



**LONG BEACH  
DEVELOPMENT  
SERVICES**

**December 2009**

**Volume II, Issue 12**

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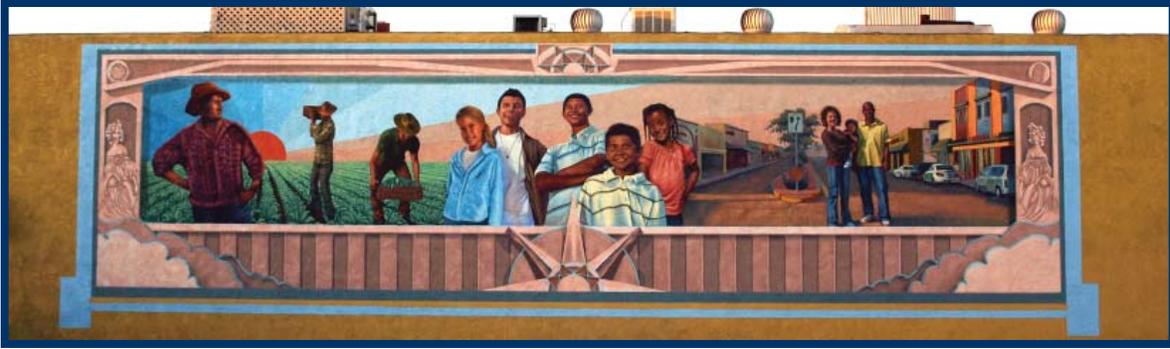
**UPCOMING  
HEARINGS &  
MEETINGS**

# Building A Better Long Beach

*Landscaping improvements at  
South Waterfront*



# LBDS News & Updates



## NEW MURAL TO BE UNVEILED IN NORTH LONG BEACH

On Saturday, January 9, the RDA will join Councilwoman Rae Gabelich, 8th District, for the unveiling of new artwork that highlights the history of the neighborhood. The mural, "A Neighborhood Perspective" was painted by artist Jose Loza and youth volunteers with the Department of Parks, Recreation and Marine's Mural and Cultural Arts Program. The program will begin at 10:00 a.m., at 5660 Atlantic Avenue.



## LET THERE BE LIGHT EXHIBITS ON DISPLAY FOR DOWNTOWN LONG BEACH ART WALK AUDIO TOUR

The RDA and Phantom Galleries are partnering to transform Downtown Long Beach into a 24/7 Art Walk. From December 5 through January 10, vacant storefronts will host the "Let There Be Light" exhibition; 28 light based installations will be on

display in 25 locations throughout the East Village, Pine Avenue, The Promenade, and The Pike at Rainbow Harbor. For more information about the exhibition, visit [DowntownLongBeachArtWalk.com](http://DowntownLongBeachArtWalk.com).



## DOWNTOWN TO HOST WORLD RECORD CAR JUMP ON NEW YEAR'S EVE

Downtown Long Beach is the place to be this New Year's Eve. On December 31, Red Bull stunt driver Travis Pastrana will attempt to break a world record by jumping his rally car off the Pine Avenue Pier onto a floating barge anchored in the Rainbow

Harbor. This live, televised event will take place for the East Coast New Year's Eve celebration at 9:00 p.m., with perfect viewing from Shoreline Village (particularly Parkers' Lighthouse), the Lighthouse Park, or any of the Pine Avenue Pier restaurants, such as Famous Dave's, Tokyo Wako, Gladstone's or PF Chang's. After Travis's jump, there will be plenty of time to make your way to Pine Avenue or the East Village for a rocking New Year's Eve. On Pine, rock out to the music of the 60s, 70s and 80s with live performances by Beatles Tribute band American English and the high-energy fun of The Disco Kings, while you enjoy restaurant specials and more. The East Village will be filled with live performances by all your favorite local bands featuring contemporary indie and rock music hits. As the clock strikes midnight, don't miss the famous Queen Mary fireworks as we burst into 2010! For more information on these events, please attend the Community Meeting on Tuesday, December 1 at 3:00 p.m. at Rock Bottom Brewery (1 Pine Avenue).

