



LONG BEACH
DEVELOPMENT
SERVICES

2020

YEAR IN REVIEW

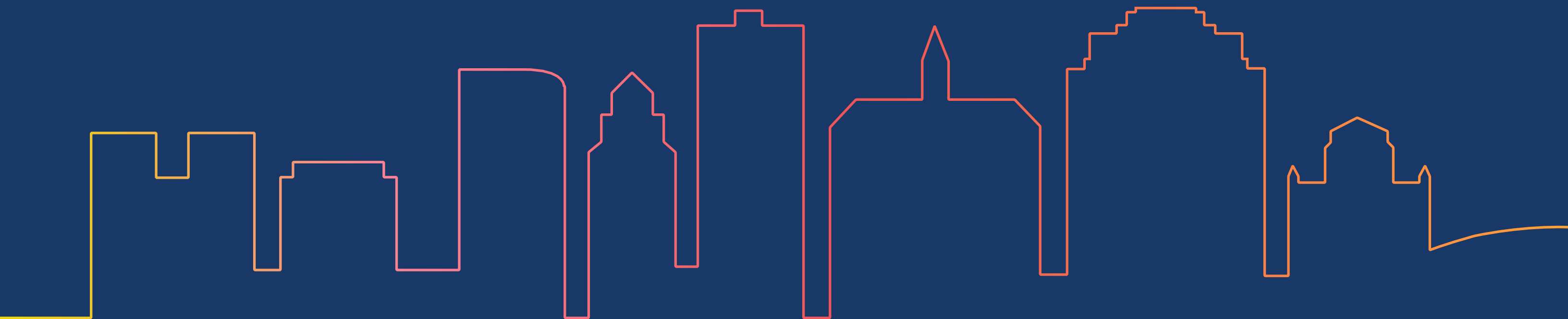


TABLE OF CONTENTS

Click on a category listed below to go directly to that section

03 INTRODUCTION

.....

05 DEPARTMENT BUREAUS

.....

09 DOWNTOWN PLAN UPDATE

.....

13 PROJECT SHOWCASE: DOWNTOWN

.....

21 PROJECT SHOWCASE: HOUSING

.....

33 PROJECT SHOWCASE: RETAIL & COMMERCIAL

.....

41 NEIGHBORHOOD IMPROVEMENT & COMMUNITY RESILIENCY

.....

46 HISTORIC PRESERVATION



Click on links for more content

BUILDING A BETTER LONG BEACH

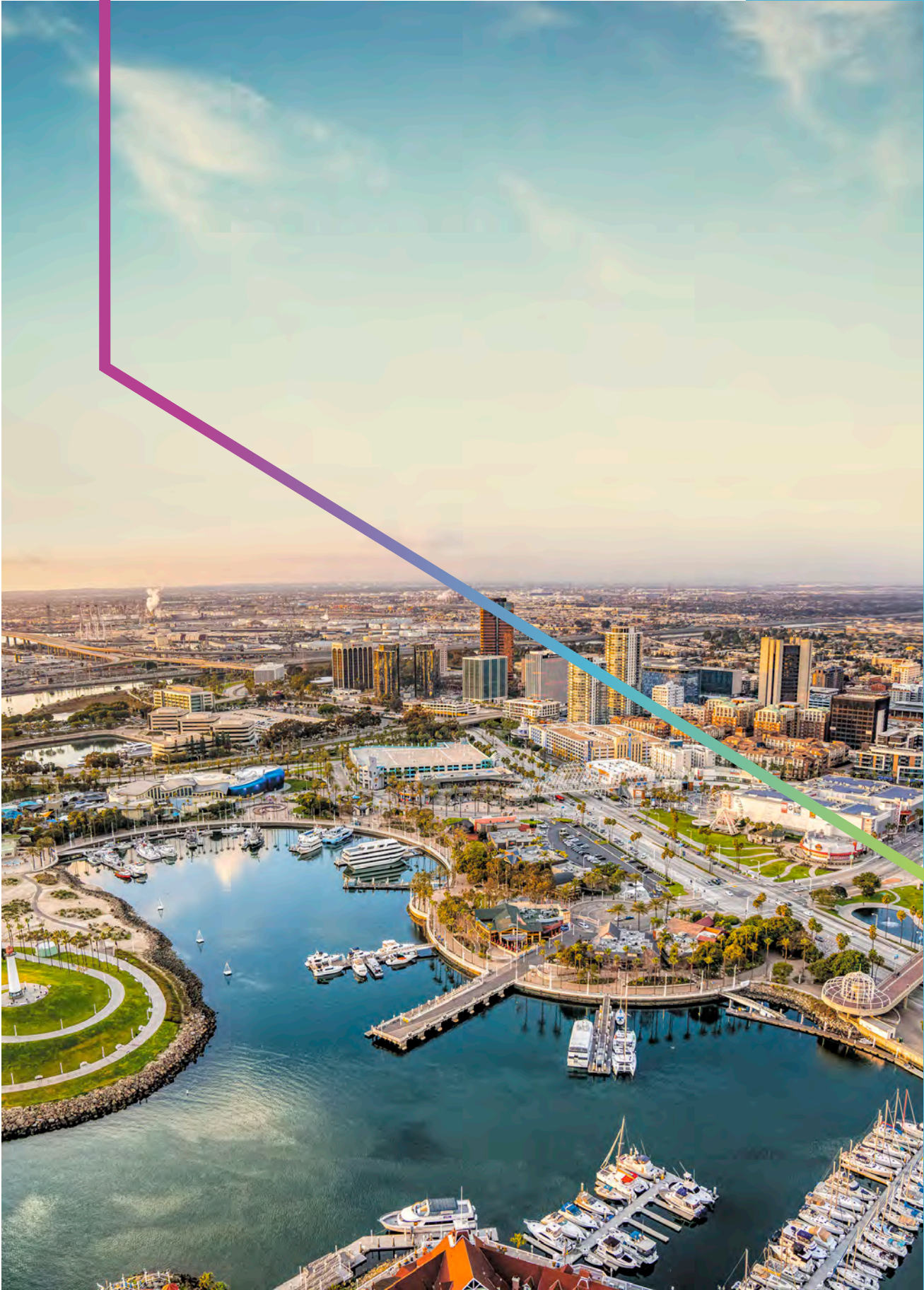
2020 was a year like we've never had before. Despite the challenges brought on by the global pandemic, the City of Long Beach continued to press on with a future-focused vision to modernize and, in the words of our motto, "Build a Better Long Beach." Overseeing a variety of residential, commercial, and industrial developments across our city of nearly half a million residents, the **Long Beach Development Services Department** worked tirelessly to ensure a smooth and positive experience for developers, residents, and business owners alike.

Our Department of nearly 200 employees consists of four public-facing bureaus: Planning, Building & Safety,

Housing & Neighborhood Services, and Code Enforcement. With a veteran management team at the helm, our staff adapted to the constraints of the COVID-19 pandemic by providing our core services via phone, email, mail, and online. The reliable ecosystem of our Department brought the success of new developments and projects at all levels — from neighborhood tree plantings to the new residential towers filling in our Downtown skyline.

MANAGEMENT TEAM

- Oscar W. Orci, *Director*
- Christopher Koontz, *AICP, Deputy Director*
- Patricia Diefenderfer, *AICP, Planning Bureau Manager*
- Lisa A. Fall, *Administration & Financial Services Bureau Manager*
- David Khorram, *Superintendent of Building & Safety (Building Official)*
- Patrick Ure, *Housing & Neighborhood Services Bureau Manager*
- Karl Wiegelman, *Code Enforcement Bureau Manager*



LONG BEACH DEVELOPMENT SERVICES 2020 BY THE NUMBERS



4,561

CODE ENFORCEMENT CASES OPENED



3,743

CODE ENFORCEMENT CASES CLOSED



149

PROJECT REVIEWS COMPLETED



289

TONS OF TRASH &
DEBRIS COLLECTED



36

NEIGHBORHOOD
CLEAN-UPS CONDUCTED



14,386

CUSTOMERS ASSISTED ON ZONING
INFORMATION LINE



44,310

BUILDING INSPECTIONS
CONDUCTED



12,655

TOTAL PERMIT & PLAN CHECK
APPLICATIONS PROCESSED

DEPARTMENT BUREAUS

PLANNING BUREAU

PLANNING THE CITY, ONE BUILDING BLOCK AT A TIME



EVERY new development in town — residential, commercial, civic or industrial — acts as a building block in shaping the future of our city as a trailblazing urban community. Proactive planning is of vital importance in this effort, as it helps maintain a balance of promoting economic growth and historic preservation while continuing to prioritize quality of life for our residents.

The Development Services Planning Bureau works in tandem with the Mayor and City Council as well as developers, engineers, design professionals, neighborhood groups, business owners, and residents in a harmonic effort to create a City that is safe, innovative, and smart. Our team also works closely with the City's seven-member Planning Commission, which acts as the trusted gatekeeper of developments in Long Beach.

In 2020, our team's hard work was recognized by the Los Angeles section of the American Planning Association, with an Award of Excellence in Comprehensive Planning for Large Jurisdictions for the General Plan Land Use Element Update, an Award of Merit for Hard- Won Victories also for the Long Beach Land Use Element, and an Award of Merit for Best Practices for the City's periodic Omnibus Zoning Code Amendments.

Looking ahead, the Planning Bureau's focus in 2021 is on continuing to address the City's housing shortage and facilitating the development of new market rate and affordable housing. This is being accomplished through a series of housing ordinances that aim to diversify the Long Beach housing stock and through the ongoing update to the City's Housing Element, as mandated by the state.

PLANNING COMMISSION

- Mark Christoffels, *Chair*
- Dr. Joni Ricks-Oddie, *Vice Chair*
- Ron Cruz
- Josh LaFarga
- Richard Lewis
- Jane Templin
- Erick Verduzco-Vega





DEPARTMENT BUREAUS

HOUSING & NEIGHBORHOOD SERVICES

IMPROVING LONG BEACH NEIGHBORHOODS,
CREATING AFFORDABLE HOMES



OUR Housing & Neighborhood Services Bureau offers a variety of innovative programs in line with the City's mission to preserve and develop affordable housing in addition to developing housing policies and monitoring long-term affordability covenants.

Our team provides a wide variety of vital services, including housing development loans and resources for first-time homeowners and low-income renters. Home to the City's Neighborhood Resource Center, this Bureau also offers residential and commercial improvement grant programs, neighborhood clean-up events, an urban forestry program with neighborhood tree-planting events, and a Neighborhood Leadership Program.

Our team also works closely with the Long Beach

Community Investment Company (LBCIC), a seven-member board of directors appointed by the Mayor and confirmed by the City Council that advises the City Council on housing and neighborhood revitalization services, the Community Development Block Grant, and various other programs and initiatives that provide affordable and sustainable housing for the City's most vulnerable populations.

LBCIC ROSTER

Patrice Wong, Chair

Janice Ward, Vice Chair

Diane Arnold

Hilda Delgado

Lindsay Mais

Sabrina Sanders

DEPARTMENT BUREAUS

BUILDING & SAFETY

MAKING SURE THAT SAFETY COMES FIRST



SAFETY is of utmost importance when it comes to development. Ensuring that is the primary job of our Building & Safety Bureau, whose team of more than 65 building inspectors and engineers works tirelessly behind the scenes to ensure that all buildings in our city are in full compliance with State and local building codes and safety standards. That includes ensuring that buildings are structurally sound, have reliable fire prevention systems, and properly installed electrical, plumbing, and mechanical systems while also ensuring that energy efficiency and sustainability are incorporated to advance the future of our city.

This Bureau is home to the City's Permit Center, which operated remotely for most of the year due to the pandemic. Still, between April and December of 2020, our team issued a total of 5,999 permits and conducted 31,033 inspections of residential and commercial buildings. In addition, we responded to 24,882 phone calls for plan checks and completed reviews of 2,697 projects.

.....

MORE THAN 65 BUILDING INSPECTORS AND ENGINEERS WORK TIRELESSLY TO ENSURE ALL BUILDINGS ARE IN FULL COMPLIANCE.

.....

