



Q2-2015  
April - June  
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# BUILDING A BETTER LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

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## *Immanuel Senior* HOUSING

Adaptive reuse of the former Immanuel Church kicked off with a ceremonial groundbreaking event held in March. Located in the Bluff Heights Historic District at 3215 E. 3rd St., Immanuel Senior Housing will provide affordable homes for qualified seniors over the age of 62 years. The three-story rental apartment complex will include 24 one-bedroom units and one additional

unit reserved for an on-site manager. Housing and Community Improvement Bureau staff and Planning Bureau staff worked with the developer to preserve the structure's rich exterior façade and other character-defining elements. The existing sanctuary space will be repurposed as a community room, including a kitchen, library, and fully restored pipe organ. Other amenities will consist of a secured entry with intercom, a fitness room, laundry facilities, and secure parking. Residents will also have access to senior services, such as adult education and health and wellness programs.

Built in 1922, the Immanuel Church building housed traditional American Baptist Association worship services and was later operated as a community center before becoming vacant in 2012. As part of this rehabilitation project, the adjacent 1920s-era craftsman residence located at 304 Obispo Ave. will be preserved and relocated to Termino Avenue for single-family occupancy. This development will be constructed to meet *Build It Green's Platinum GreenPoint Rated New Home Multifamily (NHFM)* certification standards. This project is expected to be completed next summer.

# Director's Message

 Long Beach Development Services is kicking summer into high gear with a number of community events, programs and initiatives, and several construction projects that will add to the livability and sustainability of our neighborhoods and make our City an even greater place to live and visit.

In addition to celebrating the grand opening of Virgin Galactic at Douglas Park in April and completion of the nearby Mercedes-Benz USA facility in early June, the past few months have kept us busy with significant development progress being made on The Current, North Branch Library, and The Pike Outlets. Adaptive reuse of the designated landmark Ocean Center Building and the former City Hall East Building is also well underway, soon to bring more eclectic and vibrant housing options to the thriving Downtown.

As always, staff remains committed to providing essential core services and excellent customer services to residents and business owners at the Permit Center. Since January, we have assisted nearly 28,000 customers at the public counter, issued almost 5,000 permits, and resolved more than 4,000 code enforcement cases!

This issue reflects some of the Department's ongoing efforts to create more healthy and active neighborhoods and promote revitalization throughout the City. We look forward to updating our community partners following the eventful summer season. Thank you for your support in helping to Build a Better Long Beach.

Sincerely,



Amy J. Bodek, AICP  
Director

# Department News

The Department recognizes that operational efficiency and effectiveness begin with a solid foundation. The following organizational realignment has been implemented to streamline and strengthen the functions of the Department.

## NEIGHBORHOOD RELATIONS DIVISION

The Neighborhood Services Bureau has formed a new division! The Neighborhood Relations Division was established to focus on the administration of the Safe Long Beach Violence Prevention Plan (Safe Long Beach), Language Access Policy (LAP), Human Dignity Program, Gang Reduction and Intervention Program (GRIP), and the My Brother's Keeper Initiative (MBK).

## TRACY COLUNGA – SPECIAL PROJECTS OFFICER

Tracy oversees operations for the Neighborhood Relations Division, and is responsible for securing and managing various grants. She holds a Master's Degree in Social Work from the University of California, Los Angeles, and has over a decade of experience in grant writing and program development. She is also a recipient of the City Prosecutor's Office 2015 IMPACT Award. Tracy can be reached at 562.570.4413 or [tracy.colunga@longbeach.gov](mailto:tracy.colunga@longbeach.gov).

## LINDA F. TATUM, AICP – PLANNING BUREAU MANAGER

As head of the Planning Bureau, Linda is responsible for overseeing planning activities, and ensuring the physical development of the City is in the best interest of the public. She also provides direction to the Planning Commission and recommendations to the City Council. She holds a Master's Degree in Urban and Regional Planning from Florida State University, Tallahassee, and has more than 20 years of varied private and public sector planning experience. Linda can be reached at 562.570.6261 or [linda.tatum@longbeach.gov](mailto:linda.tatum@longbeach.gov).