In October, LBDS staff provided:

- 2,066 building inspections
- 730 electrical inspections
- 371 plumbing inspections
- 326 mechanical inspections
- 157 misc. inspections
- Total inspections provided: 3,650
- 99% of inspections were provided within 24 hours of request

Permit Center staff:

- Assisted 4,003 customers
- Issued 452 building permits
- Reviewed 136 plans

# LBDS News & Updates

## SIGN UP TO LEARN MORE ABOUT LBDS WITH E-NOTIFY

Want to know more about Long Beach Development Services? Stay in the know and sign up to receive our monthly newsletter, meeting agendas, event announcements, or any of our regular project updates via email. Visit <http://www.longbeachrda.org/eazines/default.asp> to sign up.



## A CHRISTMAS CAROL COMING TO THE EXPO

Once again, the Long Beach Redevelopment Agency is providing the community with a venue for the arts at a vacant commercial building. The Long Beach Shakespeare Company will be staging live performances of A Christmas Carol at the Expo in Bixby Knolls throughout December. This engrossing tale about Ebenezer Scrooge is a family favorite for the holiday season. The play will run from December 5 through December 20. The Expo building is located at 4321 Atlantic Avenue. For tickets and more information visit [www.lbshakespeare.org](http://www.lbshakespeare.org).

Atlantic Avenue. For tickets and more information visit [www.lbshakespeare.org](http://www.lbshakespeare.org).



## LBDS NOW RECRUITING FOR SPRING INTERNSHIP

The LBDS internship is a 12-week, unpaid program providing a hands-on learning opportunity about building processes, planning considerations and redevelopment activities in the 6th largest city in California. Interns will have an opportunity to work in each of the 3 bureaus under the direction of a Manager with knowledge and experience in their field, with the opportunity for ongoing mentorship. The internship is open to currently enrolled undergraduate (junior and senior

year) and graduate students in the fields of Public Administration, Urban Planning, Public Policy, Business Administration, Real Estate Development, Law or related degree programs. For more information or to view application requirements, visit [lbs.longbeach.gov](http://lbs.longbeach.gov).

## BILLBOARDS REMOVED FROM LONG BEACH MEMORIAL NEIGHBORHOOD

In keeping with the goals outlined in the Strategic Guide for the Central Project Area to revitalize neighborhood centers and highlight the area's historic fabric, the RDA has removed two billboards at 612 East Sunrise Boulevard in the Long Beach Memorial Neighborhood Center. The site is at the entrance to the Sunrise Boulevard Historic District and near the newly opened Long Beach Senior Housing Development.



BEFORE



AFTER

Have a question or comment about our department?

We want to hear from you.

Call us at (562) 570-LBDS

or

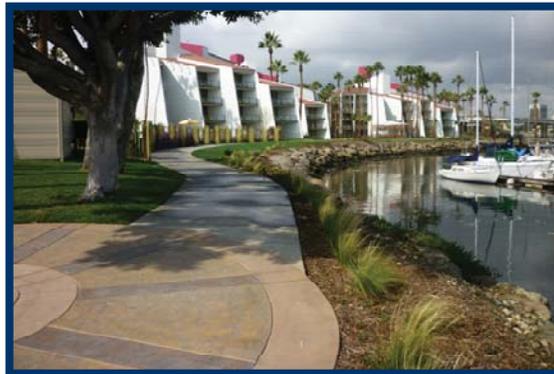
Email us at [LBDS@longbeach.gov](mailto:LBDS@longbeach.gov)

# South Waterfront Gets Facelift

Improving and enhancing public infrastructure has always been an important goal for the Long Beach Redevelopment Agency. Recently, the RDA entered into a reimbursement agreement with developers of two hotel projects for landscaping and wayfinding improvements along the South Waterfront. These improvements will make the area more accessible to the public, and help economic revitalization by enhancing tourist activity in the area. The landscape and signage plans will also enhance mobility and provide better connections for pedestrians and cyclists. Before and after photos of some of the improvements are shown here.



The enhancements have included the extension of a pedestrian public access walkway along the waterfront from the public South Boat Launch north of the Residence Inn, past the Hotel Maya, and to the Special Events Park adjacent to the Queen Mary.



Work was completed earlier this year on the new Residence Inn by Marriott on the site of the former Naga Restaurant, and the re-launch of the former Coast Hotel as the Hotel Maya, with the developer investing more than \$90,000,000 into these projects. In order to enhance public access to the South Waterfront area, they also proposed to make public improvements with assistance from the RDA.



