



LONG BEACH
DEVELOPMENT
SERVICES

September 2009

Volume II, Issue 9

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Building A Better Long Beach

*Traffic signal box art by
Cabrillo High students*



Message from Craig Beck, Director

Dear Community Partner,

As the City's ongoing budget negotiations are on the minds of many, the Department of Development Services continues to look forward to the development of new parks, housing, infrastructure and commercial opportunities that will help us fulfill our mission of building a better Long Beach, while bringing much needed jobs and economic stimulus to the area.

In Downtown Long Beach, Lyon Apartment Companies is celebrating the grand opening of the Lofts at Promenade, a \$42 million, 104-unit development featuring state of the art rentals, amenities and more than 400 parking spaces. You can read more about the development in a Press Telegram article, linked [here](#). Lyon is also making great progress on the \$94 million West Gateway residential development along Broadway Avenue, which will feature 291 units and more than 15,000 sq. ft. of commercial space.

Our Redevelopment Agency is in the final stages of negotiations to bring a new state courthouse to Long Beach, which will inject much-needed resources, jobs and economic stimulus into our local economy. The Agency is also working to attract new businesses to the area, and most recently assisted with negotiations to bring a new Fresh and Easy Market to downtown's CityPlace. The recently concluded Summer and Music concert series, also sponsored by the RDA and the DLBA, brought thousands of visitors to various venues throughout downtown Long Beach, showcasing local talent while promoting area businesses.

While the City looks to address its major budget deficit, the Department of Development Services continues to find ways to boost our local economy and bring meaningful development to Long Beach. As always, thank you for your continued partnership.

Sincerely,

Craig Beck

LBDS News & Updates



CULTURAL HERITAGE COMMISSION MEETING CHANGES

The dates of the monthly Cultural Heritage Commission meetings have changed. Meetings will now be held on the second Monday of each month at 5:30 p.m. at City Hall in the Council Chambers. The next meeting will be on Monday, September 14.

facebook

LONG BEACH DEVELOPMENT SERVICES ON TWITTER AND FACEBOOK

Follow Long Beach Development Services on Twitter, or friend us on Facebook and receive up to the minute updates and announcements about RDA, Building and Planning related events and activities.

twitter

Find us at www.twitter.com/LongBeachDS and on Facebook at www.Facebook.com/LongBeachDevelopmentServices.

In July, LBDS staff provided:

- 2,088 building inspections
- 782 electrical inspections
- 426 plumbing inspections
- 320 mechanical inspections
- 144 misc. inspections
- Total inspections provided: 3,760
- 99% of inspections were provided within 24 hours of request

Permit Center staff:

- Assisted 4,617 customers
- Issued 471 building permits
- Reviewed 134 plans

LBDS News & Updates



CIVIC CENTER PARKING FACILITY UPGRADES

The Broadway/Civic Parking Structure is scheduled to undergo a series of upgrades and improvements, including the following:

1. A new automated entry and exit gate access system and pay-on-foot machine.
2. 24 security cameras mounted strategically throughout the garage.
3. Emergency call boxes (two on each level).
4. Electronic inventory (car counting) system with level occupancy signage outside the entrance of the garage.

Installation of these new systems will continue through early October. During the installation process, several parking stalls may be taken out of service for a period of time while conduit work, camera installation, etc. is performed in the affected area.



CHANGES TO CITY REQUIREMENTS FOR NOTICES OF PUBLIC HEARINGS

Beginning August 13, 2009, new requirements for noticing of public hearings took effect in the City of Long Beach. The changes were made with the goal of increasing community awareness about public hearings, and in an effort to increase public engagement and participation in the planning process.

Changes to the noticing requirements include:

- The required noticing radius has been expanded to 750 feet around the subject site; for City or institutional projects the noticing radius has increased to 1,000 feet.
- The noticing radius is now measured only from the subject property's boundaries, and not the opposite side of any adjacent right-of-way.
- In addition to property owners, all occupants (both residential and non-residential) must also be given notice.
- Subject sites must now be posted with a 30" x 40" notice poster, which will be provided to project applicants by the City.

All Planning applications submitted on or after August 13th will be subject to these requirements. Projects submitted prior to this date will be subject to the previous noticing requirements. For any questions about these new regulations, please call the Department of Development Services at (562) 570-6194.

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

Spotlight on Long Beach Boulevard

An exciting revival is underway on Long Beach Boulevard: a new Development Services visioning project is part of an ongoing effort to revitalize a significant portion of this vital transportation route.



