



**LONG BEACH
DEVELOPMENT
SERVICES**

July 2010

Volume III, Issue 7

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Building A Better Long Beach

*Summer and Music (SAM)
returns to downtown*



Message from the Director

Dear Community Partner,

Summer is here, and it's going to be a busy season for Long Beach Development Services. We will be cohosting a variety of events downtown in collaboration with our community partners, including free concerts, a fundraiser for the upcoming Art Exchange project, and the opening of a new park, Promenade Square. You can find out more in this month's newsletter.

Last month, the state Administrative Office of the Courts chose the Long Beach Judicial Partners consortium as the preferred developer for the new Long Beach Court Building to be built downtown. The selection is a major milestone, allowing the AOC to engage in exclusive negotiations with the consortium. Once the State Department of Finance grants final approval, the project will be on track to replace the current overcrowded facility by mid 2013.

On July 24, we will be hosting the grand opening of Promenade Square with Councilmember Suja Lowenthal with a concert and movie in the park. Promenade Square promises to be a popular park providing precious green space and a venue for events downtown. And don't forget to come out and enjoy a concert during the Summer and Music series, which runs through the end of August.

Thank you for your continued partnership in building a better Long Beach.

Reginald Harrison
Interim Director

LBDS News & Updates



DECISION ON NEW LONG BEACH COURTHOUSE

The California Administrative Office of the Courts (AOC) has chosen Long Beach Judicial Partners (LBJP) as the preferred proposal for the new Long Beach Court building, allowing the AOC to enter into exclusive negotiations with LBJP. Once the proposal receives final approval, the project will be financed under an innovative public-private partnership

known as performance-based infrastructure, with the developer making payments based on the success of the building's operation and maintenance. The building will house 31 courtrooms, commercial offices and retail space, and is expected to employ 800 workers and draw 3,500 to 4,500 visitors daily. For more information, please visit www.courtinfo.ca.gov/programs/occm/projects_lalongbeach.htm.

In May, LBDS staff provided:

- 2,040 building inspections
- 484 electrical inspections
- 309 plumbing inspections
- 145 mechanical inspections
- 94 misc. inspections
- Total inspections provided: 3,072
- 99% of inspections were provided within 24 hours of request

Permit Center staff:

- Assisted 4,409 customers
- Issued 406 building permits
- Reviewed 172 plans

LBDS News & Updates

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



PROMENADE SQUARE HOLDS GRAND OPENING

On Saturday, July 24, Councilmember Suja Lowenthal, 2nd District, will join the RDA, Downtown Long Beach Associates, and the Arts Council for the grand opening of Promenade Square. Promenade Square will provide open green space for residents and visitors downtown. In addition, the new park will feature a variety of trees, lighting, and a copper water wall that flanks a stage

that can be used for performances. There will be a ribbon-cutting ceremony and concert at 10:00 a.m., and a movie will be shown for free at the square later in the evening at 8:30 p.m.



LBHDC HOSTS FORECLOSURE COUNSELING CLINIC AND AFFORDABLE HOUSING TOUR

On Monday, July 12, the Long Beach Housing Development Company (LBHDC), in partnership with the RDA, will host an Affordable Housing Bus Tour. The tour will showcase new, rehabilitated, and upcoming

housing sites, as well as parks, infrastructure, and other RDA projects that are revitalizing Long Beach. For more information, call Housing Services at (562) 570-6949.

On Wednesday, July 21, from 6:30 to 8:30 p.m., LBHDC will host a Foreclosure Counseling Clinic at the Silverado Park Community Center at 1545 West 31st Street in Long Beach. Having trouble with your mortgage? The free two-hour clinic is targeted to people who are or will be experiencing challenges with their loans. Come out and speak with a counselor from a HUD approved counseling agency. Chase bank representatives will be on site for those who have a mortgage loan with them.

Counselors will ask about your existing loan(s) such as balance, interest rate and payments, as well as your income and budget information. Come prepared, bring a copy of your mortgage statement and a monthly budget. To sign up for this clinic, call 888-895-2647 or email RSVP@lanhs.org. Please make sure to include your name, address, phone number and clinic date in your message. For more information, and for a list of documents to bring with you, please visit : www.lanhs.org/index.php?section=calendar&subsection=view_event&event_id=69.

Summer and Music Series Returns to Long Beach



The award-winning Summer And Music (SAM) series is returning to Downtown Long Beach for the second year in a row. SAM is downtown Long Beach's homegrown, sustainable concert series providing an entire summer of free music to the public. With an enormously successful inaugural season last year drawing an estimated 25,000 attendees to Long Beach, SAM is winding up for an even bigger turnout.

