copy of the document or learn about upcoming public meetings go to: http://www.lbds.info/planning/historic_preservation.

Project Planning

NEW Applications - Filed in February

1st District - 1603 W. Pacific Coast Hwy.:

Administrative Use Permit to convert gas station into a diesel fueling station with requisite site improvements.

Zoning Administrator Public Hearing

Contact: *Monica Mendoza*

325 Cedar Ave.: Condominium Conversion Exemption (CCE) to convert 11-unit apartment building into condominiums.

Administrative Review

Contact: *Lynette Ferenczy*

2nd District - 110 W. Ocean Blvd.:

Modification of Approved Permit to add emergency generator in parking structure to support a rooftop wireless telecommunications facility.

Staff Site Plan Review

Contact: *Steve Valdez*

122 Elm Ave.: CCE to convert 13-unit apartment building into condominiums.

Administrative Review

Contact: *Lynette Ferenczy*

1030 E. Ocean Blvd.: CCE to convert 71-unit stock co-op building into condominiums.

Administrative Review

Contact: *Lynette Ferenczy*

2325 E. 3rd St.: Site Plan Review (SPR) for 10 yr. review of wireless telecommunications facility.

Staff Site Plan Review

Contact: *Monica Mendoza*

3rd District - 6310 E. Pacific Coast Hwy.:

Conditional Use Permit (CUP) for sale of beer/wine for off-site consumption at Walgreen's store.

Planning Commission Public Hearing

Contact: *Jorge Ramirez*

218 Ximeno Ave.: Standards Variance (SV) and Local Coastal Development Permit to reduce rear yard setback requirement for 2-story, single-family home's 2nd story addition.

Zoning Administrator Public Hearing

Contact: *Mark Hungerford*

4th District - 3339 E. Anaheim St.: CUP for sale of beer/wine for off-site consumption at Walgreen's store.

Planning Commission Public Hearing

Contact: *Cuentin Jackson*

4500 E. Pacific Coast Hwy.: SPR for 10 yr. review of wireless telecommunications facility.

Staff Site Plan Review

Contact: *Scott Kinsey*

5th District - 5500 Wardlow Rd.: SPR for 10 yr. review of wireless telecommunications facility.

Staff Site Plan Review

Contact: *Jorge Ramirez*

3100 E. 29th St.: Lot Line Adjustment for conforming turning radius without property easement.

Zoning Administrator Public Hearing

Call 562-570-6194 for more information.

6th District - 2627 Pacific Ave.: CUP for sale of beer/wine for off-site consumption at Walgreen's store.

Planning Commission Public Hearing

Contact: *Jorge Ramirez*

7th District - 3570 Atlantic Ave.: CUP for sale of beer/wine for off-site consumption at Walgreen's store.

Planning Commission Public Hearing

Contact: *Monica Mendoza*

3030 Gardenia Ave.: SPR for 10 yr. review of wireless telecommunications facility.

Staff Site Plan Review

Contact: *Cuentin Jackson*

520 W. Willow St.: Multiple SVs (3) in conjunction with façade remodel, parking lot reconfiguration, and new Daisy Ave. curb-cut.

Zoning Administrator Public Hearing

Contact: *Steve Valdez*

3511 California Ave.: SV to allow single-family home addition to project into side yard setback.

Zoning Administrator Public Hearing

Contact: *Steve Valdez*

8th District - 4385 Atlantic Ave.: SV to allow removal of more than 50% of convenience store's walls and 2,900-sq.-ft. addition.

Zoning Administrator Public Hearing

Contact: *Steve Valdez*

4951 Oregon Ave.: Zone Change, SPR, and possibly other entitlements for a new 3.1-acre park with a 42-stall accessory parking lot.

Planning Commission Public Hearing

Contact: *Jeff Winklepleck*

9th District - 5400 Cherry Ave.: CUP for sale of beer/wine for off-site consumption at Walgreen's store.

