



**Date:** May 24, 2018  
**To:** Mayor and Members of the City Council  
**From:** Patrick H. West, City Manager *PW*  
**Subject:** Development Services Accomplishments

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Attached is a document transmitted by Tom Modica regarding his four months of service as interim director of Development Services. I wanted you to look at all the incredible work that goes on in this department and what Tom has been spearheading before the handoff to Linda Tatum.

Fantastic work is occurring in all development efforts guiding the planning and buildout of Long Beach throughout our 52-square miles.

PW

Attachment



**Date:** May 17, 2018

**From:** Tom Modica, Assistant City Manager *TMM*

**To:** Patrick H. West, City Manager

**Subject:** **Development Services Accomplishments**

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It has been a true honor to serve as Interim Director of Development Services from January 8, 2018 to April 28, 2018. There is an incredible team in place, and these past four and a half months went very smoothly due to the team's efforts. The following is a description of some of the major accomplishments they accomplished during that time, efforts that began and are ongoing, and some items that need to be addressed by the new director. The vast majority of the operation needed no immediate changes; however, there were a few areas where some improvements and changes were made and those are noted as well.

Department Accomplishments:

- Land Use Element Passed
- Pacific Edge Development Entitlements
- Broadway Block Entitlements
- Development Study Complete
- Broke Ground on 2<sup>nd</sup> and PCH
- Launched Short Term Rental Study
- Wireless Small Cell Ordinance
- New Permitting Guideline Brochures
- Department receives several APA awards for planning work
- Downtown Plan, Planning Commission and Historic Preservation Reports
- Presentation on 29 Affordable Housing Recommendation
- Approved entitlements for Airport Phase 2 Terminal Improvements
- Analysis of Rent Control Proposed Voter Initiated Ordinance
- Amended Development Agreement for Riverwalk
- Modification to the Tattoo Ordinance
- BOMP Development through PC and City Council
- Approval of the RV Ordinance
- Finalized Wayfinding and Gateway Signage Program
- Finalized the last meeting of the local Successor Agency to wind down Redevelopment

Ongoing Efforts:

- Tenant Protections Research
- Inclusionary Housing
- CUP Improvements
- Development of the Short-Term Rental outreach process and ordinance development
- Beach Oil Mineral Partners (BOMP) Development with Coastal
- 29 Affordable Housing Recommendations
- Groundbreaking of Current Phase 2 in June
- Finalization of entitlements for the 30 Story American Life Hotel
- Community Hospital Seismic Analysis
- C-17 Specific Plan
- Development of the Noise Element Update
- Nuisance Hotels Work
- TAPS Parking Study
- Climate Adaption Plan
- Queen Mary Development
- Idea Generation for new Housing Resources
- Finalize Cyclone Racer analysis
- Entitle major projects: Pacific and Pine, Breakers, new Hotel Projects, Pine and 3<sup>rd</sup>, Raintree, etc.
- Examining how to restart Redevelopment

Efforts That Need to Start or Continue:

- PD-6 Elephant Lot Review
- Inclusionary Housing
- Implementation of Micro Units
- Creation of an Expedited Entitlement Process
- Implementation of the Development Study review recommendations
- Creation of a single point of contact for building permits
- Formal implementation of the Dual Track permitting process
- Formalization and Improvement of the Fencing Specifications for Development
- Land Use Element Implementation
- Formal kickoff of Climate Adaption Community effort
- Implementation of Planning Outreach and Communications
- Affordable Housing Communications Push
- Hiring of Planners and CBI positions
- Coordination with Metro on the Gondola Project
- EveryoneHome LB Initiative
- Noise Issues Coordination with Special Events
- FUSE Fellow for Affordable Housing
- Continue the clean up process to get ready for the new City Hall
- Closure on Building Resiliency project

Changes Made During the Past 4 Months:

- Created a heightened sense of urgency for projects and reports
- Refocused the PACE proactive code enforcement process on corridors rather than neighborhoods
- Opened up department more, with less focus on the Director and more interaction with Bureau Managers
- Institutionalized decorative fencing on construction projects
- Opened up communications work, more responsibility for Bureau Managers and less on Communications staff
- More urgency on code enforcement
- Changed Code Enforcement so that we get to 5 citations more quickly, so it can get to the Prosecutor more quickly
- Placed emphasis on hiring planners with Civil Service
- Added positions to the budget to improve outward-facing planning communication
- Began work on the dual track permitting process

Areas of Recommended Change:

- Modify the Council Briefing Process
- Modify the process for informing Council and Mayor about the latest site plans for major developments
- Engage the City Prosecutor more on Code Enforcement
- Celebrate and promote the good statistics coming out of the building department more
- Reorient the Site Plan Review to focus on what we like about projects before tackling the challenges, to shift away from just a “problem” mindset
- More online social media presence from communications, including direct response
- Address building counter issues – hire the problem solver!
- Improvements to Technology – more GIS based applications, ePlan check, electronic Site Plan review, public-facing GIS to let people know about projects in their neighborhood.

CC: LINDA TATUM, DIRECTOR OF DEVELOPMENT SERVICES