24,882

RESPONSES TO PHONE CALLS FOR PLAN CHECKS SINCE THE ONSET OF THE PANDEMIC

.....





DEPARTMENT BUREAUS

CODE ENFORCEMENT

ENSURING COMPLIANCE & IMPROVING QUALITY OF LIFE



OUR Code Enforcement Bureau is responsible for directly maintaining the quality of life in our neighborhoods, commercial corridors, and industrial areas by responding to complaints of code violations. This may include reports of buildings that are out of compliance with State or local regulations, abandoned vehicles, land use violations, and issues regarding property maintenance. Our team works with the The Board of Examiners, Appeals and Condemnation (BEAC), a seven-member board that is entrusted to support these efforts.

In response to new City health orders brought on by the COVID-19 pandemic, the team led efforts to launch the City's Venue Task Force (VTF) to educate local businesses on new guidelines.

Since the onset of the pandemic, our team has conducted more than 16,000 educational outreach visits to businesses in order to determine compliance to the health order, opening 302 cases and issuing 96 citations.

BEAC ROSTER

- Jim Thompson, *Chairman*
- Diane Arnold, *Vice-Chairman*
- Steven Gerdes
- Michael Hamilton
- Ethel Powers
- Charles Whitehead
- Eric Witten

THE CITY'S VENUE TASK FORCE (VTF) HELPS EDUCATE LOCAL BUSINESSES ON NEW COMPLIANCE GUIDELINES.

16k+

EDUCATIONAL OUTREACH VISITS TO BUSINESSES

DOWNTOWN PLAN UPDATE

DOWNTOWN PLAN UPDATE



A symbolic center of commerce and culture, the vibrant waterfront metropolis we call Downtown Long Beach has come a long way since its inception in 1887. With the adoption of the Downtown Plan (PD-30) in 2012, the area has steadily seen tremendous growth as represented by the emerging skyline and booming development. In 2020, despite the challenges posed by the COVID-19 pandemic, Downtown Long Beach

continued to push forward with new projects, such as Regency Palms II, a 10-story senior assisted-living facility on Pine Avenue, and The Hotel, an architecturally-forward hotel development on Long Beach Boulevard.

Following the innovative and sustainable standards established in the Downtown Plan, the area continues to evolve as a hub for tourism, business, and transit.

NEW BUSINESS IN THE DOWNTOWN

222 NEW
BUSINESSES
IN 2020



23%

BARBERS AND
HAIR STYLISTS,
AESTHETICIANS,
AND TATTOO
ARTISTS



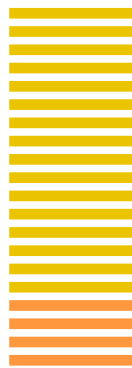
32%

ARCHITECTURE,
LEGAL SERVICE,
BUSINESS
AND MEDICAL
OFFICES



25%

OTHER
SERVICES
CONTRIBUTE
TO THE
REMAINDER



20%

RETAIL
SALES AND
RESTAURANTS



DOWNTOWN DEVELOPMENT PROGRESS SUMMARY

January 2020 – December 2020

HOTEL (ROOMS)

800

EXPECTED GROWTH 2012-2035

34

UNDER CONSTRUCTION/APPROVED

0

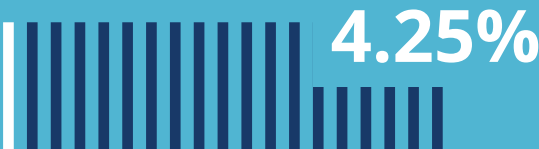
COMPLETED

0

PENDING

N/A

COMPLETED OF TOTAL GOAL



PERCENTAGE UNDER
CONSTRUCTION, APPROVED
OR PENDING

OFFICE (SQ FT)

1.5M

EXPECTED GROWTH 2012-2035

583.5K

COMPLETED

0

UNDER
CONSTRUCTION/
APPROVED

0

PENDING



COMPLETED OF TOTAL GOAL

N/A

PERCENTAGE UNDER
CONSTRUCTION, APPROVED
OR PENDING

RESIDENTIAL (UNITS)

5,000

EXPECTED GROWTH 2012-2035

1,052

COMPLETED

4,045

UNDER CONSTRUCTION/APPROVED

578

PENDING



COMPLETED OF TOTAL GOAL



PERCENTAGE UNDER
CONSTRUCTION, APPROVED
OR PENDING

RETAIL AND COMMERCIAL (SQ FT)

480K

EXPECTED GROWTH 2012-2035

23,120

COMPLETED

46,037

UNDER CONSTRUCTION/APPROVED

66,318

PENDING



COMPLETED OF TOTAL GOAL



PERCENTAGE UNDER
CONSTRUCTION, APPROVED
OR PENDING

DOWNTOWN PLAN AREA

DEVELOPMENT PROJECTS

COMPLETED PROJECTS

A The Alamitos
101 Alamitos Ave.

UNDER CONSTRUCTION

B Broadway and Magnolia Apts.
500 W. Broadway

C Broadway Block
330 E. 3rd St./333 E. Broadway

D Shoreline Gateway
777 E. Ocean Blvd.

E The Hotel
107 Long Beach Blvd.

APPROVED PROJECTS

F Lincoln Park
101 Pacific Ave.

PENDING PROJECTS

G Regency Palms II
810 Pine Ave.

H Calypso
636 Locust Ave.

I Residential Project
923 and 927 Long Beach Blvd.

J Ghost Kitchen
456 Elm Ave.

K Mixed-Used Project
525 E. Broadway



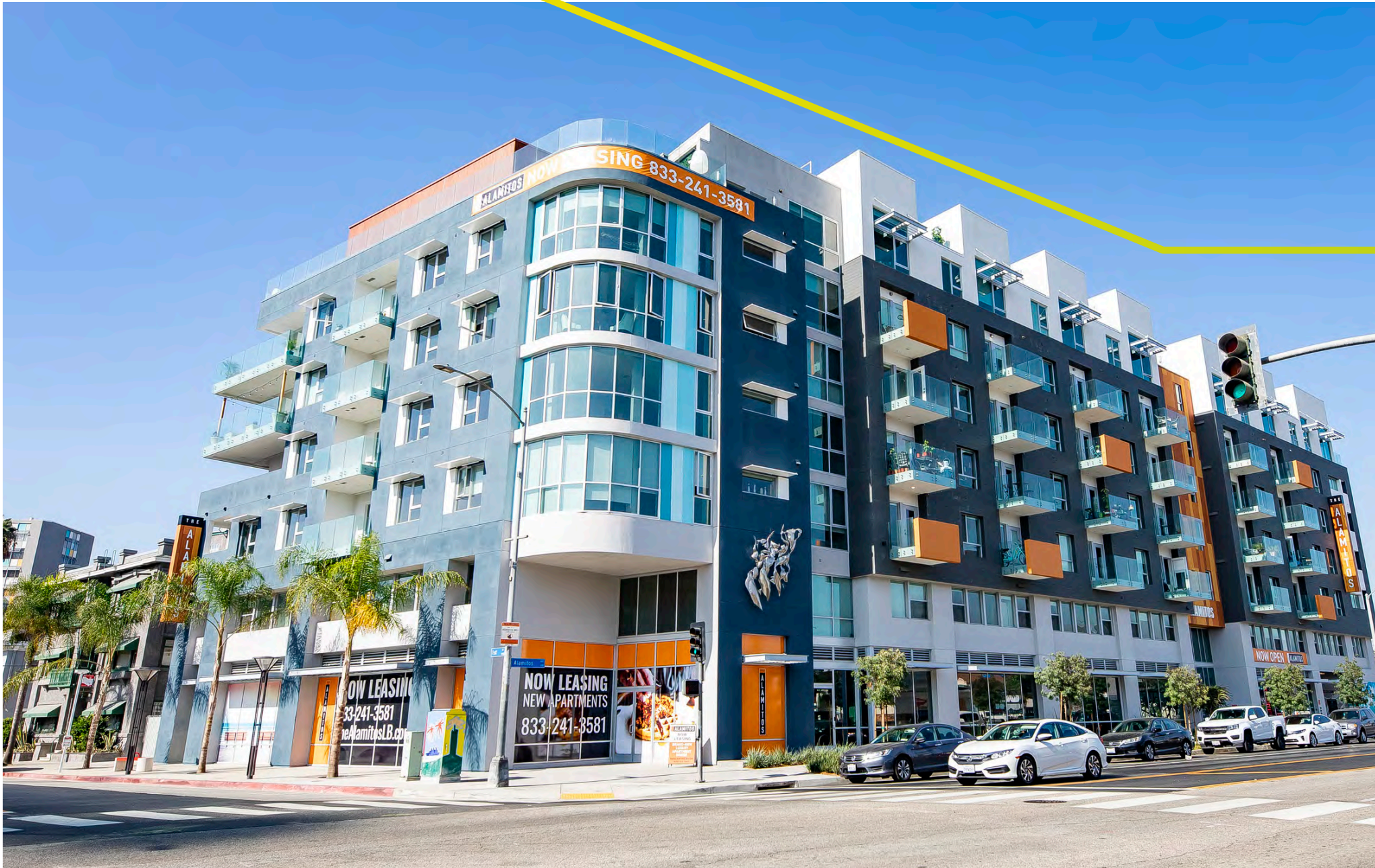
PROJECT SHOWCASE **DOWNTOWN**

PROJECT SHOWCASE DOWNTOWN

GROWTH in the Downtown Plan area is evidenced by the ongoing development construction progress that was made in 2020. This section highlights development projects that were either completed last year, are currently under construction, have received approval, or are pending approval.

COMPLETED

THE ALAMITOS 3



**CONTEMPORARY
CONSTRUCTION REACTIVATING
THE EAST VILLAGE ARTS
DISTRICT**

101 ALAMITOS AVE.

The Alamos — a seven-story, mixed-use development on the corner of Alamos Avenue and 1st Street — broke ground in early 2020 after several years of construction. Approved by the Planning Commission in December 2015, this contemporary, mid-sized building features 126 apartment units ranging from studios to two-bedroom homes, a 2,800-square-foot fitness center, ground-floor retail space, along with multi-level underground parking. With an eye on the future, this new development reactivates a once neglected site on the easterly edge of the East Village Arts District in Downtown Long Beach.



BROADWAY + MAGNOLIA APARTMENTS

142-UNIT NEW DEVELOPMENT WITH ENDLESS AMENITIES

500 W. BROADWAY

The ambitious residential development known as Broadway and Magnolia Apartments broke ground in 2020, bringing the high-end seven-story, 142-unit project closer to fruition. Occupying a once-vacant parking lot, the new development will bring a mix of

studios and units from one to three bedrooms, along with a market cafe, a patio, and a bicycle storage on the ground floor. Residents will also enjoy a variety of amenities such as a roof deck with a pool and a spa, and a fitness center.



330 E. 3RD ST. AND 333 E. BROADWAY

With construction steadily underway, the Planning Commission in August approved plans to expand the Broadway Block, a prominent mixed-use development featuring a 23-story high rise and a seven-story building on the long vacant lot. The project, initially approved

in March 2018 with 400 residential units and 15,787 square feet of retail space, will be adding an additional 32 dwelling units and 2,006 square feet of ground level. The lot includes the historic Acres of Books building, which is being revamped as a food court with an outdoor patio.

