



Q3-2014  
July - September  
www.lbds.info

# BUILDING A BETTER LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

## Inside This Issue



P1 / RAMONA PARK APARTMENTS



P2 / DIRECTOR'S MESSAGE

Douglas Park Celebrates Another Grand Opening  
Energy Standards / CalHFA Homebuyer Programs



P3 / SOUTHEAST LONG BEACH 2060 VISION

From the Desk of Building Official / AOC7



P4 / ADAPTIVE REUSE INCENTIVE PROGRAM

Mobility Element Award / Meetings & Events



## Ramona Park APARTMENTS

The City celebrated the grand opening of a new senior living community with a ribbon cutting ceremony held in September. Located at 3290 E. Artesia Blvd., Ramona Park Apartments provides modern, safe, and affordable housing to qualified low- and very low- income seniors over the age of 55

years. The three-story development replaces the former Farmers and Merchants Bank building, and compliments the neighborhood with an aesthetically pleasing design and vibrant landscaping. The contemporary rental complex consists of 60 residential units, including one- and two-bedroom apartments, and one unit reserved for on-site management. Site amenities include passive sitting/reading areas, a swimming pool, outdoor fireplace, laundry facilities, a secure parking

structure; and a clubhouse that encompasses a kitchen, library, gym, computer room, and entertainment space. Just as important, residents will have access to senior services, including educational classes, lifestyle counseling, and social and community-based programs. The six-year project was constructed in compliance with the City's green building standards, and is expected to promote neighborhood revitalization and restore economic energy to the local community.

## Director's Message



As many Long Beach families are settling into the beginning of a new school year this fall, the season also marks the start of a new fiscal year for the City and a number of innovative beginnings for Development Services.

Beyond the Department's ongoing development and revitalization efforts, Fiscal Year 2015 will focus efforts on projects and programs that add to the livability and sustainability of our diverse City. The Department will continue to deliver the core services that help to make this possible, including the enhancement of affordable housing, comprehensive code enforcement, neighborhood beautification and improvement, community involvement and leadership programs, and organizational changes at the Permit Center.

Thank you for your continued partnership and support in helping to Build a Better Long Beach.

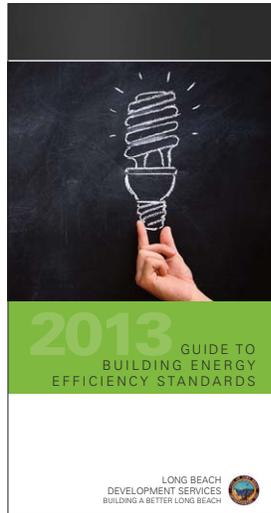
Sincerely,

Amy J. Bodek, AICP  
Director

### Did You Know?

- Staff has investigated nearly **10,000** code enforcement cases, and resolved over **90%** within **120** days.
- **111** neighborhood clean-up activities have been conducted.
- Completed **27** mini-infrastructure projects, including playgrounds, community gardens, and neighborhood markers.
- Assisted in **230** tenant improvement projects.
- Provided financial assistance for the rehabilitation of **71** single- and multi-family units.
- **13,700** customers assisted at the Permit Center since June.
- **3,000** permits issued over the summer.

## Conserve Energy – Save Money!



The 2013 Building Energy Efficiency Standards mandate new Statewide energy efficient requirements and building practices. Effective July 1, 2014, the Standards apply to any residential or nonresidential project that requires a building permit in one of the State's 16 climate zones. The updated Standards will move California toward greater energy reduction and Zero Net Energy (ZNE) buildings in the near future. Reducing energy is a benefit to all! Permit applicants, building owners, architects, engineers, designers, contractors and inspection staff each play a significant role in achieving energy efficiency. To learn how you could maximize savings while also improving health, well-being, and the environment, go to [www.lbds.info/building/2013\\_energy\\_efficiency\\_standards.asp](http://www.lbds.info/building/2013_energy_efficiency_standards.asp).