SAM promises a return of some fan favorites this year, as well as many new musical surprises in store. The series will include *Swing Saturday* on July 10, which will also feature a classic car display, a *Battle of the Tribute Bands* on July 11, *Funk Fest* on August 7, and *Busker Fest* on August 28.

Throughout the summer, 13 events are planned featuring 64 acts that will perform at various eco-conscious outdoor venues downtown. In fact, all of the concerts will be held on solar-powered stages.

Showcasing a renewed focus on environmental concerns, all of the concerts will be held on solar-powered stages. The RDA, in conjunction with the DLBA and SAM founding members, are partnering with Sustainable Waves, an all-solar staging, lighting and sound company offering 100 percent pollution-free concerts. Even the stage banners will be made using soy-based ink and Bioflex, a biodegradable vinyl.



Other green initiatives include alternative transportation options for SAM 2010 attendees, like bicycle valet parking during the events, courtesy of Long Beach Cyclists, and pedicab service for patrons who would like to cruise down Pine Avenue in a bicycle taxi for a bite to eat after the show.



Voted "Best Music Festival" by the *OC Weekly* in 2009, SAM is truly a unique music series bringing free music to Downtown Long Beach throughout the summer. Please visit www.summerandmusic.com for more information and a complete calendar of upcoming concerts.

SAM SCHEDULE OF UPCOMING EVENTS:

July 3, 5 - 9 p.m.
Roots & Blues
Pine Avenue

July 10, 5 - 9 p.m.
Swing Saturday and
classic car display
Art Exchange site

July 11, 1 - 6 p.m.
*Battle of the Tribute
Bands*
Waterfront

July 17, 5 - 9 p.m.
Church of Rock & Roll
East Village

July 24, 5 - 9 p.m.
Jump Up
Waterfront

July 31, 5 - 9 p.m.
Release Me
Waterfront

August 7, 2 p.m. -
Midnight
Funk Fest
Pine Avenue

August 13 & 14, 5 - 9
p.m.
Classical Beats
Lime Avenue & Ocean

August 28, 5 - 11 p.m.
BuskerFest
East Village

ArtExchange Fundraiser to Coincide with SAM's Swing Saturday

ART EXCHANGE FUNDRAISER

For a donation of \$25, pick up a vintage fruit crate and fill it up with books.

Choose from an inventory of more than 20,000 titles.

Saturday, July 10
3:30 p.m.
240 Long Beach Blvd.

Proceeds will go towards future educational programs at the Art Exchange.

The ArtExchange, an innovative project that will be a center for arts education and create permanent and affordable artist workspace, is moving forward. The ArtExchange's nonprofit organization has opened a temporary office at 340 East 3rd Street, now known as the ArtX Annex, where they are busy planning the operations and programming for the facility. The work of various artists is on display in the space, which was recently painted and decorated by volunteers. The ArtExchange project is anticipated to be open by Fall of 2011, but in the meantime, a fundraiser is being planned that will help create arts programs for children at the new facility, and recycle the building's unique inventory at the same time.



Currently being developed by the RDA, the ArtExchange project on the southeast corner of Long Beach Boulevard and 3rd Street will be a 10,150-square-foot art



production and gallery facility that will provide affordable studios for local artists, a hot shop for glass blowing and ceramics, classroom and multipurpose space, and an open courtyard for events and performances.

On Saturday, July 10, the public will have the opportunity to browse the many books and wooden fruit crates leftover from Acres of Books, and purchase them for a donation of \$25.

There are approximately 20,000 books and 1,500 vintage fruit crates that will be available. Doors will open at 3:30 p.m. at 240 Long Beach Boulevard. There will be a DJ playing music and refreshments will be served.

The fundraiser coincides with the SAM's *Swing Saturday* event. The concert and classic car show begins at 5:00 p.m. Come out, support the local arts community, and enjoy the music!

For more information, please visit www.ArtExchangeLB.org.



Project Planning

NEW Applications - Filed in June

1st District

124 W. Pacific Coast Hwy.: Site Plan Review and Conditional Use Permit requests in conjunction with a proposed 2,400-square-foot AM/PM market with beer and wine sales for off-site consumption.

Planning Commission Public Hearing

Contact: Steve Valdez

306 E. Pacific Coast Hwy.: Site Plan Review in conjunction with a conditioned 10-year review of an existing wireless telecommunications facility.

Staff Site Plan Review

Call (562) 570-6194 for more information.

1598 Long Beach Blvd.: Site Plan Review and Tentative Tract Map requests in conjunction with a proposed three-to-five story mixed-use project consisting of 36 condominium units and approximately 9,500 square feet of street-level retail.

Planning Commission Public Hearing

Contact: Mark Hungerford

3rd District

3910 E. 7th St.: Site Plan Review in conjunction with a conditioned 10-year review of an existing wireless telecommunications facility.