EXPANSION APPROVED FOR AMBITIOUS
RESIDENTIAL DEVELOPMENT

BROADWAY BLOCK



SHORELINE GATEWAY

STRONG ARCHITECTURAL
ELEMENTS DEVOTED TO
CONTEMPORARY DESIGN

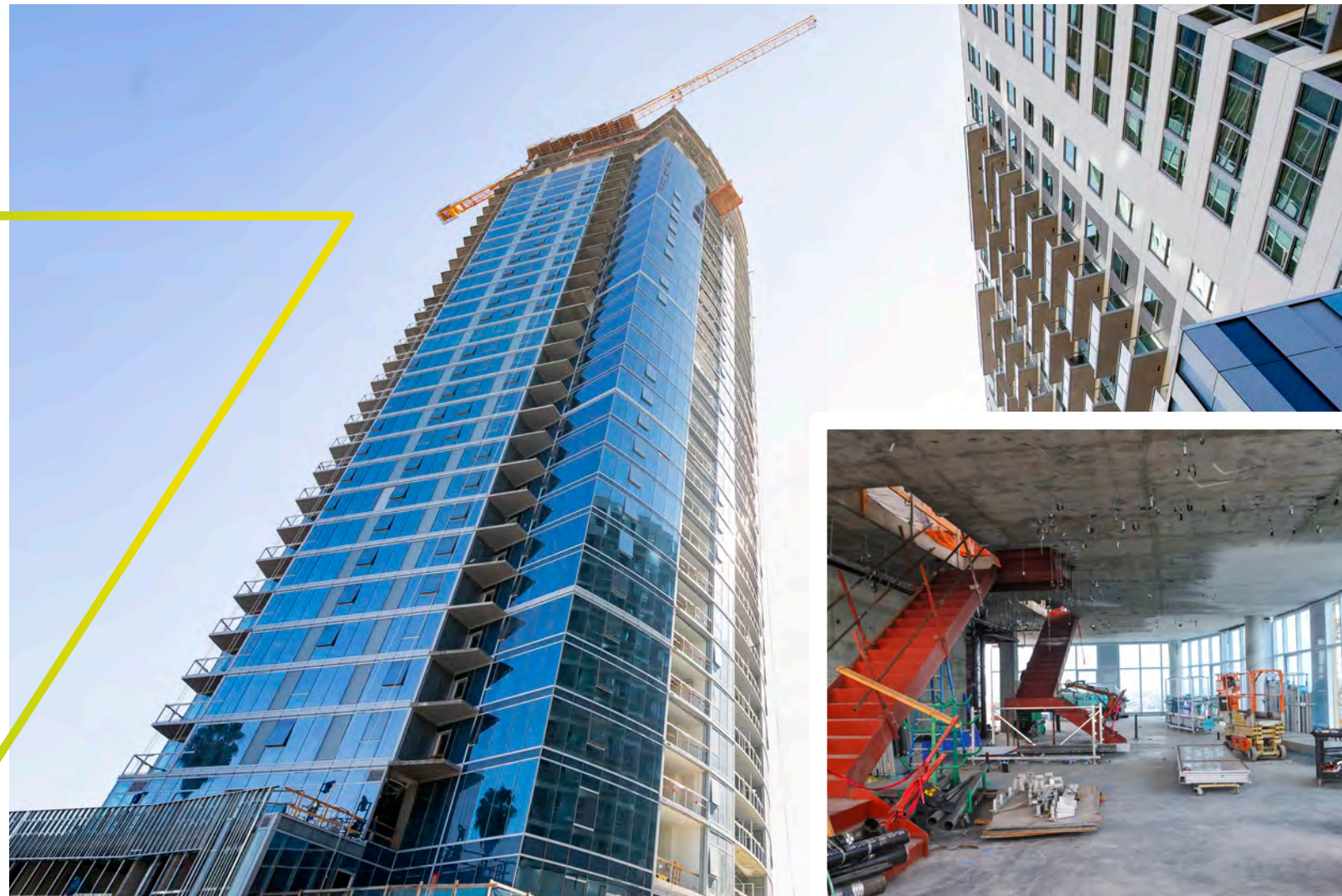


777 E. OCEAN BLVD.

Significant progress has been made this past year on Shoreline Gateway, a 35-story mixed-use development featuring 315 apartment units and 6,700 square feet of retail/restaurant space on

the ground level. Originally approved by the Planning Commission in October 2016, this project includes a 10,000-square-foot plaza with public art and open space for pedestrians, along

with a community garden, a gym, a pool, and a spa. With strong architectural elements devoted to contemporary design, Shoreline Gateway will soon be a beacon of innovation and community in Downtown.



THE HOTEL

EASY TRANSIT ACTIVATING DOWNTOWN CORRIDOR

107 LONG BEACH BLVD.

In spite of construction setbacks caused by COVID-19, The Hotel project is underway on the corner of First Street and Long Beach Boulevard. As the first hotel to be entitled under the Downtown Plan, the five-story development will include 34 hotel rooms,

on-site parking, a rooftop deck, lounge areas, as well as a pool and spa. Sitting directly across from the Metro Blue Line and the revitalized Edison Lofts, this development is expected to further activate a primary corridor in Downtown Long Beach.

LINCOLN PARK

5 ACRES OF OUTDOOR ENTERTAINMENT

101 PACIFIC AVE.

Construction is planned for a revitalized Lincoln Park as part of the ongoing Long Beach Civic Center Project. Occupying 4.9 acres at the south entrance of the new Billie Jean King Main Library, the new park will bring a children's play area,

an enclosed dog park, a skate park, a half basketball court, as well as an open 30,000-square-foot lawn for residents and visitors to enjoy. Initially approved by the City Council in 2015, the revitalized Lincoln Park is expected to be completed in late 2021.



636 LOCUST AVE.

A new proposal for a seven-story mixed-use development project is currently under review. With 108 residential units ranging from one- to three-bedroom units and 1,188 square feet of ground-floor commercial space, this project would mark the latest addition to the

batch of residential projects coming to Downtown, if approved. It would also offer a variety of amenities, including a pool and community room, fitness area, lounge, barbecue grill, and a rooftop deck. It is expected to come before the Planning Commission in early 2021.

EASY TRANSIT ACTIVATING DOWNTOWN

CALYPSO



RESIDENTIAL PROJECT

PROPOSAL FOR SIX-STORY APARTMENT BUILDING UNDER REVIEW

923 & 927 Long Beach Blvd.

A site plan is currently under review for a proposed six-story residential project on the corner of 9th Street and Long Beach Boulevard. Proposed by A&H Architects, the contemporary-style building would feature 86 dwelling units and a three-level underground garage, as well as a 1,234-square-foot courtyard on the second floor and a roof deck.

810 PINE AVE.

The addition of a 10-story senior assisted-living facility, replacing the surface parking lot being used by Regency Palms is currently under review. The proposed development, known as Regency Palms II, will provide 78 rooms for seniors and offer hotel-like amenities, with a fitness

room, hair salon, physical therapy room, ground-floor bistro, full-service dining room, a sky terrace, and more. The use of floor-to-ceiling glass will bring abundant light into the building, shirking the institutional feel typical with assisted-living facilities.

REGENCY PALMS II

SENIOR LIVING WITH
ABUNDANT, NATURAL LIGHT
AND COMFORTABLE AMENITIES



MIXED-USE PROJECT

MIXED-USE DEVELOPMENT TO
ADD TO VARIETY OF HOUSING
TYPES TO DOWNTOWN

525 E. Broadway

A new seven-story mixed-used residential project received an initial approval for its site plan review last November. With a total of 48 units ranging from one to three bedrooms, this development is anticipated to add a variety of housing types to meet the needs of Long Beach's diverse population.

As a mixed-use structure in the heart of Downtown, the development will host 5,090 square feet of retail space on the ground floor, along with an outdoor arcade seating area.

GHOST KITCHEN

**GHOST KITCHEN WITH
INTERACTIVE PUBLIC SPACE
PENDING SITE PLAN APPROVAL**

.....

456 ELM AVE.

An exciting new proposal that would occupy the iconic 1923 building on 4th Street and Elm Avenue is pending site plan review. With 60,040 square feet of area in the three-story structure, the proposal seeks to convert the space into 19 tenant commercial kitchens — also known as “ghost kitchens” — along with designated public space for indoor dining and a retail area.

On the ground floor, the project proposes a show kitchen for demonstrations, menu development, recipe tasting, and content creation.



PROJECT SHOWCASE **HOUSING**

PROJECT SHOWCASE HOUSING

THE City remains steadfast in its commitment to expanding housing access through thoughtful policymaking, innovative programming, and development of quality housing projects. These efforts are designed to provide a variety of housing opportunities for renters and aspiring homeowners alike.

HOUSING POLICIES & INITIATIVES

INTERIM HOUSING ZONING CODE UPDATE

The City has widened the scope of where emergency shelters, interim and supportive housing, safe parking, and social services may be established in Long Beach with a series of updates to the City's Interim Housing Zoning Code which was approved by the City Council in July. This move addresses the growing number of housing-insecure households and individuals experiencing homelessness as a result of financial impacts brought on by COVID-19.

INTERIM MOTEL CONVERSION ORDINANCE

To address the need for a diversity of housing solutions to address the City's housing crisis and the varying needs of people experiencing homelessness, the City Council approved a new ordinance in September that allows for the voluntary and nonpermanent conversion of motels to supportive or transitional housing. By creating a pathway for existing buildings to be utilized in this capacity, the City is working to promote creative and cost-effective strategies for residents experiencing or at risk of homelessness.

INCLUSIONARY HOUSING POLICY

This past year, the City of Long Beach took steps to establish a mandatory, incentive-based requirement for housing developments to include inclusionary housing for low-income and very low-income households. Approved by the City Council in July, the new ordinance will provide more dwelling units for renters who make below the median income and help alleviate the housing crisis while balancing the interests of property owners and developers.

HOUSING ELEMENT UPDATE

In an effort to ensure that the City can meet the housing needs of all Long Beach residents, the City kicked off an 18-month public process in 2020 — a process required by State law — to update the Housing Element of the General Plan. A major focus of the update will be to remove barriers to housing development and to ensure the availability of affordable housing throughout the City. With ongoing virtual community engagement, the Housing Element update is expected to be adopted in the fall of 2021.



FAIR HOUSING FOUNDATION

Long Beach is one of 24 cities serviced by the Fair Housing Foundation across Los Angeles County and Orange County. Through \$85,000 in funding from Housing & Neighborhood Services, the Fair Housing Foundation provided 1,419 Long Beach residents with landlord/tenant counseling services and education about their rights for fair housing in 2019. Among them, 109 individuals were assisted with fair housing allegations, and 25 were assisted in opening a fair housing case.



SHORT-TERM RENTALS PROGRAM

Long Beach's short-term rentals program allows both primary and non-primary residences to operate as short-term rentals in the city. The new program is designed to provide additional lodging/housing opportunities while providing safeguards to preserve the character of diverse residential neighborhoods across the city.



LB CARES EMERGENCY RENTAL ASSISTANCE PROGRAM

A month after the City Council extended a citywide moratorium on evictions due to COVID-19, the City of Long Beach launched the LB CARES Emergency Rental Assistance Program. Funded by a federal grant and re-appropriated City funds, the program is assisting 1,770 eligible applicants with up to three months of rent, up to \$1,000 per month.



SECURITY DEPOSIT ASSISTANCE PROGRAMS

In partnership with the Multi-Service Center, the City provided more than \$50,000 in security deposit assistance for 21 very low-income households and another \$100,000 to support displaced seniors and individuals with disabilities, resulting in 65 low-income households transitioning to permanent shelter.

