

ANNUAL REPORT



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BUILDING A BETTER

The **Community Development Department** serves the diverse Long Beach community through innovative programs, initiatives and services that promote quality development, housing stability, neighborhood improvement and environmental and historic preservation.

With over 190 employees, the Department works in collaboration with the Mayor and other elected offices, City leadership and various commissions to ensure that Long Beach continues to grow and thrive as a safe, sustainable, resilient and equitable place to live, work, visit and invest.

2023 was a transformative year for the Department. As part of the 2024 Fiscal Year Budget approval, the Department, formerly known as Development Services, changed its name to better align with its core mission and the work it does to serve residents, businesses and the community. The Department grew its workforce, launched new programs and services, streamlined processes and updated its Strategic Plan, which will provide a framework for guiding the Department into the future.

Amidst these changes, the Department's commitment to Building a Better Long Beach has remained as strong as ever. We have approved affordable housing projects more quickly than ever before, partnered with the community to update zoning across the city and expanded Permit Center services to better serve customers. The team is also proud to continue its strong partnerships with neighborhood groups across the city who help ensure Long Beach corridors remain vibrant and livable through neighborhood clean-up efforts and community-serving events funded in part through new grant programs launched in 2023.

Through these collective efforts, the Community Development Department's dedicated leadership team and staff continue to work diligently to help make Long Beach the best that it can be for decades to come.

Department's commitment to Building a Better Long Beach has remained as strong as ever.

2023 Management Team

Christopher Koontz, AICP
Director

Luis Ramirez
Fmr. Deputy Director

Lisa A. Fall
Business Operations Manager

April Apodaca
Acting Administrative and Financial Services Bureau Manager

David Khorram, P.E., C.B.O., C.G.B.P.
Superintendent of Building and Safety

Alison Spindler-Ruiz, AICP
Planning Bureau Manager

Meggan Sorensen
Housing and Neighborhood Services Bureau Manager

Karl Wiegelman
Code Enforcement Bureau Manager



LONG BEACH

42,231



Building Inspections
Conducted

4,109



Code Enforcement
Cases Opened

864



Tons of Litter and
Dumped Items Collected

11,975



Permits Issued

3,730



Code Enforcement
Cases Closed

42,743



Permit- and Zoning-
Related Customer
Inquiries Handled

\$577M



Permit Valuation

103



Neighborhood
Clean-Ups Conducted

NUMBERS

DEPARTMENT BUREAUS

ADMINISTRATIVE & FINANCIAL SERVICES

The Community Development Department's Administrative and Financial Services Bureau plays a crucial role in the efficient functioning of the Department. The Finance team within the Bureau is responsible for a diverse range of financial activities, including accounting, bid processing and managing operating and project budgets. They oversee contract management and ensure the seamless processing of invoices. This team plays an essential role in maintaining fiscal responsibility and transparency within the Department.

Simultaneously, the Administrative team serves as the Department's human resources arm, safeguarding the rights and well-being of employees. They diligently manage compensation matters, ensuring that staff members are fairly remunerated for their contributions. Additionally, the Administrative team oversees employee benefits, resources and services, fostering a work environment that prioritizes the welfare of the Department's valuable workforce.

The Community Development Department's Administrative and Financial Services Bureau plays a crucial role in the efficient functioning of the Department.



BUILDING

”

The **Building and Safety Bureau** is fundamental to upholding and enhancing the safety and structural integrity of buildings in Long Beach. The Bureau oversees and conducts a wide range of activities, consisting of the comprehensive evaluation of structures to ensure compliance with safety regulations, including the verification of fire prevention systems and the proper installation of electrical, plumbing, and mechanical systems. Additionally, the Bureau strives to advance the city's sustainability goals by ensuring that buildings adhere to energy efficiency standards. The team is also responsible for reviewing construction plans in proximity to oil and gas wells throughout the city, fostering a harmonious coexistence between urban development and natural resources.

The Building and Safety Bureau is also responsible for staffing the **Development Permit Center** located at Long Beach City Hall, which assists thousands of customers each month in navigating the complexities of building permits and regulations, contributing significantly to the city's orderly and progressive development.