Planning Commission Public Hearing

Contact: *Cuentin Jackson*

5390 Linden Ave.: SPR for 10 yr. review of wireless telecommunications facility.

Staff Site Plan Review

Contact: *Cuentin Jackson*

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Scheduled Public Meetings in March

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, March 1, 2010

- Presentation: Downtown Bike Lanes
- Receive supporting documentation into record, conclude public hearing, and adopt a resolution finding consideration for sale of certain real property in West Long Beach Industrial Redevelopment Project Area is not less than fair market value in accordance with covenants and conditions governing such sale, and approving sale of property to Jana Land Company, Inc.; and authorize Owner Participation Agreement for the development of 1601 West 17th St.
- Approve and authorize Settlement Agreement with Absolute Bonding Corporation
- Approve and authorize resolution certifying the Final Environmental Impact Report for the Art Exchange Project, and adopting a Mitigation Monitoring and Reporting Program
- Approve and authorize lease with Art Exchange Visual Art Center, Inc., for use of 340 E. 3rd St.
- Approve and authorize First Amendment to Memorandum of Understanding with California State University, Long Beach to negotiate development of a portion of the Broadway Block
- Designate the City of Long Beach's Recovery Zone Economic Bond allocation for use by the North Long Beach Redevelopment Project Area, and establish the priority of projects for funding with bond proceeds

Next meeting Monday, March 15 at 9:00 a.m.

Planning Commission - Thursday, March 4, 2010

Citywide - Landscape Ordinance Amendments: Study Session update on State-required amendments to Chapter 21.42 ("Landscaping Standards") of the Zoning Regulations. *Contact: Mark Hungerford or Meredith Elguira*

2nd District - 340 Gladys Ave.: Appeal of Cultural Heritage Commission's granting of Certificate of Appropriateness for construction of 4-car garage with second-story dwelling unit. *Contact: Angie Zetterquist*

3rd District - 5734 E. 2nd St.: Modification of Approved Permit request to allow existing restaurant (KC Branaghan's) with sit-down bar to upgrade alcohol license type from one permitting beer and wine sales to one including sale of beer, wine, and distilled spirits. *Contact: Jorge Ramirez*

5th District - Long Beach Airport: Appeal of Cultural Heritage Commission's granting of Certificate of Appropriateness for construction of 4-car garage with second-story dwelling unit. *Contact: Angie Zetterquist*

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

Zoning Administrator - Monday, March 8, 2010

5th District - 2671 Tulane Ave.: Standards Variance request to construct a second-story addition to a single-family home that encroaches into the required rear yard setback area. *Contact: Jorge Ramirez*

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

Cultural Heritage Commission - Monday, March 8, 2010

Citywide - Historic Preservation Element: Review and receive comment on Draft Historic Preservation Element. *Contact: Pat Garrow*

1st & 2nd Districts - Downtown Historic Survey: Study Session discussion on a recent survey conducted of 50+ year-old buildings within the proposed Downtown Plan area. *Contact: Angie Zetterquist*

2nd District - Acres of Books Building (Historic Landmark): Study Session discussion on the proposed Art Exchange project, which will adaptively reuse a portion of the designated Acres of Books building as part of an 11,000-square-foot collaborative art center. *Contact: Angie Zetterquist*

2nd District - 3001 E. 1st St.: Certificate of Appropriateness request to construct a detached three-car garage and an addition to a single-story, single-family home. *Contact: Angie Zetterquist*

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



LBDS Upcoming Meetings & Events March 2010

<u>Monday, March 1</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Thursday, March 4</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
6:00 p.m.	Central Project Area Committee/LB 2030 Community Mtg., 1900 Atlantic Ave., 2nd Floor
6:00 p.m.	Downtown Retail Visioning Community Workshop First Congregational Church, 241 Cedar Ave.
7:00 p.m.	LB 2030 Community Meeting - Luther Burbank Elementary, 501 Junipero Ave., Cafeteria
<u>Saturday, March 6</u> 10:30 a.m.	Fire Station 12 Groundbreaking Celebration 1199 E. Artesia Blvd.
<u>Monday, March 8</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>Wednesday, March 10</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Ave.
<u>Monday, March 15</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Thursday, March 18</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Friday, March 19</u> 6:00 p.m.	RDA/Arts Council for Long Beach host A LOT Series 1546 E. Anaheim St.
<u>Monday, March 22</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Large Conference Room
<u>Thursday, March 25</u> 6:30 p.m.	North Project Area Committee LBPD North Substation, 4891 Atlantic Ave.

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Mark Hungerford

Special thanks to Pat Garrow for her contributions to this month's newsletter.

For copies of this newsletter, contact Cassie at 562-570-6472 or visit lbs.longbeach.gov



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