MICRO UNITS PILOT PROGRAM

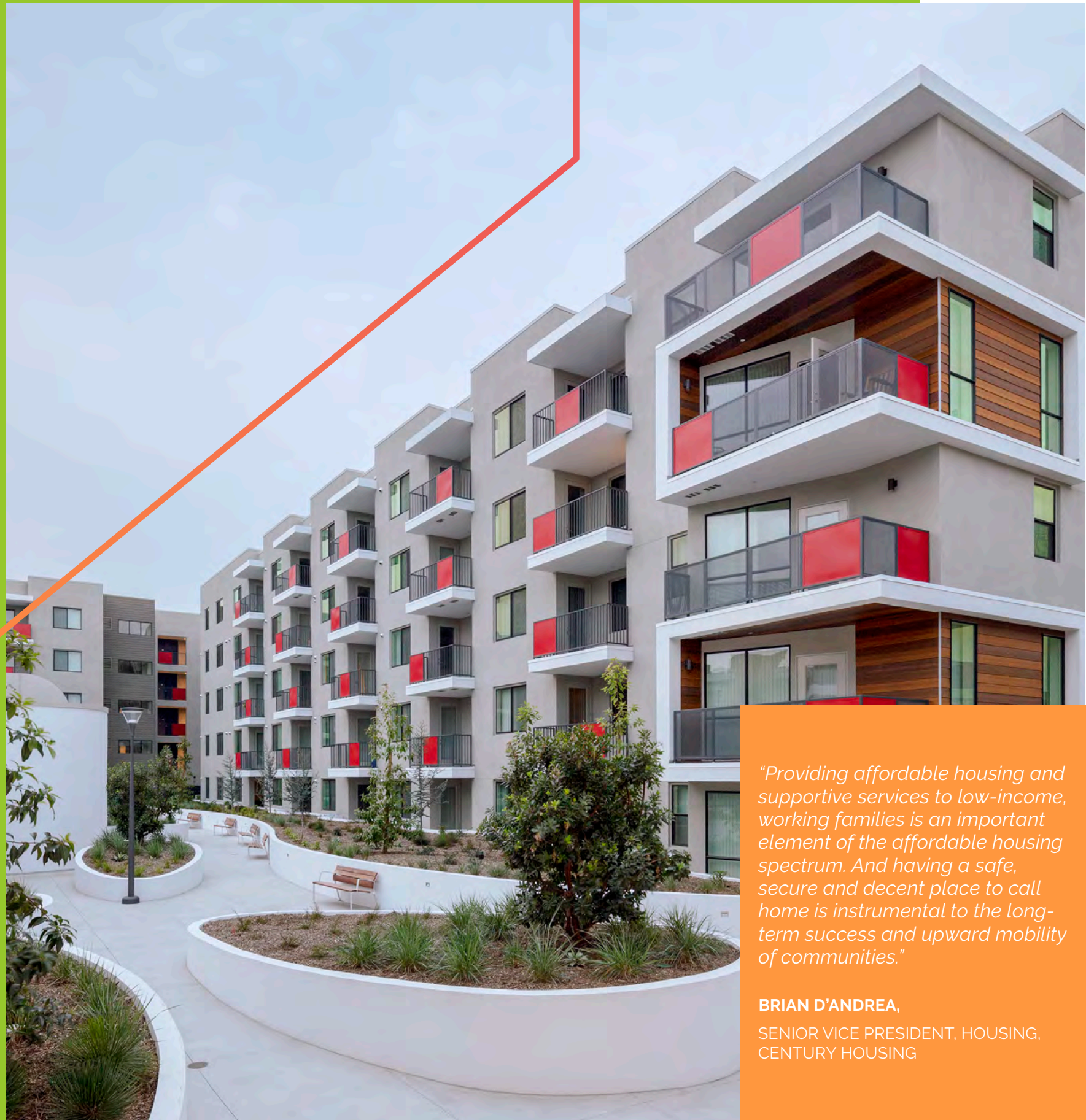
The City of Long Beach is moving forward with a pilot program that will bring up to 500 micro units across Downtown and Midtown. A newer type of housing geared toward moderate-income single households, micro units are smaller — typically below 350 square feet — and have rent that is 20 to 30 percent lower than a market-rate studio apartment while also providing an accessible path to homeownership.



HOUSING DASHBOARDS

The City released a set of Housing Dashboards in 2020 to help the public track its progress on meeting the current Housing Element targets and get the latest on housing development in the city. The interactive dashboards offer residents access to detailed information for housing projects at various states of development.





"Providing affordable housing and supportive services to low-income, working families is an important element of the affordable housing spectrum. And having a safe, secure and decent place to call home is instrumental to the long-term success and upward mobility of communities."

BRIAN D'ANDREA,
SENIOR VICE PRESIDENT, HOUSING,
CENTURY HOUSING



THE BEACON

**AFFORDABLE HOUSING COMPLEX
CELEBRATES FULL OCCUPANCY**



1201-1235 LONG BEACH BLVD.

The Beacon, a newly built affordable housing project, is now fully leased. The seven-story Beacon Point provides 121 apartment homes for low-income seniors and individuals who have experienced homelessness, while the five-story Beacon Place has 39 units for low-income veterans

with special needs or at risk of experiencing homelessness. With close proximity to the Metro Blue Line in addition to an on-site gym, computer rooms, laundry rooms, and a selection of commercial eateries on the ground floor, residents can enjoy their lives at leisure.

NEWLY-APPROVED SENIOR HOUSING
FACILITY TO OFFER SUSTAINABLE LIVING

AFFORDABLE SENIOR HOUSING

901-945 E. PACIFIC COAST HIGHWAY

A new four-story affordable senior housing facility will soon be constructed after approval from the Planning Commission in August. With 68 units and 4,000 square feet of commercial space on the ground floor, this 100 percent affordable housing

development will also include a communal garden and covered patio on the second floor, as well as 38 parking stalls. Funded by the Long Beach Community Investment Company, the facility will welcome residents ages 62 or older.





FEDERATION TOWER SENIOR APARTMENTS

**AFFORDABLE HOUSING DEVELOPMENT
UNDERGOES MAJOR RENOVATION**



3799 E. WILLOW ST.

Efforts to rehabilitate and preserve the Federation Tower, a four-story affordable housing project, were completed earlier this year. With \$750,000 in funding from LBCIC, the facility offers 50 units, ranging from studios to one-bedroom apartments, in addition to a variety of community amenities

such as a resident computer lab, outdoor eating space, and a 10-year membership to a neighboring community center. Fully leased as of 2020, Federation Tower strictly houses low-income seniors and disabled residents who pay no more than 30 percent of their income towards rent.

1836-1852 LOCUST AVE.

With this year's completion of Vistas Del Puerto — a five-story, two-building affordable housing project — the Midtown neighborhood welcomed an addition of 47 affordable housing units ranging from one- to three-bedroom apartments. Funded by LBCIC, half of the units are reserved for special-needs

individuals and families at risk of homelessness. On-site resident services include mental health supportive services, substance abuse counseling, employment preparation support, life skills workshops, and more. Special-needs apartments feature furnished units, kitchen appliances, central heating and cooling.

VISTAS DEL PUERTO





SPARK AT MIDTOWN

**SUPPORTIVE HOUSING COMMUNITY
OPENS ITS DOORS IN MIDTOWN**



1900 - 1940 LONG BEACH BLVD.

Long-anticipated affordable housing community, Spark at Midtown, is preparing to welcome its first wave of residents after completing construction in late 2020. With \$3 million in funding from LBCIC, this Linc Housing development brings 95 new affordable units to Midtown,

half of which are reserved for individuals or households experiencing homelessness. Amenities include a new YMCA facility and community-serving retail on the ground floor, and an outdoor park space, along with various job training opportunities for residents.



BLOOM AT MAGNOLIA

**THREE-STORY AFFORDABLE HOUSING
PROJECT BREAKS GROUND**



1770 MAGNOLIA AVE.

With plans to promote a thriving community along Pacific Coast Highway, Linc Housing broke ground on a three-story affordable housing project in early 2020. Funded by LBCIC, Bloom at Magnolia provide 55 one-bedroom units for households experiencing or at risk of homelessness,

and residents will pay no more than 30 percent of their income for rent. In addition to an on-site unit for the facility manager, the project will also provide a space for recreational activities and amenities, along with case managers and supportive services programs.



We're proud to partner with the City and other regional partners in addressing the housing crisis by bringing quality housing, supportive services, and transit-oriented development to our home city of Long Beach. Our work starts with housing but continues far beyond, with the ultimate goals of creating not only opportunities for our residents but also vitality in our communities."

SUNY LAY CHANG, PRESIDENT AND CHIEF
OPERATING OFFICER, LINC HOUSING



WOODBIDGE APARTMENTS

1117 ELM AVE. AND 421 W. 33RD ST.

Rehabilitation of the Woodbridge Apartments — which will provide 49 affordable housing units — is currently underway. The project includes two separate locations three miles apart: one on Elm Avenue, which includes two three-story buildings providing

25 units, and the other on 33rd Street, a three-story building with 24 units. With \$1.1 million in funding from LBCIC, Woodbridge Apartments will serve households earning between 50 and 60 percent of the average median income.





THE CREST

**NEW LUXURIOUS RESIDENTIAL
DEVELOPMENT WITH A VIEW**



207 E SEASIDE WAY

Located atop the Rainbow Bridge, the luxury loft-style residential development known as The Crest has opened its doors to residents. With 113 units ranging from studios to two-bedroom apartments, this contemporary five-story project flaunts a

breezy ocean view along with luxurious features, such as oversized patios, in-unit washer and dryer, high ceilings, and natural light. Shared amenities include a 3,309-square-foot rooftop deck, fitness center, media room, and a classy new bar on the ground floor.





5100 LONG BEACH BLVD.

Just a few blocks north of the aforementioned project, a similar townhome development was approved by the City Council in August. With 38 three-story townhomes, 86 parking spaces, and an expansive outdoor common

area, this development will require the demolition of an existing single-family home to make space. Rooftop solar panels will net zero energy for the town homes, which will reflect a Contemporary architectural style.

MORE ENERGY EFFICIENT TOWNHOMES
JUST A FEW BLOCKS AWAY

RESIDENTIAL
PROJECT

RESIDENTIAL PROJECT

ENERGY-EFFICIENT TOWNHOMES ON
THEIR WAY TO NORTH LONG BEACH



4800 LONG BEACH BLVD.

An ambitious proposal to build 18 solar-powered three-story townhomes was given the green light by the City Council last August after being recommended by the

Planning Commission. Each unit, which will be for sale, will feature three bedrooms and three bathrooms and range from 1,411 to 1,741 square feet. Reflecting a

traditional architectural style, this development project will also feature a large outdoor open space and incorporate a variety of green technologies that will net “zero energy.”



201-245 WEST PCH + 1827 PACIFIC AVE.

Another mixed-use development is coming to Central Long Beach. Approved by the Planning Commission in November, the project's two five-story buildings will be connected by a pedestrian bridge and offer 138 units ranging from studios to three-

bedroom units. The ground floor will host a market, as well as ample commercial retail area, a business center, and both underground and ground level parking. The development is expected to be completed in the next two to three years.

**TWIN FIVE-STORY RESIDENTIAL BUILDINGS
APPROVED IN CENTRAL DISTRICT**

MIXED-USE PROJECT



OCEAN + CHERRY

**A MIX OF HOTEL ROOMS
AND CONDOMINIUMS
COMING TO VACANT LOT**

2010 E. OCEAN BLVD.

A unique project is expected to begin construction soon on the vacant lot formerly known as Beach Plaza. With a mix of 56 condominiums and 40 hotel rooms, Ocean + Cherry will be standing at four stories tall facing north of Ocean and seven stories facing the beachfront. A prime beachside location in Long Beach, the project also includes the construction of a public stairway for coastal access.

LONG BEACH GARDEN CONDOMINIUMS

NEW CONDOMINIUMS ARRIVE IN CENTRAL LONG BEACH

1570-1598 LONG BEACH BLVD.

In the heart of the Central District is a new luxury residential development that catches the eye with its glass-themed contemporary architectural design. The now completed four-

story project officially opened this past fall, offering 36 condominium units ranging from one to two bedrooms. True to its name, the project flaunts a beautiful rooftop garden, along with a fitness

center, private balconies, secured bike storage, underground residential parking, and ground-floor retail.



PROJECT SHOWCASE: MARKET-RATE HOUSING

PROJECT SHOWCASE **RETAIL & COMMERCIAL**

PROJECT SHOWCASE

RETAIL & COMMERCIAL

RETAIL & commercial development continued to thrive in 2020, bringing a wide range of amenities and new jobs to the city. The following section highlights the city's most significant retail & commercial projects that are either complete or currently underway.



LASERFICHE

**LASERFICHE ADDS FOUR-STORY
OFFICE BUILDING TO BIXBY
KNOLLS CAMPUS**



3443 LONG BEACH BLVD.

Software development company Laserfiche is in the process of the expanding its corporate headquarters campus in Bixby Knolls. Approved by the City Council in March 2019, the new Laserfiche building will feature a new four-story,

102,848-square-foot office building in addition to a three-story parking structure to accommodate the firm's growing staff. The façade of the new building incorporates contemporary design elements reminiscent of Mid-Century architecture.



"Laserfiche is entering an era of accelerated innovation, which requires workforce growth and the evolution of our headquarters to align with our visionary products. We are committed to continued investment in Long Beach and look forward to bringing hundreds of well-paying tech jobs to the city."