## Douglas Park Celebrates Another Grand Opening

The Airgas Western Division Support Center celebrated the grand opening of its new location at Douglas Park in July. The national gas distributor has hired nearly 100 new employees for the Center, which will house Airgas' sales division and accounts payable, accounts receivable, and payroll offices. Douglas Park has seen substantial growth in recent months, with construction of the new Mercedes Benz development and medical office project currently underway. The 238-acre mixed-use site is one of the largest private commercial developments in Southern California, providing ample space for everything from business and ancillary uses to leisure areas set aside for restaurants, parks and shops.



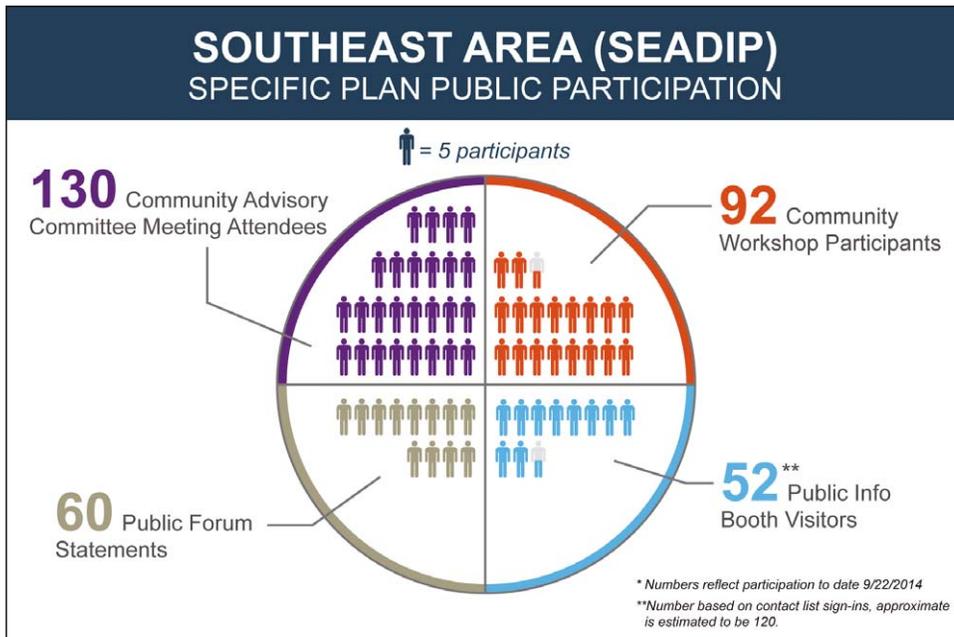
## CalHFA Homebuyer Programs

The California Housing Finance Agency (CalHFA) supports the needs of first-time homebuyers by providing financing programs for low- and moderate-income California residents that are interested in owning a home. The programs include affordable first mortgages, down payment assistance, and various other programs designed to assist qualified buyers. CalHFA is a completely self-supporting State agency that has relied on revenues generated through mortgage loans rather than taxpayer dollars for almost 40 years. For additional information or to find out if you may qualify, visit the CalHFA website at [www.calhfa.ca.gov](http://www.calhfa.ca.gov).

# Southeast Long Beach 2060 Vision



We are excited to share a new vision for Southeast Long Beach! Last fall, the City initiated an update of the Southeast Area Development and Improvement Plan (SEADIP). With input received from the community through the project's online forum, workshops, and insight from the SEADIP Community Advisory Committee, the Southeast Long Beach Vision 2060 is underway. This Vision reflects important topics of interest to the community, including traffic, pedestrian and bike connectivity, wetlands and habitat, and community character. The Vision will also be used to help craft the new Specific Plan, which will guide future land use, mobility, design, and environmental decisions for the project area. This project offers a unique opportunity for the community and the City to work together to creatively balance future growth with coastal resource preservation on the three pillars of sustainability – social development, economic development, and environmental protection. City staff is currently working to develop land use concepts for consideration in the Specific Plan, which will be presented during an upcoming Community Advisory Committee meeting and a community workshop in the next few months. For the latest SEADIP news or to get involved, visit [www.lbds.info/seadip\\_update](http://www.lbds.info/seadip_update).