Long Beach Boulevard is already undergoing a transformation from an automobile-oriented thoroughfare into a pedestrian and transit-oriented main street. Cars share the road with Metro light rail, and properties that once were parking lots are now being turned into mixed-use buildings. However, certain areas are still ripe with underutilized land, and relatively few of these parcels have brought the type of development that supports public transit.

Figuring out why is important for Long Beach, which has partnered with the Southern California Association of Governments (SCAG) to focus on maximizing development potential around the Blue Line. Through the Compass Blueprint Program, SCAG offers grants to local governments for planning efforts called Demonstration Projects. The purpose of the program is to jumpstart progressive planning efforts around the region that can serve as models of smart growth for the rest of the region. It focuses on growth in existing and emerging centers and along major transportation corridors, and creating significant areas of mixed-use development and walkable communities. The strategy is to target growth around existing and planned transit stations, and to preserve existing open space and stable residential areas.

The Long Beach Boulevard Demonstration Project is studying the redevelopment potential along the corridor and identifying strategies for promoting transit-oriented projects. Over the last year, the RDA and City staff have worked with SCAG to analyze data, interview developers, and identify opportunities and development-incentivizing strategies.



RDA staff presented findings and recommendations to the RDA Board on August 3, 2009 and the Planning Commission and Central Project Area Committee on August 6, 2009. The next step is to refine these recommendations into a concrete implementation plan. RDA and Planning staff will work together and seek additional community input through the fall, and in early 2010 final recommendations will be



brought back to the Planning Commission for implementation as PD-29 zone modifications. To view a presentation about the the Long Beach Boulevard Demonstration Project, visit: <http://lbds.longbeach.gov>.

The Long Beach Boulevard Demonstration Project recommendations include:

- Strengthen financial feasibility of mixed use development along the corridor by:
 - Increasing allowable height to 75 feet within the current 50-foot PD-29 Zone
 - Lowering parking requirements within the corridor for residential, retail and office uses
- Assist pioneering small businesses by removing minimum parking requirements from retail uses under 5,000 square feet
- Invest in the “livability” of the corridor by establishing a Tax Increment Financing (TIF) district along the corridor

Utility box program showcases work of local artists

The RDA currently has an ongoing RFQ open for artists to paint and transform selected traffic signal control cabinets (utility boxes).

Artists will focus primarily on the creation of murals for selected utility boxes throughout the city with final design approval from the RDA.

For more information, visit www.LongBeachRDA.org and click on Development Opportunities.



Work by local artist John Culqui

The RDA uses many tools to revitalize local neighborhoods, including the installation of public art pieces throughout the city. The latest example of this is a project that has transformed utilitarian looking traffic signal controller cabinets in West Long Beach into pieces of art that help bring a sense of community pride to the neighborhood. The RDA, in conjunction with the West Long Beach Project Area Committee, initiated this project to involve the community, including five current and former Cabrillo High School art students who learned about the process of creating public art.



Through the City's Department of Parks, Recreation and Marine Mural and Cultural Arts Program, and under the supervision of Heather Green and Jose Loza, the student artists developed concepts and painted two traffic signal cabinets with the theme, "The History of the Westside." The student artists who participated are (in alphabetical order): Ariana Campbell, Mario Legaspi, Leonardo Salgado, Jose Siminig, and Lavonte Younger. Additionally, local artist John Culqui has also painted two traffic signal cabinets on the Westside. He has entitled these cabinets "L.B. Surf" and "Oil Dino."



Project Planning

NEW Applications - Filed in August

1st District

1650 Seabright Avenue + 1881 W. 16th Street

Lot Merger request to combine two properties into one 7,804 square foot (roughly 130' x 60') lot.

Zoning Administrator Public Hearing

Contact: Scott Kinsey

3rd District

5436 The Toledo

Local Coastal Development Permit and Standards Variance requests in conjunction with the construction of a new two-story single-family home in the Coastal Zone with a reduced garage-street setback.

Zoning Administrator Public Hearing

Contact: Angie Zetterquist

4th District

5555 E. Stearns Street

Modification request to upgrade antennas at an existing wireless telecommunications facility (rooftop).

Staff Site Plan Review

Contact: Cuentin Jackson

2400 Studebaker Road

Modification request to upgrade antennas at an existing wireless telecommunications facility (monopine).

Staff Site Plan Review

Contact: Cuentin Jackson

5th District

2640 Lakewood Boulevard

Modification request to add additional antennas at an existing wireless telecommunications facility (roof-mounted).