CHRIS WACKER, CEO, LASERFICHE

6235 E. SPRING ST.

Long Beach will soon be home to its first Amazon Fresh location. The store will occupy a newly renovated 42,698 square-foot single story building located on Spring Street, between Snowden Avenue and Palo

Verde Avenue. The project which received Planning Commission approval in 2019 will provide an accessible shopping experience for residents while also creating local employment opportunities.

**MODERNIZED SHOPPING EXPERIENCE
ON ITS WAY TO EAST LONG BEACH**



AMAZON FRESH



COFFEE BEAN

**COFFEE LOVERS REJOICE!
A NEW DRIVE-THROUGH
COFFEE BEAN ARRIVES**

5865 E SPRING ST.

A new Coffee Bean location with drive-through opened this year on the corner of Spring Street and the Los Coyotes Diagonal. Approved by the Planning Commission in 2017, the 1,839-square-foot single-story building features smooth stucco

exterior walls accented with large black awnings over glass storefronts. The new structure replaces the three existing commercial buildings built in a geodesic dome architectural style back in 1983.



SPRING STREET BUSINESS PARK

**LIGHT INDUSTRIAL BUSINESS PARK
COMING TO SPRING STREET**

2851 ORANGE AVE.

A new business park is coming to Spring Street. Approved by the Planning Commission in July, the project includes three one-story light industrial buildings with office mezzanines, totaling 160,673 square feet of ground floor. Built in the modern architectural style, the buildings will feature

tilt-up concrete walls in two-tone paint and high-gloss gray metal canopy accents. The development will be used for warehouse purposes, packaging or light manufacturing and reconfigure the intersection and adjacent right-of-way to create bike and pedestrian infrastructure.

RELATIVITY SPACE

**COMING SOON: ROCKETS MADE
IN LONG BEACH**

3500 E. BURNETT ST.

Approved by the Planning Commission in June, Relativity Space — whose partners include NASA and the U.S. Air Force — is moving into a 113,800 square-foot building in the Long Beach Business Center Zoning District, where the company will manufacture rocket tanks (mainly via 3-D printing), as well as smaller rocket components. Research, development, and testing of circuit boards will also be a part of its indoor operations, while outdoor activities will include testing operations for the rocket tanks.

"One of the many reasons Relativity chose Long Beach for our new headquarters is because we see this city as an up-and-coming market for future leaders in tech and aerospace manufacturing. This includes its proximity to an amazing talent pool — from local engineering programs, to top colleges and universities — as well as access and opportunity to participate in the local ecosystem of aerospace engineering and additive manufacturing."

JASMINE LAMB, SPOKESPERSON,
RELATIVITY SPACE

Relativity





STAYBRIDGE SUITES

NEW HOTEL ADDS FLAIR FOR VISITORS NEAR LONG BEACH AIRPORT

2640 N. LAKEWOOD BLVD.

Staybridge Suites opened its doors this year in Long Beach after breaking ground back in September 2018. Located a mile from the Long Beach Airport, the new six-story hotel offers 125 guest rooms — from 310-square-foot studio suites to

845-square-foot two-bedroom suites — as well as conference rooms, an indoor fitness center, an entertainment room with a TV and a pool table, and a spacious outdoor pool and jacuzzi area.



THE CHILDREN'S VILLAGE AT MILLER'S CHILDREN'S & WOMEN'S HOSPITAL

**MULTIDISCIPLINARY PEDIATRIC BUILDING AT LONG BEACH
MEMORIAL TO OPEN DOORS IN FEBRUARY**

2801 ATLANTIC AVE.

In late 2020, the Long Beach Memorial Medical Center welcomed the newest addition to its 54-acre campus: a new four-story medical office building for pediatric outpatient services called the Cherese Mari Lauthere Children's Village. The buildout of this 80,000-square-foot, energy-efficient structure marks the tail

end of MemorialCare's 15-year master plan to develop and modernize its sprawling Midtown campus. Scheduled to admit its first patients this February, the new facility includes 66 exam rooms, a blood-draw station, and a specialty lab for the hematology and oncology patient care area.

UPTOWN COMMONS

**NORTH LONG BEACH
WELCOMES LONG-
ANTICIPATED PLAZA**

3

6600 ATLANTIC AVE.

With the completion of Uptown Commons this past year, North Long Beach welcomed a sprawling plaza with new restaurants and the neighborhood's first full-service bank. The 10,330-square-foot project, which transformed a vacant two-acre lot, incorporates the site's existing shipping containers and includes a large patio area. Visitors of Uptown Commons have a wide variety of options when it comes to dining and plenty of outdoor seating to enjoy.



COMPOUND LB

AN INNOVATIVE CULTURAL HUB COMES
TO THE ZAFERIA DISTRICT



1395 CORONADO AVE.

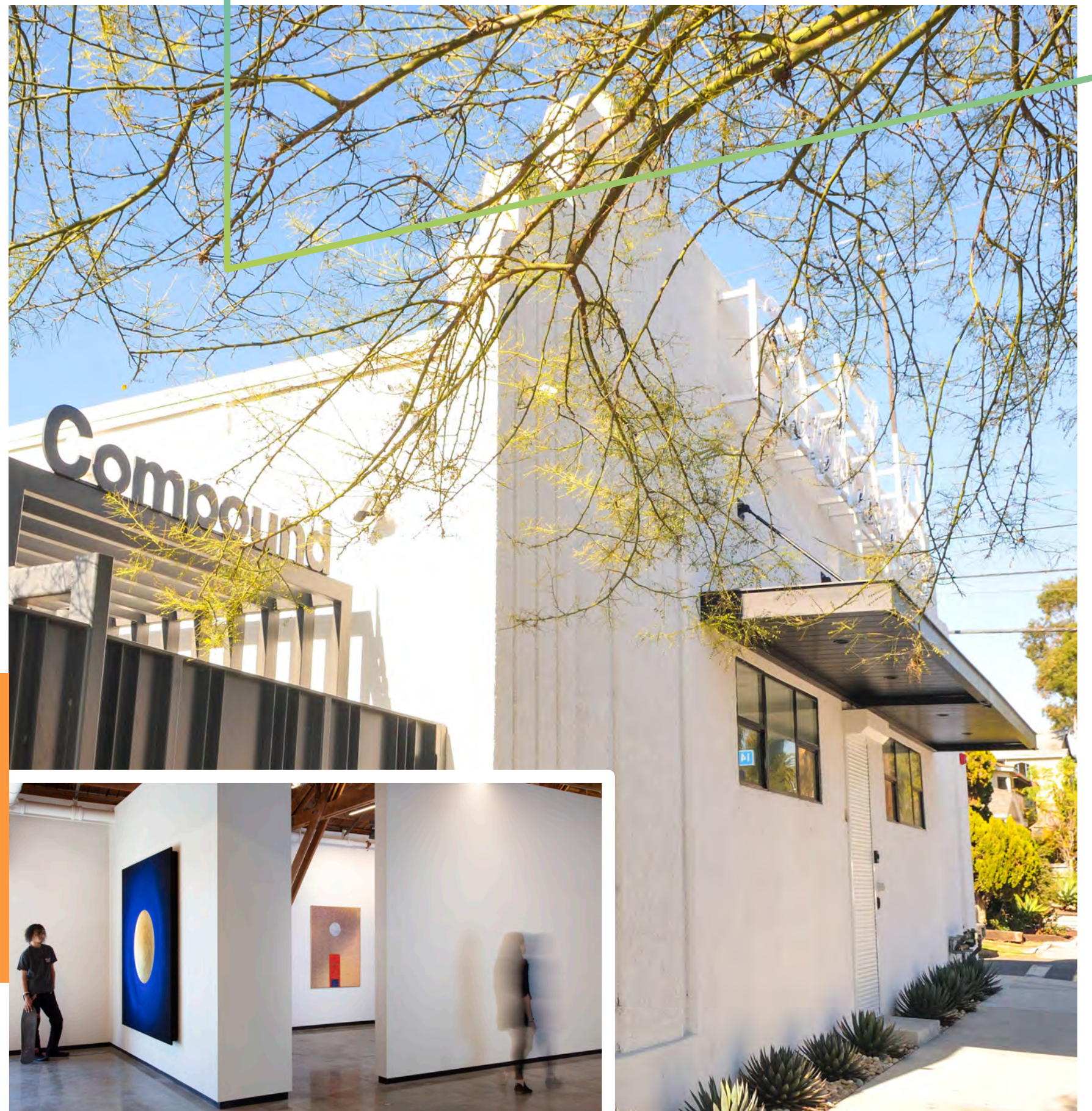
This past year, the Zaferia District in Long Beach welcomed the Compound, a new mix-use center dedicated to art and wellness for the community. Occupying a warehouse that previously operated as a pre-school, the 6,250-square-foot, single-story building includes an

