



Q4-2015  
October - December  
www.lbds.info

# BUILDING A BETTER LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

## Inside This Issue



P1 / The Current



P2 / Director's Message / 2015 Highlights  
Department News / Commercial Façade  
Improvement Program



P3 / Livable West Long Beach / SEADIP  
Commercial Rebate and Start-Up Grant Programs



P4 / Safe Long Beach News / Meetings & Events



## The CURRENT

A traditional “topping off” ceremony for The Current was held in October, marking a milestone in the construction of the City’s first high-rise apartment complex in over a decade. City dignitaries, the Planning Bureau staff, developers, and investors gathered to commemorate the placement of the final beam of the highly anticipated mixed-use development currently underway at 707 E. Ocean Blvd. Formerly the Shoreline Gateway project, the 17-story

West Tower will consist of 223 luxury rental 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.

Approved under the Downtown Plan, 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 dining and entertainment districts like Pine Avenue and the East Village and easy access to the waterfront, the project is expected to enhance economic energy by attracting more restaurants and shops to the busy corridor. Following completion of the project, construction is set to begin on an adjacent 35-story East Tower. The Current is expected to open for leasing in spring 2016.

# Director's Message



As this eventful year comes to a close, it brings great pleasure to look back at the incredible strides that Development Services made and contributed to the City in 2015. It should go without saying that these endeavors would not have been possible without the efforts of dedicated staff, City departments, the Mayor and City Council, and community partners.

Development Services celebrated several noteworthy accomplishments over the past year. From the grand opening of remarkable commercial projects, including Mercedes Benz, Virgin Galactic, and the Psychic Temple of the Holy Kiss; to the completion of impressive residential developments, such as Urban Village, Pine Square/Pacific Court, and numerous Habitat for Humanity home dedications. 2015 also saw significant advancements on the re-envisioned Civic Center, Edison Lofts, Villages at Cabrillo Phase IV, and the North Neighborhood Library.

The Department has remained focused on implementing policies, programs, and services that enhance the City's environment and promote a more attractive, livable and sustainable community. The proposed update to the General Plan, adoption of the Proactive Rental Housing Inspection Program (PRHIP), reinstatement of the Mills Act Program, and streamlined processes at the Permit Center will have a major impact on spurring economic energy and enhancing the quality of life throughout the City.

We look forward to continued progress in the year ahead. Thank you for your partnership and support in helping to build a better Long Beach.

Sincerely,

Amy J. Bodek, AICP  
Director

## 2015 Highlights & Accomplishments

- Served nearly **56,000** customers at the Permit Center.
- Provided over **48,000** inspections (building, electrical, plumbing, mechanical, misc.).
- Provided nearly **4,500** plan checks.
- Received over **48,000** phone calls on the Permit Center Help Desk line.
- Resolved close to **8,000** code enforcement cases.
- Rehabilitated **46** multi-family units occupied by low-income households.
- **103** non-residential property and business owners received reimbursements for exterior improvements.
- Planted **544** trees in Long Beach Port-adjacent neighborhoods.
- Served **178** neighborhood associations and community groups at the Neighborhood Resource Center.
- **2,338** volunteers held **95** clean-up events, removing over **828** tons of debris from Long Beach streets and neighborhoods.

## Department News

The Department recognizes that operational efficiency and effectiveness begin with a solid foundation. To strengthen the functions of the Department, Development Services is pleased to announce the following new staff hires.

### Planning Bureau

The Planning Team works with neighborhood groups, the Mayor and City Council, police, developers, architects, engineers, contractors, and business owners to ensure that all developments in the City are smart, safe, and make the best sense for the community. To better achieve these goals, the Planning Bureau has hired three new planners. Welcome **Fern Nueno**, **Carrie Tai**, and **Nick Vasuthasawat** to the team!

## Commercial Façade Improvement Program

The Commercial Façade Improvement Program provides economic development through major façade improvements to key intersections that serve Community Development Block Grant (CDBG) area residents. Façade improvements include exterior paint, signage, repair or replacement of doors and windows, landscaping, and lighting. This year, the Neighborhood Services Bureau staff worked with business owners in Central Long Beach to complete façade improvement projects along Long Beach Boulevard and Anaheim Street and Atlantic Avenue and Burnett Street. Made possible thanks to CDBG funding, these projects include the improvement of 20 business storefronts, which have helped to enhance corridor appearances and promote further growth and development activities along these busy intersections. For more information about this program, contact Alem Hagos at 562.570.7403 or [alem.hagos@longbeach.gov](mailto:alem.hagos@longbeach.gov).



## Livable West Long Beach Plan

**ARTICLE 3** In November, the City Council approved a comprehensive and strategic plan that will have a major impact on enhancing the quality of life in West Long Beach. The Livable West Long Beach Plan includes several proposed projects, including street and sidewalk improvements, park expansions, and concepts to develop increased mobility and accessibility. Throughout the year, the Planning Bureau staff held numerous community workshops to provide opportunities for West Long Beach residents and stakeholders to share their vision for the future of their neighborhood. This project is funded in part by the Long Beach Board of Harbor Commissioners. For the latest news regarding the Plan, or to get involved, visit [www.lbds.info/westlongbeachplan](http://www.lbds.info/westlongbeachplan).



## From the Desk of Building Official David Khorram

As part of our effort to best serve the needs of customers and maximize productivity at the public counter, the Development Permit Center has refined its express services to encourage the installation of rooftop solar photovoltaic (PV) systems. PV systems generate renewable energy, provide stable electricity, and reduce pollution.