## JEFF WINKLEPLECK – CURRENT PLANNING OFFICER

Jeff oversees various planning and capital improvement projects, and provides informational support to the City Council, Planning Commission, and City management. He also serves as the Zoning Administrator for public hearings. He has over 20 years of experience in advance municipal planning. Jeff can be reached at 562.570.6607 or [jeffrey.winklepleck@longbeach.gov](mailto:jeffrey.winklepleck@longbeach.gov).

## CHRISTOPHER KOONTZ, AICP – ADVANCE PLANNING OFFICER

Christopher is responsible for managing long-range planning projects and historic preservation efforts. He also oversees the Cultural Heritage Commission. He holds a Master of Planning degree from the University of Southern California, and brings over 10 years of experience in comprehensive municipal planning. Christopher can be reached at 562.570.6288 or [christopher.koontz@longbeach.gov](mailto:christopher.koontz@longbeach.gov).

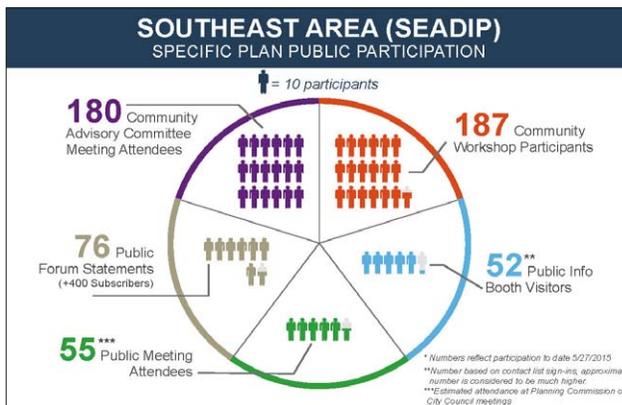
## PATRICK URE – HOUSING DEVELOPMENT OFFICER

Patrick is the Housing and Community Improvement Bureau's newly appointed Housing Development Officer. He is responsible for managing the City's wide-range housing activities, and overseeing The Long Beach Community Investment Company (LBCIC). He has more than 20 years of experience in municipal programs, dedicating much of his career to affordable housing and housing preservation. Patrick can be reached at 562.570.6026 or [patrick.ure@longbeach.gov](mailto:patrick.ure@longbeach.gov).

# Southeast Area Development and Improvement Plan (SEADIP)



A Planning Commission Study Session on the SEADIP update was held in May. This meeting included a presentation of the community-shaped vision for SEADIP and the proposed land use plan, consisting of general locations and types of commercial, residential, industrial, mixed-use, and wetlands restoration. Planning Bureau staff and the consultant team also provided an overview of input received at previous community workshops, and discussed the next steps for developing a Specific Plan. In response to requests from the community, a Financial Feasibility Analysis of the project has been made available. This analysis looks at four development scenarios and the type of uses and density and intensity of development feasible under current market conditions. For the latest SEADIP news or to get involved, visit [www.lbds.info/seadip\\_update](http://www.lbds.info/seadip_update).

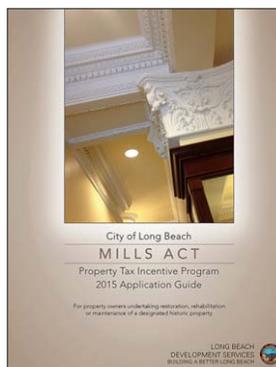


# Proactive Rental Housing Inspection Program (PRHIP)

A Proactive Rental Housing Inspection Program (PRHIP) has been established to ensure livability standards for residents and maintain the City's stock of safe and sanitary rental housing. The Code Enforcement Division has been enforcing this Program for many years, pursuant to the California Health and Safety Code. Adopted by the City Council on June 23, 2015, the PRHIP Ordinance will now allow the Ordinance to be codified into the Long Beach Municipal Code. For more information about PRHIP, go to [www.lbds.info/prhip/](http://www.lbds.info/prhip/).