## Facts about the Hotel Maya:

- Opened July 1, 2009
- Located at 700 Queensway Drive
- 4 floors with 199 guest rooms and suites
- Oceanside dining and function space
- High-speed wireless internet access throughout hotel

# South Waterfront Gets Facelift

## Facts about the Residence Inn by Marriott:

- Opened May 22, 2009
- Located at 600 Queensway Drive
- 11 floors with 178 suites
- 4 meeting rooms, 1,500 square feet of meeting space
- High-speed wireless internet access in guest rooms, meeting rooms, and public areas



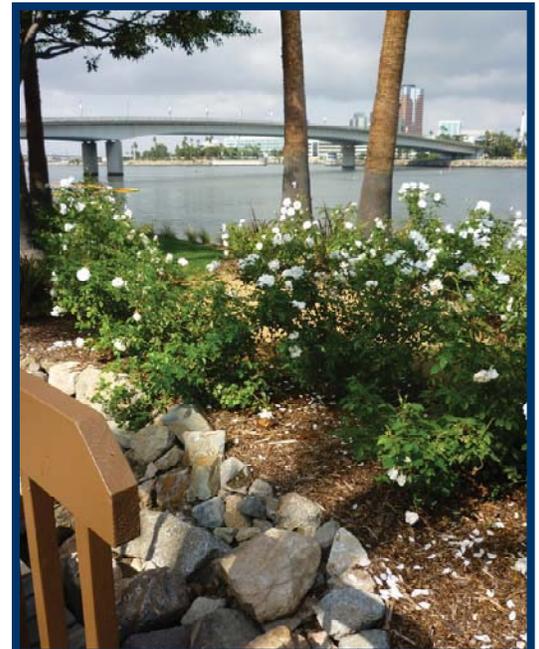
In addition, landscaping plans have enhanced the coastal walkway, providing paved nodes for pedestrians and cyclists to stop and enjoy the views of the city. The entrance to Queensway Drive near the South Boat Launch received new landscaping and additional signage has been installed for the on-street bike path.



The South Waterfront improvements have enhanced the pedestrian environment, linked existing commercial corridors, and closed a vital gap in the local bikeway system. The RDA remains committed to improving public infrastructure in Long Beach, and supporting private economic investments that result in the creation of new jobs and neighborhood revitalization.



*(Pictured opposite page: Before and after landscaping and sidewalk improvements to coastal pedestrian walkway; Before and after landscaping of pedestrian public access walkway to Special Events Park adjacent to Queen Mary; Signage along Queensway Drive. Pictured this page: Before and after landscaping on Queensway Drive; Residence Inn by Marriott; Hotel Maya; landscaping improvements to coastal pedestrian walkway.*



# Project Planning

## NEW Applications - Filed in November

### 1st District

#### 124 West Pacific Coast Highway

Pre-Application request for comments related to a proposed 2,400 square foot accessory retail use on the site of an existing gas station.

#### Staff Comments

Contact: Mark Hungerford

### 2nd District

#### 444 West Ocean Boulevard

Site Plan Review for a new wireless telecommunications facility on a high-rise commercial building (rooftop).

#### Staff Site Plan Review

Contact: Steve Valdez

### 3rd District

#### 400 Studebaker Road

Local Coastal Development Permit request to remove five aboveground oil tanks and modify an existing berm.

#### Zoning Administrator Public Hearing

Contact: Lynette Ferenczy

#### 6507 Seaside Walk

Standards Variance and Local Coastal Development Requests for a single-family home addition that includes a new over-height, 37' elevator tower on a property within the Coastal Zone.

#### Zoning Administrator Public Hearing

Contact: Scott Kinsey

### 4th District

#### 1849 Reservoir Drive East

Site Plan Review to replace four panel antennas on an existing wireless telecommunications facility (monopole).

#### Staff Site Plan Review

Contact: Scott Kinsey

### 5th District

#### 3855 Lakewood Boulevard

Lot Line Adjustment to reconfigure four lot lines in the northwest quadrant of the Douglas Park development site.

#### Zoning Administrator Public Hearing

Contact: Meredith Elguira

### 6th District

#### 1801 Magnolia Avenue

Site Plan Review to replace panel antennas on an existing wireless telecommunications facility (monopine).

#### Staff Site Plan Review

Contact: Jorge Ramirez

### 7th District

#### 1630 East Carson Street

Standards Variance to combine public and private open space and allow for a reduced turning radius for guest parking in conjunction with a new four-unit residential development.

#### Zoning Administrator Public Hearing

Contact: Angie Zetterquist

## Scheduled Public Meetings in December

*Planning Commission - Thursday, December 3, 2009*

### 3rd District

#### 6400 Loynes Drive

Appeal of Zoning Administrator's approval of a Local Coastal Development Permit to allow the use of 1,000 cubic yards of soil to re-establish and maintain a cap over an existing landfill and to allow for weed abatement activities.

