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# BUILDING A BETTER LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

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## The CURRENT

Construction of the City's first high-rise apartment complex in over a decade kicked off with a ceremonial groundbreaking event held in March. Formerly the Shoreline Gateway project, the 17-story West Tower to be erected

in the unoccupied parking lot located at the intersection of Lime Avenue and Ocean Boulevard will consist of 223 rental luxury units, including studios, one- and two-bedroom apartments, and penthouses. A swanky fifth floor pool and amenity space will offer residents opportunities to engage with the street below and the City beyond. The contemporary mixed-use structure will include a 25,000-square-foot plaza and additional retail space on the ground

floor, serving as a focal point for public activity and a strong eastern entry for the downtown core. The innovative tower design will incorporate white aluminum panels, large amounts of glass and expansive terraces to allow for spectacular ocean and City views. Design of the site's modern interior appeals to the inspiration behind the building, with a unique blend of cool, clean lines, and warm, beach-inspired materials. With close proximity to

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# Director's Message

**ARTICLE 2** Summer is here, and it's an exciting time for Long Beach, as we welcome Mayor-elect Robert Garcia, City Council members-elect Lena Gonzalez, Suzie Price, Stacy Mungo, Roberto Uranga, and Rex Richardson, and incumbent City Attorney Charles Parkin. While the City has much to celebrate, Development Services remains hard at work. This issue reflects some of the Department's continual efforts in helping to build a more dynamic, safe and viable community.

In early June, construction began on Mercedes-Benz USA's new facility in East Long Beach. The project marks a significant milestone for the City, and is expected to accelerate economic energy for years to come. To be occupied by Molina Healthcare, the renewed Meeker-Baker Building is set to open in July, resulting in nearly 1,000 new jobs in the City. Similarly, restoration of the historic Psychic Temple on Broadway will conclude at the end of summer, further eliminating a physical and economic blight in the Downtown.

In addition to the Department's great development progress, staff has also been busy maintaining customer service excellence. Since April, staff has assisted almost 10,000 customers at the Permit Center, issued 2,200 permits, and provided over 400 plan checks.

We look forward to updating our community partners following the eventful summer months. Thank you for your continued partnership and support in helping to make Long Beach the best that it can be.

Sincerely,



Amy J. Bodek, AICP  
Director



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dining and entertainment districts like Pine Avenue and the East Village, the site is expected to generate more restaurants and shops along Ocean Boulevard, while also providing easy access to the waterfront. Following completion of the project, construction will begin on an adjacent 35-story East Tower, in a much-anticipated second phase of the development. The Current is expected to open for leasing in early 2016.

## Big Saver Grand Opening

Big Saver Foods celebrated the grand opening of its third store in the City with a ribbon cutting ceremony held in May. The new market replaces the former Big Lots located at 2300 E. 7th St., and will provide Long Beach residents with a convenient location for all of their grocery needs. The two-year renovation project offers a departure from standard market designs; and includes a nearly 10,000-square-foot expansion, a more accessible parking lot, attractive store frontage, new landscaping, and restoration of the building's unique Marina-style architecture and swoop roof. The new commercial center is expected to encourage more business to the area and enhance revitalization efforts along East 7th Street.



# Alcohol Nuisance Abatement Ordinance (ANAO)

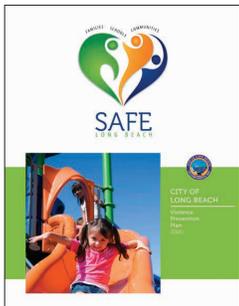
# From the Desk of Building Official David Khorram



In an effort to alleviate nuisance activities associated with the sale of alcohol and encourage all existing liquor stores to operate in a manner that is mutually beneficial to residents and business owners in the surrounding neighborhood, the City Council has adopted the Alcohol Nuisance Abatement Ordinance (ANAO). The standards set forth in the ordinance require all liquor stores throughout the City to have a security system, exterior lights and visible addresses; as well as remove pay phones, eliminate excess signage and coolers from window space, and clear graffiti within 24 hours. The ANAO has resulted in tangible improvements to many of the affected liquor stores. City staff continues to work with business and property owners to ensure that all stores comply with the new regulations.



The City celebrated Building Safety Month in May, a campaign aimed at improving public safety by raising awareness and reinforcing the importance of building sustainable and resilient structures. Held annually, the campaign addresses the issues that affect the built environment both in everyday life and in times of natural disaster; and recognizes that countless lives have been saved due to the implementation of safety codes by local and state agencies.