# Mills Act Property Tax Abatement Program

The City is in the process of reinstating the Mills Act Property Tax Abatement Program (Mills Act), an economic incentive program that offers tax savings to qualifying owners of designated historic landmark properties. On January 6, 2015, the City Council approved revisions to the Mills Act to provide more opportunities for eligible historic property owners. Under the Mills Act contracts, private owners receive tax relief upon agreement to rehabilitate, restore, and protect their property for a revolving 10-year term. The Mills Act is especially beneficial for recent buyers of historic sites and current owners of historic buildings who have made major improvements to their property. The Planning Bureau staff is conducting workshops for those interested in applying, and will review applications to determine eligibility. The deadline to submit a Mills Act Application is July 17, 2015. For further information about the Mills Act Program, go to [www.lbds.info/millsact/](http://www.lbds.info/millsact/).



# From the Desk of Building Official David Khorram

Since the beginning of the year, efforts have been focused on three main priorities at the Permit Center to best serve the needs of customers and maximize productivity at the public counter.

**Permit Center Study** - A recent study has identified more than 20 key tasks that are routinely performed at the Permit Center. This comprehensive study will help to improve productivity and reduce processing times and costs.

**Staff Training** - As issues and efficiencies were discovered during the Permit Center Study, this information was communicated to staff for implementation toward a more unified service delivery approach.

**Staff Reclassification** - Very soon, the Permit Counter staff will be referred to as Permit Technicians, a more accurate description of their responsibilities, which include assisting architects, engineers, contractors, business owners, and homeowners by providing routine and technical information.

*It is with great sadness that I announce the passing of one of our respected colleagues, Stephen Cullum, on May 24, 2015. Steve was a part of the Building and Safety team for almost 10 years, and will be greatly missed and fondly remembered by us all.*



# U.S. Department of Justice National Summit on Youth Violence Prevention

# Public Meetings & Events 2015



In early May, Long Beach participated in the U.S. Department of Justice (DOJ) National Summit (Summit) on Youth Violence Prevention alongside 15 select cities across the nation, and had the opportunity to present Safe Long Beach to DOJ officials and state representatives. Administered by the Neighborhood Relations Division, Safe Long Beach addresses a broad safety agenda aimed at reducing all forms of violence, including domestic abuse, child abuse, elder abuse, hate crimes, bullying, gang violence, and violent crime. The plan draws upon the City's many existing assets to target violence at its root and attain its goal of building a safer Long Beach by 2020. To view a copy of Safe Long Beach, go to [www.lbds.info/neighborhood\\_services/lbvpp/default.asp](http://www.lbds.info/neighborhood_services/lbvpp/default.asp).



**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).**

## Unpermitted Construction Saturday Hotline 562.570.0000

A new Saturday hotline has been launched to ensure the safety and well-being of residents, preserve neighborhoods, and address concerns about potential unpermitted construction. Anonymous complaints relating to potential unpermitted construction can be reported each Saturday from 7:00 a.m. to 5:00 p.m. by calling 562.570.0000. All reports will be investigated, and will be subject to a site visit by a Code Enforcement Inspector. The Saturday hotline will be used to enhance the City's regular Code Enforcement services, which are available Monday through Friday from 7:30 a.m. to 4:30 p.m. Anonymous referrals about possible unpermitted, unsafe, unhealthy, or unsightly conditions in homes and neighborhoods can also be reported after business hours at 562.570.CODE (2633) or [www.lbcode.org](http://www.lbcode.org).

## Billboard Ordinance

Billboards can have a significant influence on the City's visual environment and overall community appearance. Effective July 17, 2014, the Billboard Ordinance is intended to provide reasonable billboard control and eliminate nonconforming billboards from the City, particularly in residential zones and other sensitive areas by providing incentives for conforming billboards. Since its adoption, the Planning Bureau staff has worked to successfully remove 37 nonconforming billboard structures from within the City. For more information on the Billboard Ordinance, contact the Planning Bureau at 562.570.6194.

E-mail us at: [lbds@longbeach.gov](mailto:lbds@longbeach.gov)

  
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This information is available in alternative format by request to Meg Rau at 562.570.3807. For an electronic version of this form, visit our website at [www.lbds.info](http://www.lbds.info).