Staff Site Plan Review

Contact: Monica Mendoza

5th District

3960 Gilman St.: Administrative Use

Permit request in conjunction with the proposed conversion of a warehouse/office space into a church.

Zoning Administrative Public Hearing

Contact: Angie Zetterquist

6th District

2545 Atlantic Ave.: Conceptual Site Plan Review submittal in conjunction with a proposed six-story, 154-unit senior assisted living facility.

Staff Site Plan Review

Contact: Mark Hungerford

9th District

5400 Paramount Blvd.: Modification of an approved Site Plan Review permit in conjunction with proposed minor site alterations.

Staff Site Plan Review

Contact: Lynette Ferenczy

5400 Paramount Blvd.: Administrative Use Permit in conjunction with the addition of a resident manager's unit at an existing self-storage facility.

Zoning Administrative Public Hearing

Contact: Lynette Ferenczy

6510 Paramount Blvd.: Administrative Use Permit request in conjunction with the installation of a quick response LNG (Liquefied Natural Gas) fueling station.

Zoning Administrative Public Hearing

Contact: Jeff Winklepleck

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Scheduled Public Meetings in July

Planning Commission - Thursday, July 1, 2010 - Cancelled

Next meeting Thursday, July 15 at 5:00 p.m.

Citywide - 2009-2010 Congestion Management Report: Presentation of the City's annual Congestion Management Report, a document submitted to the Los Angeles County MTA (Metropolitan Transportation Authority) that outlines City development activity. *Contact: Ira Brown*

8th District - 1965 E. Artesia Blvd.: Conditional Use Permit request in conjunction with the construction of an automated car wash and accessory equipment room on the site of an existing gas station and mini-market. *Contact: Steve Valdez*

Next meeting Thursday, August 5 at 5:00 p.m.

Scheduled Public Meetings in July

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, July 5, 2010 - Cancelled

Next meeting Monday, July 19 at 9:00 a.m.; Study Session begins at 8:00 a.m

- Study Session: Park Project at Oregon Avenue and Del Amo Boulevard
- Study Session: Davenport Park
- Election of Redevelopment Agency Board Chair and Vice Chair
- Approve and authorize a contract with Belaire-West Landscape, Incorporated in an amount not to exceed \$193,200 for the construction of the Poly Gateway landscaping improvements at 998 East Pacific Coast Highway
- Magnolia Industrial Group (MIG) - Daisy Avenue Public Improvements
- Resolution of Necessity – Whistler Liquor, 925-945 E. Pacific Coast Highway
- Arts Council contract for FY 2011
- Exclusive Negotiating Agreement for 4800 Long Beach Boulevard
- AECOM Contract Amendment – Westside Storm Drain and Pump Station Improvement Project
- OPA with Lester Box, Inc. – 1463 Cota Avenue
- Memorandum of Understanding with Long Beach Public Transportation Company for Installation of TranSmart Electronic Message Signs - Streetscape Improvement Project on Long Beach Boulevard
- McBride Park Construction Management Contract with Totum Consulting, Inc.

Next meeting Monday, August 2 at 9:00 a.m.

Zoning Administrator - Monday, July 12, 2010

5th District - 2600 Redondo Ave.: Administrative Use Permit request in conjunction with the operation of a trade school within an existing medical office building. *Contact: Monica Mendoza*

8th District - 4030 Locust Ave.: Standards Variance request in conjunction with a second-story home addition that projects into the required sideyard setback area. *Contact: Lynette Ferenczy*

9th District - 6150 Paramount Blvd.: Administrative Use Permit request in conjunction with the installation of a quick response LNG (Liquefied Natural Gas) fueling station. *Contact: Jeff Winklepleck*

Next meeting Monday, July 26 at 2:00 p.m.

Cultural Heritage Commission - Monday, July 12, 2010 - Cancelled

Next meeting Monday, August 9 at 5:30 p.m.



LBDS Upcoming Meetings & Events July 2010

<u>Thursday, July 1</u> 6:00 p.m.	Central Project Area Committee 1900 Atlantic Avenue, 2nd Floor
<u>Monday, July 5</u>	CITY HALL CLOSED IN OBSERVANCE OF INDEPENDENCE DAY
<u>Saturday, July 10</u> 3:30 p.m.	Art Exchange Fundraiser 240 Long Beach Boulevard
<u>Monday, July 12</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Large Conference Room
<u>Wednesday, July 14</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Avenue
<u>Thursday, July 15</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Monday, July 19</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Thursday, July 22</u> 6:30 p.m.	North Project Area Committee LBPD North Substation, 4891 Atlantic Avenue
<u>Saturday, July 24</u> 10:00 a.m.	Promenade Square Grand Opening The Promenade at First Street
<u>Monday, July 26</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Large Conference Room

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