The Bureau oversees and conducts a wide range of activities, consisting of the comprehensive evaluation of structures.



& SAFETY

The Code Enforcement Bureau plays a pivotal role in maintaining safety and livability standards for residents and businesses citywide.



The Department's Code Enforcement Bureau serves as a vigilant guardian of community standards, tasked with responding to a diverse array of code violations that compromise the integrity and well-being of the local environment. This dedicated Bureau addresses reports of buildings that fall out of compliance with State or local regulations, ensuring that structures adhere to prescribed safety and zoning codes. In addition, they tackle issues related to abandoned vehicles and graffiti, common concerns affecting the security and aesthetics of neighborhoods.

The Bureau also takes on land use violations, safeguarding the planned and orderly development of the community. Furthermore, this team addresses concerns regarding property maintenance, ensuring that both residential and commercial properties contribute positively to the overall appearance and functionality of the city. Through their proactive efforts, and with the support of the seven-member Board of Examiners, Appeals and Condemnation, the Code Enforcement Bureau plays a pivotal role in maintaining safety and livability standards for residents and businesses citywide.

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION

Charles Whitehead, Chair

Henry Tovar, Vice Chair

Steve Askin

Ismar Enriquez

Frank Esparza

Janet Lipson

Ethel Powers

Hakim Chambers
(term ended June 2023)

Eric Witten
(term ended Nov. 2023)

ENFORCEMENT

HOUSING & NEIGHBORHOOD



The team provides crucial resources to empower first-time homeowners and support low-income renters.

The Housing and Neighborhood Services Bureau stands as a cornerstone in fulfilling the City’s mission to develop and preserve affordable housing and foster more inclusive and vibrant communities. The Bureau offers a diverse range of vital services and innovative programs designed to address the complex challenges of housing accessibility and neighborhood revitalization. Together with the help of its seven-member board of directors, The Long Beach Community Investment Company (LBCIC), the Bureau is responsible for addressing critical issues related to housing availability and affordability throughout Long Beach and oversees the monitoring of long-term affordability covenants, ensuring that housing remains within reach for all Long Beach residents.

The team also provides crucial resources to empower first-time homeowners and support low-income renters, contributing to increased housing stability. With a commitment to creating and maintaining safe neighborhoods, the Housing and Neighborhood Services Bureau administers residential and commercial improvement programs, further enhancing the overall quality of life for residents. Through their multifaceted approach, the Bureau stands at the forefront of the City’s efforts to cultivate equitable, sustainable and thriving communities.

THE LONG BEACH COMMUNITY INVESTMENT COMPANY

- Mary Castro, Chair
- Hilda Delgado, Vice Chair
- Hakim Chambers
- Jasmine Esparza
- Eva Melgarejo
- Alejandra Ramirez
- Woody Sides
- Patrice Wong
(term ended Jan. 2023)

SERVICES

PLANNING

The Planning Bureau serves as a visionary force, playing a pivotal role in shaping the future development of Long Beach. Tasked with safeguarding the interests and quality of life of the community, the Planning team operates in close collaboration with the Mayor, City Council, developers, engineers, design professionals, neighborhood groups, business owners and residents. Through this inclusive approach, they seek to create a city that is not only safe but also innovative and smart, aligning with contemporary urban planning principles. The Planning Bureau undertakes the intricate task of balancing the city's growth with the preservation of its unique character, ensuring that development aligns with the values and aspirations of the community. By fostering a dynamic dialogue and collaboration among diverse stakeholders, the Bureau is crucial to shaping a sustainable and harmonious urban landscape that reflects the dynamic needs and aspirations of the community it serves.

Through this inclusive approach, they seek to create a city that is not only safe but also innovative and smart.