Effective October 5, 2015, as mandated by the State and the Long Beach Municipal Code, small residential rooftop solar PV systems that meet the Express Eligibility Checklist requirements are reviewed and processed by Permit Technicians over the counter and issued the same day. These projects will undergo one single inspection, which can be scheduled and conducted at the convenience of the applicant upon installation of the solar PV system.

To further expedite services, as of December 1, 2015, the Development Permit Center is accepting digital solar PV plans for eligible residential properties. Applicants may now submit a digital PDF file in person at the public counter. For more information on solar panel permits, visit <http://lbds.info/solarpermits/>.

## Southeast Area Development and Improvement Plan (SEADIP)

Efforts to comprehensively review and update the project historically known as the Southeast Area Development and Improvement Plan (SEADIP), an area covering 1,500-acres of southeast Long Beach, continued in October with completion of an Initial Study (IS) and Notice of Preparation (NOP). In November, the Planning Bureau staff held a scoping meeting to discuss the project's Environmental Impact Report (EIR). The Specific Plan document is currently being prepared by project consultants, and is expected to be released for public comment in spring 2016. For the latest SEADIP news or to get involved, visit [www.lbds.info/seadip\\_update](http://www.lbds.info/seadip_update).

## Commercial Rebate and Business Start-Up Grant Programs

The City offers several programs designed to assist businesses and address a wide range of unique community development needs. Facilitated by the Neighborhood Services Bureau, the Neighborhood Business Investment Program provides \$2000 grants to eligible start-up business owners serving low- and moderate-income communities. Similarly, the Commercial Improvement Rebate Program provides up to a \$2000 reimbursement to eligible commercial property owners and business owners for exterior improvements and code compliance. Additional services, including free technical assistance and business counseling, are available for business owners at the Long Beach Small Business Development Center.

In the last fiscal year, more than 130 businesses were assisted through the Neighborhood Business Investment Program and the Commercial Improvement Rebate Program using CDBG funding. For more information on these programs, call 562.570.6866.

The top part of the graphic shows a person installing solar panels on a roof. Below that are icons for a USB drive and a CD/DVD, representing digital submission.

EASE THE SUBMITTAL PROCESS  
—  
BETTER FOR THE ENVIRONMENT  
—  
SAVE ON PRINTING COSTS  
—  
ACCESS ARCHIVED PLANS WITH EASE

**SUBMIT SOLAR PLANS DIGITALLY!**

Effective December 1, 2015, the Development Permit Center will be accepting Solar Photovoltaic plans in .pdf format as part of your application process! Visit our website for more information: [lbds.info/solarpermits/](http://lbds.info/solarpermits/)

LONG BEACH DEVELOPMENT SERVICES  
BUILDING A BETTER LONG BEACH

FOR MORE INFO DEVELOPMENT PERMIT CENTER 111 W. OCEAN BLVD., 11TH FL. LONG BEACH, CA 90801  
[lbds.info/development-permits/](http://lbds.info/development-permits/) (562) 570-5237

This information is available in alternative format by request at (562) 570-3802

# Safe Long Beach News



*Safe Long Beach*, the City's Violence Prevention Plan, addresses a broad safety agenda aimed at reducing all forms of violence to attain the goal of building a safer Long Beach by 2020. The following represents the Department's latest collaborative *Safe Long Beach* efforts. For more information about *Safe Long Beach*, visit [www.lbds.info/neighborhood\\_services/lbvpp/default.asp](http://www.lbds.info/neighborhood_services/lbvpp/default.asp).

## City Awarded \$529,000 in Grants to Support *Safe Long Beach* Efforts



Long Beach has been awarded two U.S. Department of Justice (DOJ) grants totaling \$529,000 to support youth violence prevention strategies, enhance the safety and health of the community, and further implement the goals of *Safe Long Beach*. The City Council formally accepted the grants at its public meeting on November 3, 2015. The grants will be used to expand community outreach and local resources to assist families affected by violence, and implement a strategic plan to improve school attendance, reduce truancy, and break the cycle of violence. The Neighborhood Relations Division staff will work alongside the Long Beach Unified School District (LBUSD) to implement the *All In* campaign at high-truancy schools and engage the community to help ensure that students are in school during regular school hours.

## Safe Long Beach Harvest Fair

Bringing together residents, nonprofit organizations, community-based organizations, and City departments, the *Safe Long Beach* Harvest Fair held in October at Jane Addams Elementary featured an array of resources available to help residents and families lead safe and healthy lives. The free event featured a variety of information booths and children's activities. The Neighborhood Relations Division joined several City partners at the event to provide information about existing programs, services, and resources available for families.



## Student Safety Symposium

As part of the City's *Safe Long Beach My Sister's Keeper* awareness campaign, the City hosted a Student Safety Symposium in partnership with the LBUSD. Held in December at Alexander Hamilton Middle School, the free event featured



a series of informational workshops for parents and youth grades 6 to 12. Parents and students discussed important topics facing youth, including teen relationships, Internet safety, anti-bullying, teen suicide prevention and warning signs, and human trafficking prevention.

# Public Meetings & Events 2015

**The Cultural Heritage Commission meets the 2nd Monday of each month at 5:30 pm in City Hall Council Chambers.**

**The Long Beach Community Investment Company Board meets the 3rd Wednesday of each month at 4:00 pm 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 pm in City Hall Council Chambers.**

**Zoning Administrative Hearings are held the 2nd and 4th Monday of each month at 2:00 pm 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).**



<https://twitter.com/LongBeachDS>



[www.facebook.com/LongBeachDevelopmentServices](http://www.facebook.com/LongBeachDevelopmentServices)



**LONG BEACH DEVELOPMENT SERVICES**  
333 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802

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