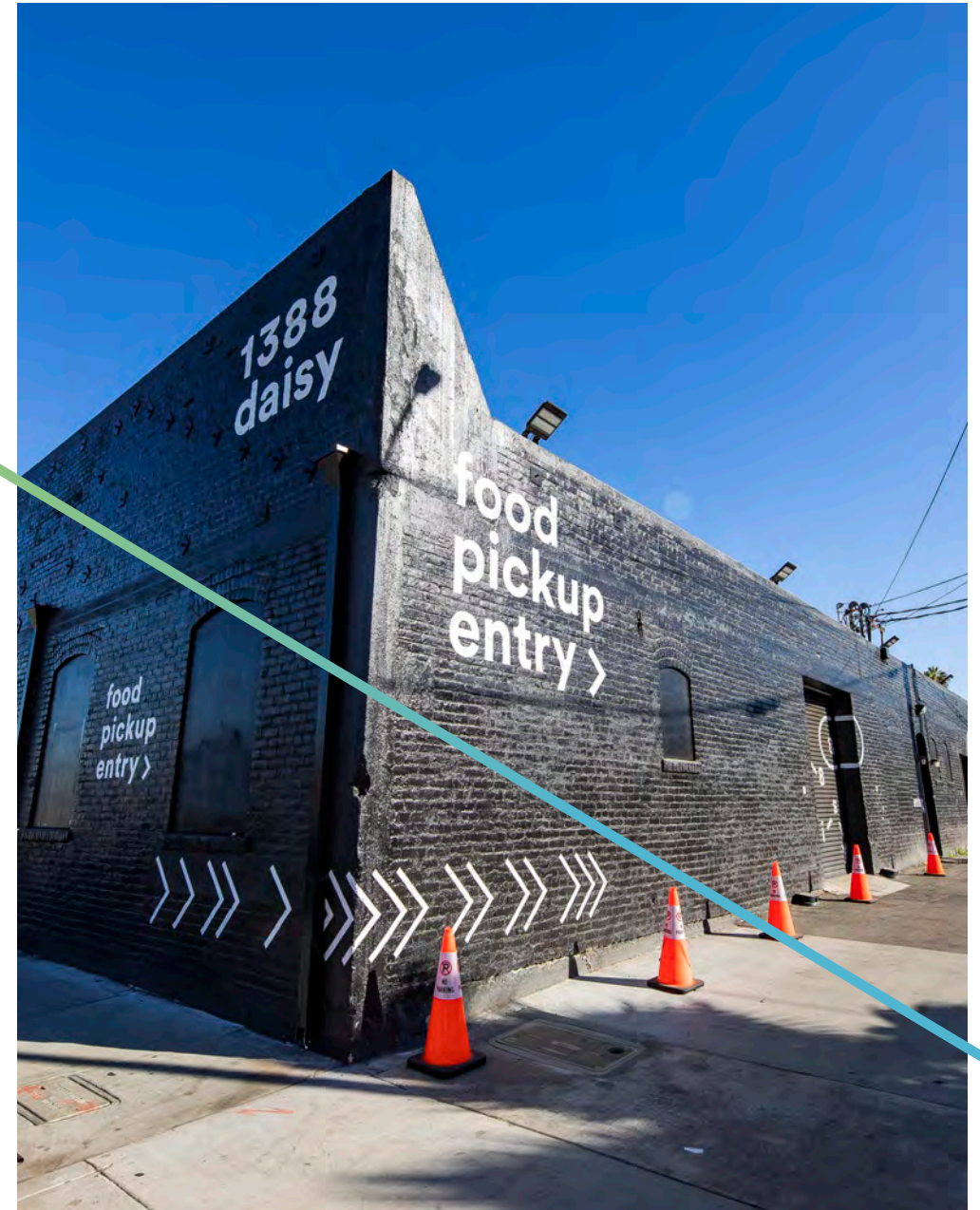
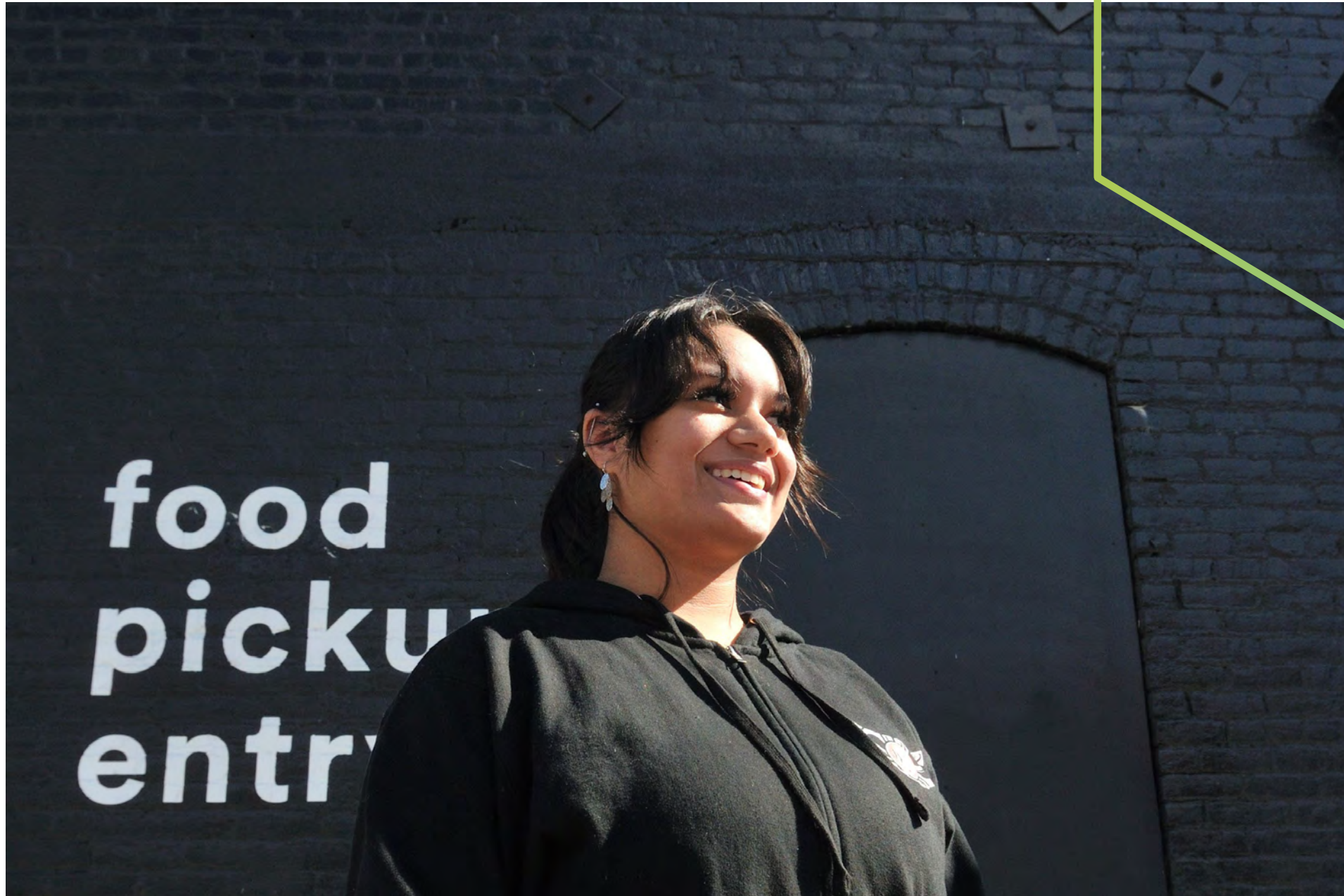
art gallery, a 1,675-square-foot restaurant, and a small bar area serving beer, wine, and distilled spirits. Due to COVID-19 pandemic restrictions, the launch of the Compound has so far been largely virtual — with weekly virtual wellness programming and more.



"We are so excited to bring this community space to the city of Long Beach. Compound is for everyone to connect, collaborate, and create, exploring human potential and our unlimited possibilities."

AIRRION COPELAND, EXECUTIVE
DIRECTOR, COMPOUND LB





CLOUDKITCHENS

**MULTI-KITCHEN COMMISSARY OFFERS
LOW-COST BUSINESSES STARTUP**

1388 DAISY AVE.

Commercial food preparation facilities optimized for delivery restaurants saving overhead cost are becoming increasingly more common in the fast-evolving food industry. In Long Beach, CloudKitchens occupies a 11,640-square-foot warehouse building, operating as a 25-kitchen

commissary for a variety of food businesses. Patrons can easily place their order online and have it safely delivered to their door. With the Planning Commission's approval of a Conditional Use Permit, CloudKitchens began offering to-go beer, wine, and distilled spirits as well.

NEIGHBORHOOD IMPROVEMENT & COMMUNITY RESILIENCY

NEIGHBORHOOD IMPROVEMENT & COMMUNITY RESILIENCY

BRACING FOR CLIMATE CHANGE AND TAKING ACTION

This past year, the City of Long Beach released its inaugural proposal for the Climate Action and Adaptation Plan (CAAP), with the goal of reducing greenhouse gas emissions and promoting sustainability in the face of climate change. With final adoption anticipated for later this fall, the CAAP will provide a framework for creating policies and programs for residents and businesses alike.



PLACE-BASED NEIGHBORHOOD IMPROVEMENT STRATEGY

By concentrating investment in specific high needs locations across the City, the Place-Based Neighborhood Improvement Strategy seeks to implement thoughtful infrastructure and impactful community revitalization in collaboration with area residents. The business corridor along North Long Beach Boulevard and the two alleyways adjacent to the major corridor of Anaheim Street are two projects currently underway.

FROM creating new policies to spearheading grassroots programs in partnership with passionate residents, the City of Long Beach is dedicated to improving our neighborhoods and building community. Whether it's providing trash bags and rakes for neighborhood cleanups or reimbursing homeowners for exterior repairs, the City considers no project too small.

UPTOWN PLANNING LAND USE AND NEIGHBORHOOD STRATEGY (UPLAN)

The first phase of the Uptown Planning Land Use and Neighborhood Strategy received City Council approval this year, paving the way for community-serving development that will transform commercial corridors in North Long Beach. Phase II is currently underway and will focus on mobility strategies and land use regulations for all of North Long Beach.



I DIG LONG BEACH – 10,000 TREES BY 2022

The City is working to add 10,000 trees across neighborhoods by 2022 through the “I Dig Long Beach – 10,000 Trees by 2022” initiative. Funded by the Port of Long Beach and CAL FIRE, this ambitious program is a partnership with neighborhood and community groups and hundreds of volunteers who receive trees and tools from the Housing and Neighborhood Services Bureau.



COMMERCIAL IMPROVEMENT REBATE PROGRAM

For commercial property owners and business owners looking to spruce up the appearance of their properties, the City of Long Beach provides rebates of up to \$2,000 per project for designated business corridors in the city. Common exterior improvements that qualify include painting, signage, exterior tile or brick veneer, window replacement, and security lights. In 2020, 44 businesses received rebates for various improvements.



HOME IMPROVEMENT REBATE PROGRAM

Since its inception in 1987, the City's Home Improvement Rebate Program has been reimbursing eligible owners of residential properties up to \$2,000 to renovate the exterior of their properties, with common projects involving paint, stucco, doors, driveways, porch, and window repairs. In 2020, 58 homeowners received rebates for various improvements.



2910 EAST 55TH WAY

Davenport Park in North Long Beach is on its way to doubling in size. Approved by the Planning Commission last January, the expansion will add nearly six acres to

the existing 5.5-acre park and bring a new sports field a 5,000-square-foot skate park, fitness equipment, and 31 parking spaces along the northern boundary of the park.

MASSIVE GREEN SPACE EXPANSION UNDERWAY IN NORTH LONG BEACH

DAVENPORT PARK EXPANSION



HOUGHTON PARK COMMUNITY CENTER

COMMUNITY HUB WELCOMES NEW BUILDING AND AMENITIES

3

6301 MYRTLE AVE.

Last June, the Houghton Park Community Center in North Long Beach celebrated the grand opening of a new 6,450-square-foot, LEED-certified building featuring two large multipurpose rooms, a teen center, a computer lab, and a weight room. Funded by Measure A, the expanded Community Center connects to the existing community center via a breezeway.



NEIGHBORHOOD LEADERSHIP PROGRAM CLASS OF 2020

This past year, the Neighborhood Leadership Program welcomed its 27th graduating class, which, for the first time, adapted to a virtual format due to COVID-19. Partially funded through the Federal Community Development Block Grant, this five-month multilingual program provides training in public speaking, planning community projects, creating innovative solutions for improving neighborhoods, and applying for grants.



20

GRADUATES OF THE 27TH
NEIGHBORHOOD LEADERSHIP
PROGRAM IN 2020

NEIGHBORHOOD CLEAN-UP PROGRAM

Keeping Long Beach neighborhoods clean is a collaborative effort between the City and a variety of community organizations and volunteer groups. From alley clean-ups, trash pick-ups, weed removal to graffiti paint-outs, volunteer clean-up projects are supplied with materials such as shovels, rakes, gloves, and trash bags from the Neighborhood Clean-Up Assistance Program. The City partnered with various neighborhood associations in 2020 to safely host 36 clean-ups.



Tracy Fuentes, Class of 2020

HISTORIC PRESERVATION

HISTORIC PRESERVATION

In many ways the story of Long Beach's culture is told through the various styles of architecture that can be found around the city. The diversity of structures that stand today serve as the building blocks for future civic growth. That's why historic preservation is so important for the City — and why there is a need to continually designate historic landmarks, neighborhood districts and various structures throughout the city as meaningful and valuable.

For decades, the City's Cultural Heritage Commission, through thoughtful policies and programs, has been leading the way in these efforts. The seven-member Commission, appointed by the Mayor and confirmed by the City Council, works closely with City staff to recognize and protect historic properties and architectural treasures. It strives to increase the public knowledge and appreciation of structural resources by providing, for example, guidelines for rehabilitating or adding to mature buildings to retain their original design features.

The City endures in its commitment to ensure compatibility between old and new, which, in turn, creates harmony between past and present.