# From the Desk of Building Official David Khorram

As part of our ongoing effort to improve customer service and enhance operations at the Permit Center, the Department has launched a new Consolidated Permit Application and Consolidated Plan Submittal List. Beginning in August, permit applicants are now required to complete only the two revised forms, regardless of the size or complexity of a project.

The easy-to-follow applications will be used for all City permit types, including Planning, Sign, Building, Fire, Health, Electrical, Mechanical, and Plumbing. The process modification will help to simplify the manual permit application system and begin streamlining operations for the E-Permit, E-Plancheck, and E-Inspection processes. The new system will result in more expedited and efficient submittal review, as well as provide further transparency to Department operations.

For more information about the Permit Center or the Consolidated Permit Application and Plan Submittal List, go to [www.lbds.info/building/engineering\\_n\\_development\\_services/development\\_services\\_center.asp](http://www.lbds.info/building/engineering_n_development_services/development_services_center.asp).

# Anaheim, Orange, Cherry, and 7th Street (AOC7) Neighborhood

Founded in 2011, the AOC7 neighborhood organization joins residents and businesses to accomplish its mission of preventing community deterioration, enhancing public safety, and improving the overall quality of life within the borders of the Anaheim, Orange, Cherry, and 7th Street corridor. The organization holds monthly Community Cleanups, and an annual Literacy Fair in May. Last year, the group raised 4,000 books for local youth! AOC7 is currently working on implementing No Litter Zones throughout the neighborhood, and a Canned Food Drive just in time for the holidays. For additional information on AOC7 or to get involved, contact Mary Simmons at 562.758.5751.



# Adaptive Reuse Incentive Program



The City seeks to encourage adaptive reuse to allow for the conversion of existing structures into new land uses that extend the life of a building or space and enhance the character of the community. Effective January 1, 2014, the Adaptive Reuse Incentive Program and Ordinance streamline the planning and building permit process and allow greater flexibility for more complex projects. Adaptive reuse projects can be rewarding and serve many useful purposes, however should not be undertaken lightly. City staff continues to be involved in a wide range of adaptive reuse efforts, and offers preliminary consultations to facilitate the various technical aspects associated with each individual case. As part of the Program, the City has developed an administrative Manual for specific building and fire/life safety code modification. For additional information or to view an electronic copy of the Program brochure, go to [www.lbds.info](http://www.lbds.info).



# Mobility Element Wins Second Award of Excellence



The City's Mobility Element has earned an Award of Excellence for Transportation Planning by the California Chapter of the American Planning Association (APA). The Mobility Element serves as a 20-year guide for promoting a balanced transportation network that offers more choice and convenience. The Mobility Element addresses various modes of travel, including walking, bicycling, riding transit, and driving; and discusses land use, parking, and environmental impacts. Earlier this year, the Mobility Element earned an Award of Excellence for Transportation Planning by the Los Angeles Section of the APA. To win an award now at the State level is a significant accomplishment, given that entries represent the best proactive submitted from all eight local

APA Sections in California. This is the second consecutive year that Development Services has been recognized at the State level for one of its planning documents. For more information or to view an electronic copy of the Mobility Element, go to [www.lbds.info/mobility\\_element/](http://www.lbds.info/mobility_element/).

# Public Meetings & Events 2014

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

**The Long Beach Community Investment Company Board meets the 3rd Wednesday of each month at 4:00 p.m. in City Hall in the 3rd Floor Large Conference Room.**

**The Planning Commission meets the 1st and 3rd Thursday of each month at 5:00 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.**

*\*Agendas subject to change. For more information about meetings and events, please call 562.570.LBDS, or visit us online at [www.lbds.info](http://www.lbds.info).*

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**LONG BEACH DEVELOPMENT SERVICES**  
333 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802

This information is available in an alternative format by request at 562.570.7744.  
For an electronic version of this form, visit our website at [www.lbds.info](http://www.lbds.info).