## Long Beach Violence Prevention Plan (LBVPP)

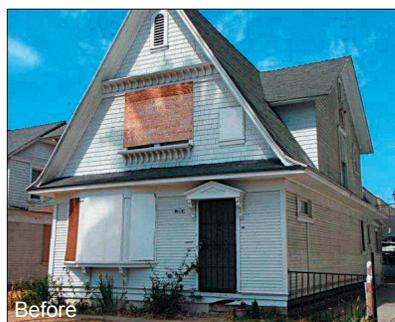
The Safe Long Beach Violence Prevention Plan (LBVPP) was approved by the City Council in May, after almost three years of preparations. Rather than accepting that violence exists and trying to prevent it, Safe Long Beach addresses violence at its roots, intervening before a potentially violent situation can occur. The Plan draws upon the City's many

existing assets, including strong neighborhoods and neighborhood organizations, a thriving downtown, award winning schools, and emergency economic development opportunities to attain its goal of building a safer Long Beach by 2020. For more information on the Safe Long Beach Violence Prevention Plan, please visit [www.lbvpp.com](http://www.lbvpp.com).

In a post-disaster situation, Building and Safety's Disaster Assessment staff is responsible for evaluating buildings and businesses for safety, serviceability, and occupancy. In case of major emergencies, the Department Operation Center (DOC) activates in conjunction with the City's Emergency Operation Center (EOC) to assist in evacuations, inspections, and other community needs that may follow.

## Housing Rehabilitation Loans

The City currently offers two low-cost loan programs to allow property owners to make improvements easily and more affordably. Provided by The Long Beach Community Investment Company (LBCIC), the CalHome Homeowner Rehabilitation Loan Program and the Multi-Family Rehabilitation Loan Program are available for qualified applicants seeking to revitalize their property. Funded by the U.S. Department of Housing and Urban Development (HUD), these loans must first be used to correct all building codes/property maintenance deficiencies as determined by the City. For more information on these programs and current fund availability, please contact the Housing Rehabilitation Team at 562.570.6040 or visit [www.lbcic.org](http://www.lbcic.org).



Equipped with a safety backpack containing disaster assessment tools, a task force of sixty staff consisting of code enforcement, Building inspectors, and engineering personnel has been specially trained to conduct the necessary safety assessment of impacted sites and is ready to act. For additional information on disaster preparedness, go to [www.lbds.info/building/disaster\\_assessment](http://www.lbds.info/building/disaster_assessment).



# Historic Preservation Element Receives Top Rating



The City's historic preservation efforts earned an "A" in a Preservation Report Card published by the Los Angeles Conservancy in April. Released every few years, the study evaluates the 88 cities within Los Angeles County based on preservation policies, and acknowledges communities with solid programs in place. Upholding the City's heritage is essential to the aesthetic character and diversity of Long Beach, reinforces civic pride, and enhances housing and tourism value. The City continues to build momentum for historical preservation initiatives with more flexible adaptive reuse guidelines, and recent review of the Mills Act property tax reduction program. Similarly, the process for designating historic districts and individual structures as local historic landmarks is currently under evaluation. For more information on the City's Historic Preservation Element or to view an updated list of designated landmarks and historic districts in Long Beach, please visit [www.lbds.info/planning/historic\\_preservation](http://www.lbds.info/planning/historic_preservation).

## Southeast Area Specific Plan (SEADIP)

Outreach efforts are continuing for the preparation of the Southeast Area Specific Plan. The public is invited to attend the next community meeting that has been scheduled for Wednesday, July 9; and a community workshop scheduled for Wednesday, August 6. Both events are free and will be held at 6:30 p.m. in the Seafarer Room at the Best Western Golden Sails Hotel located at 6285



E. Pacific Coast Highway. For further information about these events, please contact Brant Birkeland at 562.570.6922 or [brant.birkeland@longbeach.gov](mailto:brant.birkeland@longbeach.gov). For the latest news regarding this project or to get involved, visit [www.lbds.info/seadip\\_update](http://www.lbds.info/seadip_update), where you can sign up for e-mail notifications, status updates, and register for the Long Beach Town Hall online forum.

## Mobility Element Wins Award of Excellence

The City's recently adopted Mobility Element earned an Award of Excellence for Transportation Planning by the Los Angeles Chapter of the American Planning Association (APA). The Mobility Element promotes choice and convenience for all roadway users, and addresses various modes of travel, including walking, bicycling, riding transit, and driving. This is the second consecutive year that Development Services has been recognized by the APA for one of its planning documents. For additional information or to view an electronic copy of the Mobility Element, go to [www.lbds.info/mobility\\_element/](http://www.lbds.info/mobility_element/).



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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).

## 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 Long Beach Development Services at 562.570.LBDS, or visit us online at [www.lbds.info](http://www.lbds.info).*