Contact: Jeff Winklepleck

**Next meeting Thursday, December 17 at 5:00 p.m.**

### CONTACT

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# Scheduled Public Meetings in December

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, December 7, 2009***

- Approve and authorize a resolution certifying the Final Environmental Impact Report for the North Village Center Project (SCH No. 2008021087); adopting a Statement of Overriding Considerations; adopting a Mitigation Monitoring Reporting Program; and approve the demolition of 5870-74 Atlantic Avenue as the first component to implement the North Village Center Project
- Approve and authorize a contract with PIMA Corporation (dba Advanced Construction) in an amount not to exceed \$2,880,462.50 for completion of the expansion and improvement of Admiral Kidd Park
- Approve and authorize a Purchase and Sale Agreement and all other related documents for the acquisition of property at 1404-1420 Hayes Avenue and 1351 Seabright Avenue for a purchase price of \$1,600,000 plus closing costs; and approve and authorize a month-to-month lease agreement with Anthony Lopez for the temporary use of 1404-1420 Hayes Avenue and 1351 Seabright Avenue
- Approve and authorize a contract with Studio One Eleven at Perkowitz+Ruth Architects for architectural services for the ArtExchange
- Adopt a resolution designating the City of Long Beach Recovery Zone for purposes of sections 1400U-1, 1400U-2 and 1400U-3 of the Internal Revenue Code of 1986

***Next meeting Monday, December 14 at 9:00 a.m.***

## ***Zoning Administrator - Monday, December 14, 2009***

### ***2nd District: 835 Raymond Avenue***

Standards Variance request to add a detached one-car garage with a new 9' wide curb-cut in the designated Parking Impacted Area. *Contact: Lynette Ferenczy*

### ***3rd District: 3120 E. Mariquita Street***

Standards Variance request for a 448 square foot addition (instead of a maximum 250 square feet) to a single-family home with nonconforming parking in the designated Parking Impacted Area.

*Contact: Lynette Ferenczy*

### ***5839 E. Appian Way***

Local Coastal Development Permit request to demolish two restrooms and construct a 1,083 square foot kitchen and concession stand, 1,025 square foot lifeguard storage room, and 10 single occupancy restrooms within the appealable area of the Coastal Zone. *Contact: Steve Valdez*

### ***4th District: 2266 E. 15th Street***

Standards Variance requests to retain a "demolished" third-unit's nonconforming rights and allow a reduced side yard setback in conjunction with a 245 square foot addition. *Contact: Jorge Ramirez*

### ***5th District: 3555 Lakewood Boulevard***

Lot Line Adjustment request to reconfigure four lot lines in the northwest quadrant of the Douglas Park development site. *Contact: Meredith Elguira*

***Next meeting Monday, December 28 at 2:00 p.m.***

## ***Cultural Heritage Commission - Monday, December 14, 2009***

### ***Artaban Apartments (Landmark): 10 Atlantic Avenue***

Certificate of Appropriateness request to install ground-level awnings, a new front door, and window replacements in the 9th floor penthouse. *Contact: Lynette Ferenczy*

### ***Bluff Heights: 340 Gladys Avenue***

Certificate of Appropriateness request to construct a new four-car garage with a dwelling unit above. *Contact: Angie Zetterquist*

### ***Rose Park South: 2910 E. 5th Street***

Certificate of Appropriateness request to construct a 496 square foot, one-story addition to the rear of a single-family home. *Contact: Steve Valdez*

***Next meeting Monday, January 11 at 5:30 p.m.***



## LBDS Upcoming Meetings & Events December 2009

<u>Thursday, December 3</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>Monday, December 7</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Wednesday, December 9</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Ave.
<u>Monday, December 14</u> 9:00 a.m.	Redevelopment Agency Board Special Meeting City Hall, Council Chambers
2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room
5:30 p.m.	Cultural Heritage Commission City Hall, Council Chambers
6:30 p.m.	North Project Area Committee LBPD North Substation, 4891 Atlantic Ave.
<u>Thursday, December 17</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Friday, December 25</u>	CITY HALL CLOSED IN OBSERVANCE OF CHRISTMAS HOLIDAY
<u>Monday, December 28</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room
<u>Friday, January 1</u>	CITY HALL CLOSED IN OBSERVANCE OF NEW YEAR'S HOLIDAY

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