CHC ROSTER

Julianna Roosevelt, Chair

Kathleen Irvine, Vice Chair

Alan Burks, AIA LEED AP
(term ended November 2020)

Mark Grisafe
(term began November 2020)

Mary Hinds
(term began November 2020)

Tasha Hunter

Kevin McGuan

Dr. Lourdes Ramos

Craig Smith
(term ended June 2020)



HISTORIC PRESERVATION 2020 BY THE NUMBERS



Five

DESIGNATED NEW
LANDMARKS



13

MILLS ACT CONTRACTS
AWARDED



Ten

SCHEDULED MEETINGS
CONDUCTED



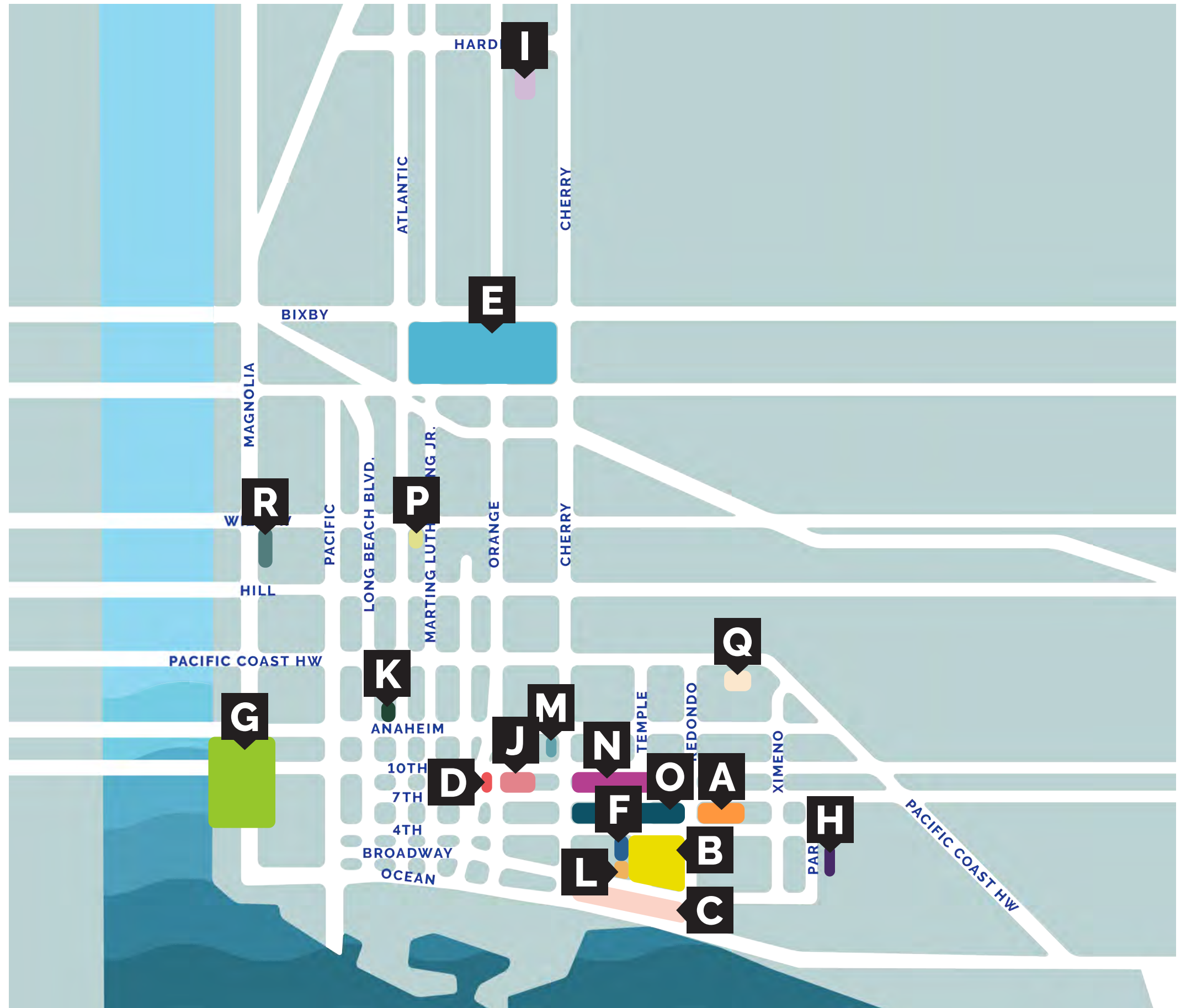
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CERTIFICATES OF
APPROPRIATENESS
APPROVED

HISTORIC DISTRICTS

The City has recognized distinct neighborhoods as having special architectural and historical value. This map depicts the 18 designated historic districts in Long Beach.

- A** Belmont Heights
- B** Bluff Heights
- C** Bluff Park
- D** Brenner Place
- E** California Heights
- F** Carroll Park
- G** Drake Park/Willmore
- H** Eliot Lane
- I** Grant Neighborhood
- J** Hellman St Craftsman
- K** Linden Avenue
- L** Lowena Drive
- M** Minerva Park Place
- N** Rose Park
- O** Rose Park South
- P** Sunrise Boulevard
- Q** Wilton Street
- R** Wrigley



PROGRAMS / INITIATIVES

HISTORIC CONTEXT STATEMENT UPDATE

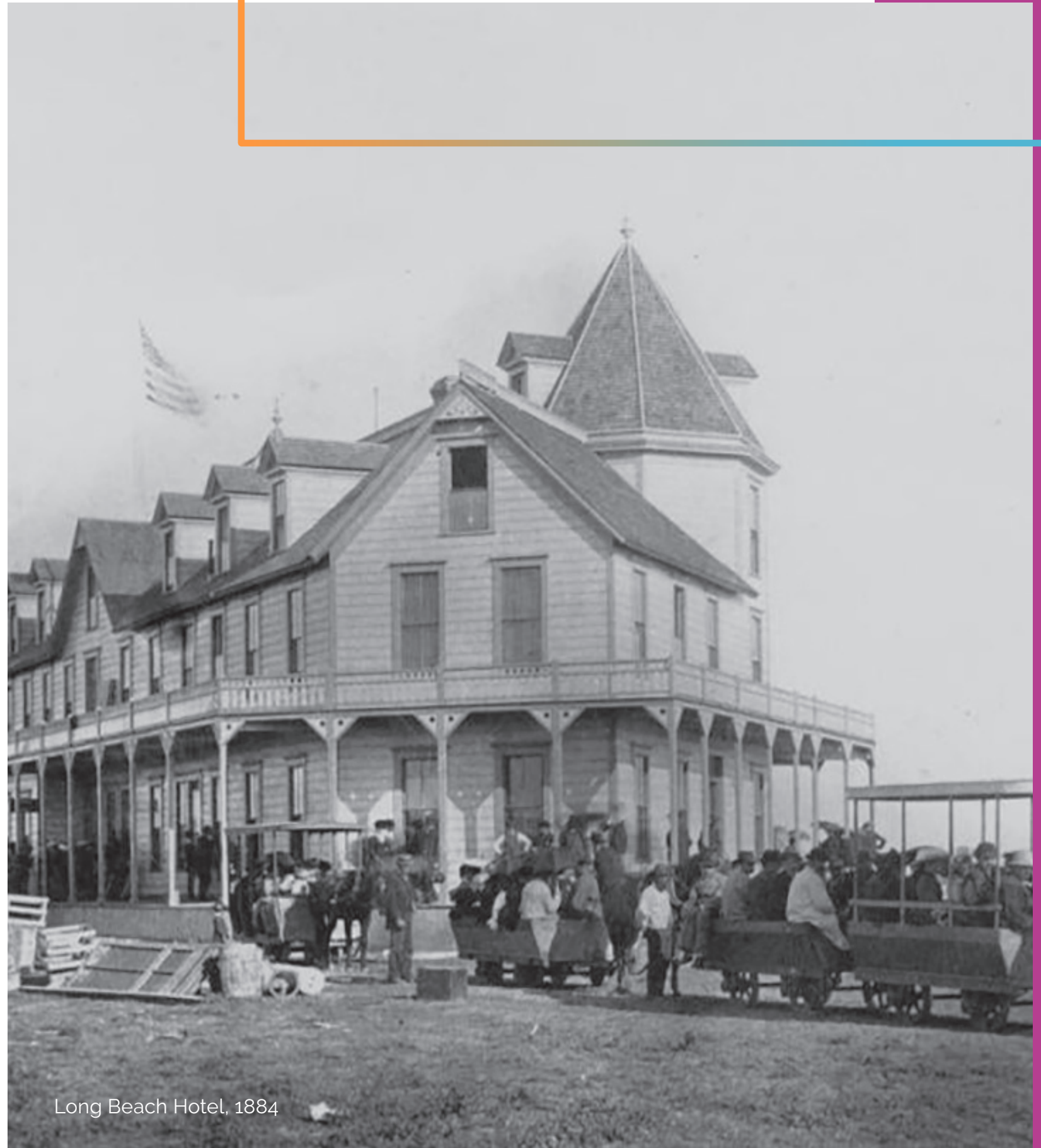
WITH NEW UPDATES TO ITS HISTORIC CONTEXT STATEMENT, THE CITY LOOKS TO SHARE UNTOLD STORIES

For the first time in 11 years, the City of Long Beach began the undertaking of updating its Historic Context Statement this past year. Intended to guide future planning, land use decisions, and historic preservation efforts, the Historic Context Statement will offer a closer look into the City's LGBTQ+ culture and communities of color throughout the late 20th Century.



NEW RACE AND SUBURBANIZATION HISTORIC CONTEXT STATEMENT WILL HIGHLIGHT OVERLOOKED COMMUNITIES

To provide a more inclusive history of Long Beach, the City's Historic Context Statement update will introduce a first-ever section on Race and Suburbanization. With underrepresented communities as the focus of the campaign, the City has introduced an online tool at markthemaplb.org, allowing residents to personally share stories and places of historic significance.



Long Beach Hotel, 1884

HISTORICALLY SIGNIFICANT SITES ACROSS LONG BEACH GAIN EXTENDED LIFETIME UNDER MILLS ACT RESTORATIONS

.....

In 2020, a total of 12 properties across the City of Long Beach were awarded a Mills Act contract, a State program that offers economic incentives to qualifying historic or designated landmark sites upon restoration and protection of the property. These are a few highlights from the list.



1128 MAGNOLIA AVE.

**RESTORATION EFFORTS UNDERWAY FOR
HISTORIC CRAFTSMAN BUNGALOW**

The Cultural Heritage Commission recommended this charming Craftsman Bungalow residence for a Mills Act contract in August 2020. Constructed in 1922, this home is set to undergo a series of improvements that will help restore some of its original features while also extending its structural life. Repairs include restoration of original wood window finish and painting the building in period appropriate paint colors.

This aged Craftsman Bungalow residence in the Hellman District was also awarded a Mills Act contract this year, greenlighting an extensive renovation project that will restore the building's

original appearance. The work plan addresses everything from the foundation of the building to the exterior, ranging from repairing water damage to removing the front porch enclosure.

RENOVATIONS AHEAD FOR THE 111-YEAR-OLD CRAFTSMAN BUNGALOW IN HELLMAN DISTRICT

742 ORANGE AVE.



401-423 PINE AVE.

RESTORING THE FAMOUS WALKER BUILDING IN THE HEART OF DOWNTOWN LONG BEACH

Built in 1929 by Meyer and Holler, whose acclaimed portfolio includes the Egyptian Theater and the Ocean Center Building, this Renaissance Revival building was once a famed department store. Today, this historic landmark houses 57 luxury lofts, and with the newly awarded Mills Act contract, it will undergo a series of rehabilitation efforts, including repairing the original metal sign.



1728 E. 3RD ST.

RESTORING THE HISTORIC EL CORDOVA CONDOMINIUM TO ITS ORIGINAL BEAUTY

Built in 1928, this designated historic landmark known as El Cordova is a Spanish Colonial style multi-family condominium with 20 individually-owned units. Under the new Mills Act contract, rehabilitation efforts

will include repair of water damage, painting exterior building woodwork, repair and replacement of all damaged courtyard walkways, and rehabilitation of original stair tiles.

FIVE SITES ADDED TO THE CITY'S LIST OF DESIGNATED HISTORIC LANDMARKS

In 2020, the Long Beach Cultural Heritage Commission designated five unique properties in the City as historic landmarks. A vital component in the preservation and elevation of historic properties throughout the City, the Landmark Designation Program helps preserve and celebrate landmarks of the past while also raises awareness about important periods in Long Beach history.



1005 LOCUST AVE. & 141 AND 143 E. 10TH ST.

**THE BUFFOM HOUSE — ONE OF THE OLDEST
BUILDINGS IN THE CITY**

Built in 1901 and 1905, these two neighboring properties earned landmark designation last February. The two-story Edwardian-style residence on Locust Avenue was famously built by local architect W. Horace Austin for Charles A. Buffom, an entrepreneur and former mayor of Long Beach. The Foursquare-style duplex on 10th Street is among the oldest buildings in the City and features unique components specific to the area.