Staff Site Plan Review

Contact: Scott Kinsey

7th District

3439 Santa Fe Avenue

Site Plan Review request to construct a new single-family home on a 25' wide lot.

Staff Site Plan Review

Contact: Monica Mendoza

8th District

4200 Atlantic Avenue

Conditional Use Permit request to legalize a payday advance business at 4200 Atlantic Avenue.

Planning Commission Public Hearing

Contact: Steve Valdez

9th District

5875 Obispo Avenue

Modification request to upgrade antennas at an existing wireless telecommunications facility (monopole).

Staff Site Plan Review

Contact: Scott Kinsey

2001 E. South Street

Site Plan Review request to construct a 2,000 square foot addition to an existing retail building.

Staff Site Plan Review

Contact: Monica Mendoza

CONTACT

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Scheduled Public Meetings in September

Redevelopment Agency Board

Monday, September 7th - No Meeting

Next meeting Monday, September 21st at 9:00am

To view items from this meeting, please visit <http://longbeach.legistar.com/Calendar.aspx>.

Planning Commission - Thursday, September 3, 2009

1st District: 425-441 E. 4th Street

Tentative Tract Map to create eight creative office ownership tenant spaces within three recently redesigned commercial buildings. *Contact: Mark Hungerford*

3rd District: 700 Redondo Avenue

Conditional Use Permit to allow for the sale of beer and wine at an existing gas station / food mart. *Contact: Cuentin Jackson*

5th District: 3855 Lakewood Boulevard

Zone Change, Subdivision Map, Environmental Impact Report Revision, and Development Agreement and General Plan Amendment requests related to a proposed modification of approved site entitlements replacing 1,400 residential units with commercial, light industrial, and open space uses. *Contact: Meredith Elguira*

5th District: 4101 N. Bellflower Boulevard

Conditional Use Permit to allow for the sale of distilled spirits and a conversion of a service bar to a full bar within an existing restaurant. *Contact: Monica Mendoza*

Planning Commission - Thursday, September 17, 2009

Citywide

Study Session to discuss the Office of Sustainability's Draft Sustainable City Action Plan, which outlines future operational and policy guidelines geared towards a greener City. *Contact: Meredith Reynolds (562-570-6396)*

7th District: 3377 Long Beach Boulevard

Conditional Use Permit request to install a double-faced illuminated freeway-oriented LED sign. *Contact: Jeff Winklepleck*

8th District: 4540 Orange Avenue

Conditional Use Permit to allow for the installation of a rooftop wireless telecommunications facility. *Contact: Cuentin Jackson*

Zoning Administrator - Monday, September 14, 2009

3rd District

420 Monrovia Avenue

Local Coastal Development Permit for a single-family home addition on a property located the first lot in off the water in the Coastal Zone. *Contact: Mark Hungerford*

Zoning Administrator - Monday, September 28, 2009

3rd District: 5436 The Toledo

Local Coastal Development Permit and Standards Variance requests for a new two-story single-family home in the Coastal Zone with a reduced garage-street setback. *Contact: Angie Zetterquist*

8th District: 4030 Locust Avenue

Standards Variance for a 2,500 square foot pool enclosure within required setback areas. *Contact: Monica Mendoza*

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.

Cultural Heritage Commission meets the 2nd Monday of each month at 5:30 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.



LBDS Upcoming Meetings & Events September 2009

<u>Thursday, September 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, September 7</u>	City Hall Closed in Observance of Labor Day
<u>Wednesday, September 9</u> 5:00 p.m.	West Project Area Committee LBPD West Substation, 1835 Santa Fe Ave.
<u>Monday, September 14</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room
5:30 p.m.	Cultural Heritage Commission City Hall, Council Chambers
<u>Thursday, September 17</u> 5:00 p.m.	Planning Commission City Hall, Council Chambers
<u>Monday, September 21</u> 9:00 a.m.	Redevelopment Agency Board City Hall, Council Chambers
<u>Thursday, September 24</u> 6:30 p.m.	North Project Area Committee LBPD North Substation, 4891 Atlantic Ave.
<u>Friday, September 25</u>	CITY HALL CLOSED FURLOUGH FRIDAY
<u>Sunday, September 27</u> 12:00 p.m.	K-9 Corner - Dog Park Grand Opening 906 Pacific Ave.
<u>Monday, September 28</u> 2:00 p.m.	Zoning Administrative Hearing City Hall, 7th Floor Conference Room

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Special thanks to Tim Hou and Tony Foster for their contributions to this month's newsletter.

For copies of this newsletter, contact Cassie at 570-6472 or visit lbs.longbeach.gov



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