244 MIRA MAR AVE.

ARTISAN CRAFTSMANSHIP CELEBRATED IN
THIS LANDMARK DESIGNATION

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This 1921 Craftsman Bungalow exemplifies the true artisan spirit of local builder Miner Smith, whose signature stone and concrete craftsmanship is evident through the many unique finishes around the house, including decorative

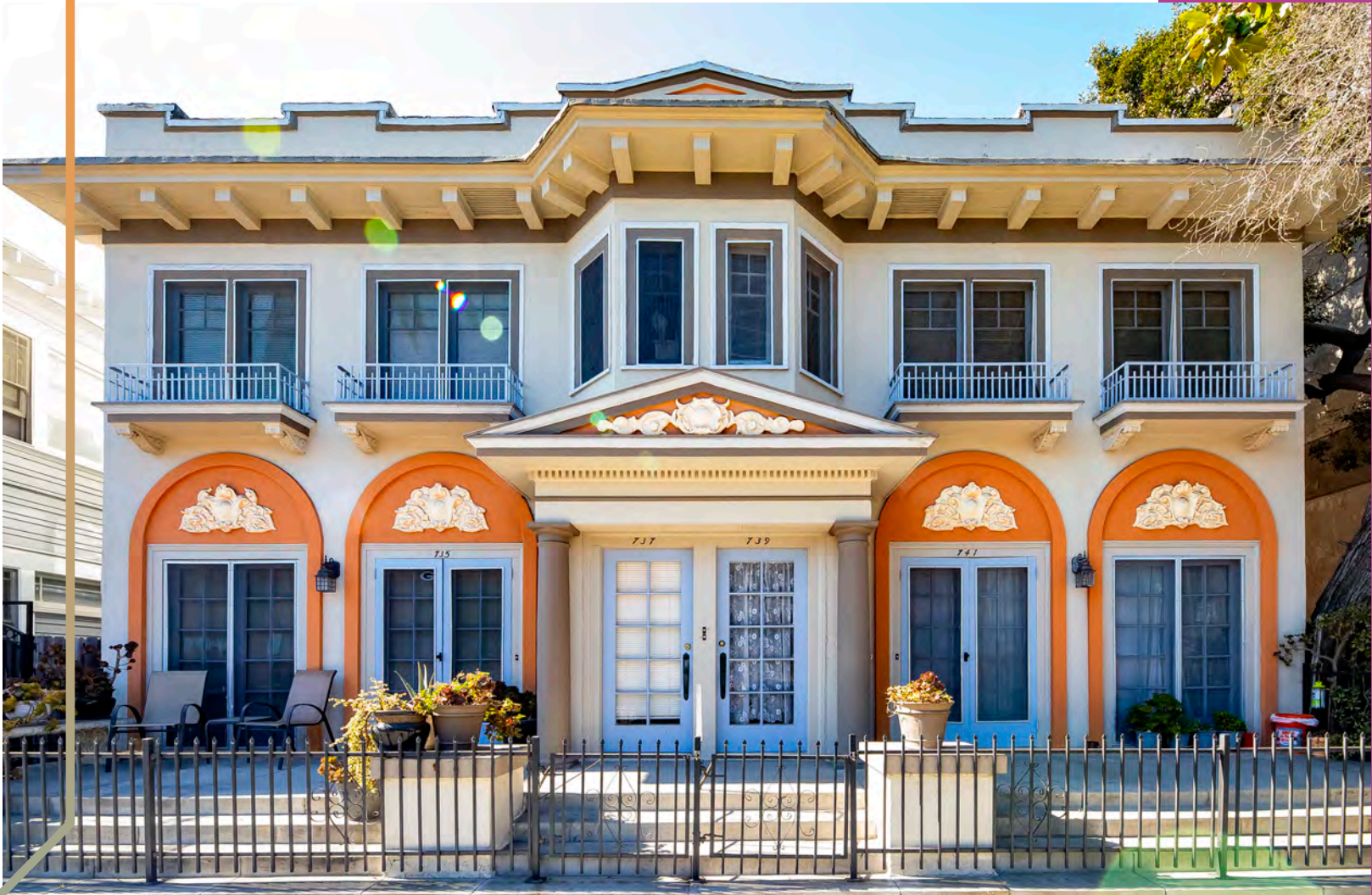
stone tree trunks. Designated as a historic landmark in September, this two-story residence will be preserved as a Long Beach gem for many years to come.



262 NEWPORT AVE.

**EXTENDING THE LIFE
OF MINER SMITH'S
ARCHITECTURAL
LANDMARK IN BELMONT
HEIGHTS**

Constructed in 1920, this Craftsman Bungalow style home is the earliest known residence designed and built by renowned builder Miner Smith in Long Beach. The approved Mills Act contract includes an extensive work plan to rehabilitate this historic landmark, including the refurbishment of dining room French doors, reinstating period-appropriate wood windows, and re-roofing the garage.



735-741 LOCUST AVE.

**A NEOCLASSICAL-STYLE
APARTMENT BUILDING
WITH TIES TO A LOCAL
FIGURE**

Designated as a historic landmark in May, this 1919 Neoclassical-style apartment building exemplifies the grandiose architecture of the early 20th century. This two-story property is particularly significant to Long Beach history, as it was owned for half a century by local figure Rev. George M. Rourke, who resided in the building with his family.

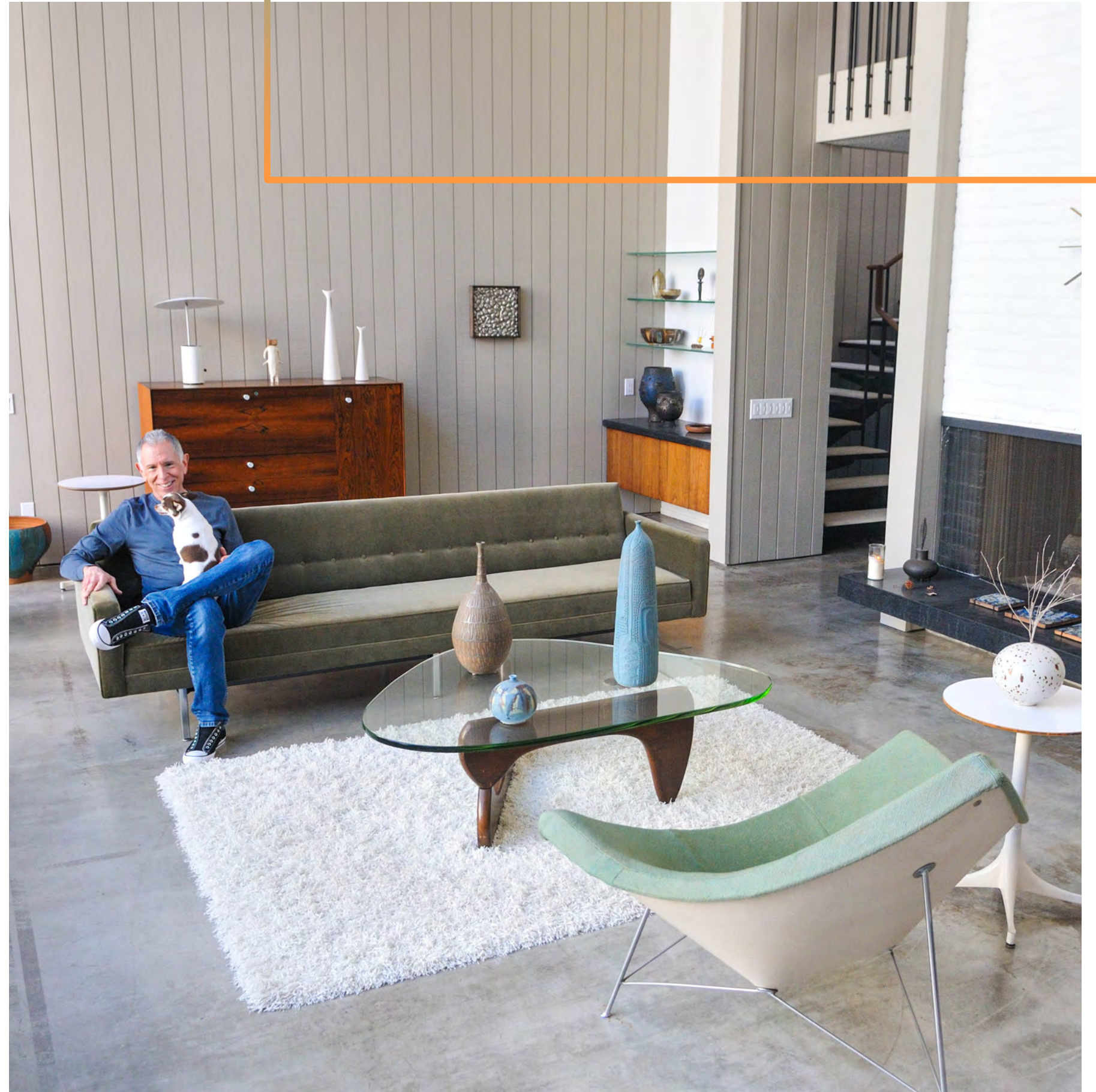


4204 CEDAR AVE.

**THE BRADY HOUSE, A
DISTINCTIVE ARCHITECTURAL
GEM IN LONG BEACH**



In 1970, acclaimed architect Ed Killingsworth built a one-of-a-kind Mid-Century residence in Long Beach for his then-partner Jules Brady. With an elegant glass facade coupled with an 18-foot-tall front door, this two-story home is an architectural masterpiece that will be protected for decades to come after being designated as a historic landmark by the Cultural Heritage Commission in September.



RENOVATIONS UNDERWAY AT 11 HISTORIC LANDMARKS ACROSS THE CITY

.....

This past year, the Cultural Heritage Commission approved 15 applications for a Certificate of Appropriateness, which enables the owner of a property designated as a historic landmark or within a historic district to make alterations to the site's appearance. To be approved, proposed changes must be consistent with design guidelines. Below are a few of the highlights.



38 TEMPLE AVE.

NEW SINGLE-FAMILY RESIDENCE APPROVED FOR CONSTRUCTION ON BLUFF PARK LOT

.....

A new two-story single-family residence is being added to accompany an existing two-car garage and the 779-square-foot dwelling unit atop, which will be converted to an accessory dwelling unit. Approved for a Certificate of Appropriateness by

the Cultural Heritage Commission in April, the existing structure was built in 1924 and is a non-contributing structure in the Bluff Park Historic District. Once completed, the new primary residence will sit at the front of the lot.

This prominent two-story residence designed in a Spanish Colonial Revival architectural style is welcoming the addition of a new 525-square-foot, second-story Accessory

Dwelling Unit over its existing two-car garage. Originally built in 1925 on 2nd Street, the 2,743-square-foot single-family home was moved to its current location in 1954.

**A NEW ADDITION FOR THIS TWO-STORY HOME
IN SUNRISE BOULEVARD HISTORIC DISTRICT**

710 E. SUNRISE BLVD.



338 WISCONSIN AVE.

**CRAFTSMAN STYLE HOME
IN BLUFF HEIGHTS HISTORIC
DISTRICT WELCOMES
EXPANSION**

A single-family Craftsman style home will soon be welcoming an expansion with a new attached four-car garage, a 782-square-foot accessory dwelling unit atop, and a modest 70-square-foot addition to the existing master bedroom. The project, which was approved for a Certificate of Appropriateness by the Cultural Heritage Commission in July, is consistent with the standards of the historic district.



201-209 PINE AVE.

ROWAN BRADLEY BUILDING TO REPLACE ORIGINAL MARQUEE FROM 1930S

The historic landmark known as Rowan Bradley Building will soon be getting a new building marquee with approval from the Cultural Heritage Commission in October. Based off photos and architectural drawings

from the 1930s, the new marquee will be a replica of the original missing marquee, continuing an ongoing effort to restore the building back to its original form.


PHOTOGRAPHY & DESIGN BY:

Brian Gaberman & Joshua White; courtesy of Compound LB, City of Long Beach, Daryoush Safai, AIA Architects, HPA Architecture; courtesy of Signal Hill Petroleum, Inc., KTG Architecture & Planning, Los Angeles Public Library, Panic Studio LA; courtesy of Century Housing, Relativity Space, Rob Wellington Quigley Architects; courtesy of Ratkovich Properties, Studio One Eleven, Studio T-SQ, Thomas Whasper Photography, We The Creative, William Hezmalhalch Architects; courtesy of City Ventures



LONG BEACH DEVELOPMENT SERVICES

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Long Beach, CA 90802
562.570.LBDS (5237)

Visit us at longbeach.gov/lbds
   @LongBeachBuilds

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.