PLANNING COMMISSION

Richard Lewis, Chair

Jane Templin, Vice Chair

Alvaro Castillo

Michael Clemson

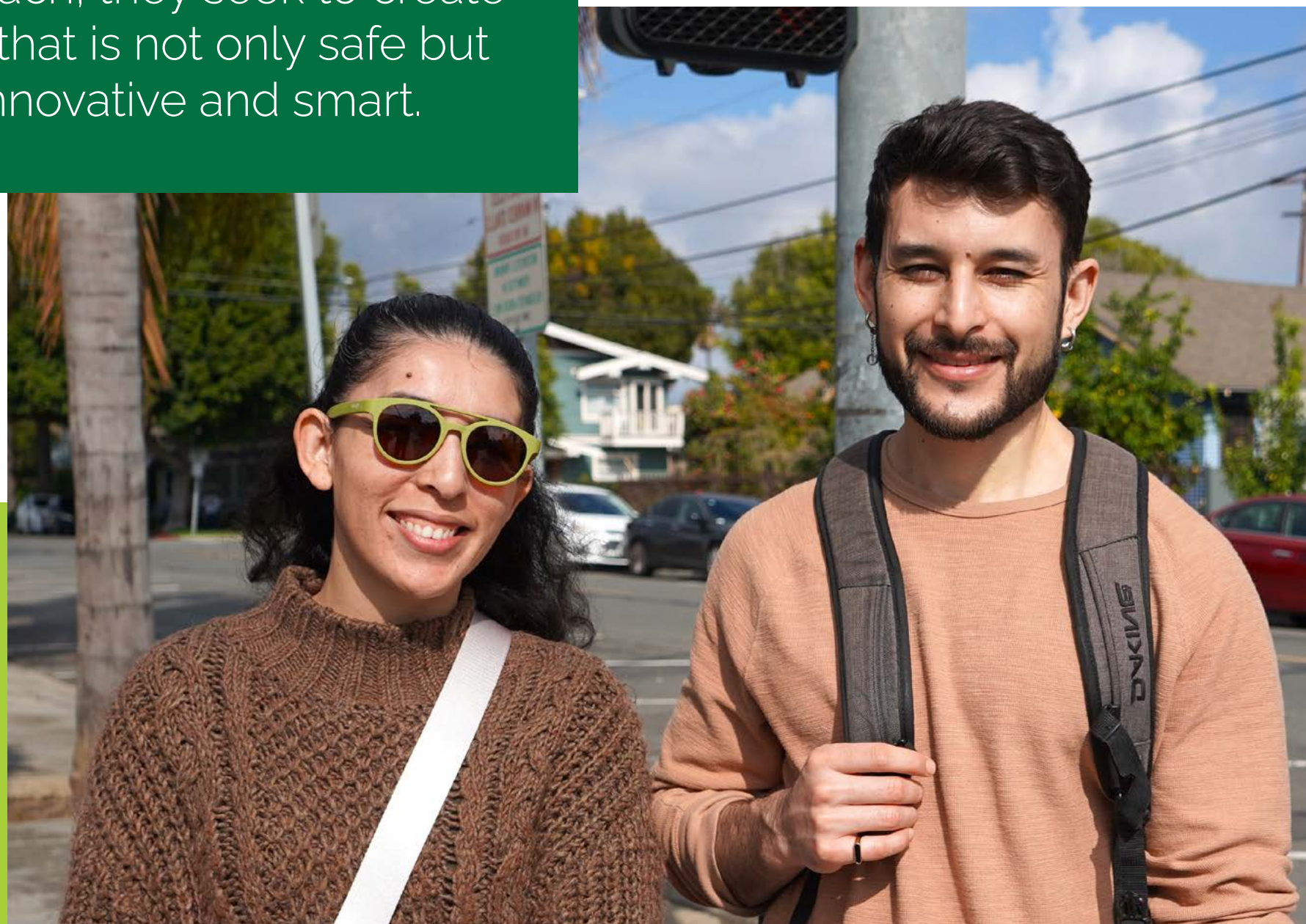
Susana Gonzalez Edmond

Josh LaFarga

Michele Ware

Mark Christoffels
(term ended June 2023)

Erick Verduzco-Vega
(term ended June 2023)



DOWNTOWN

DOWNTOWN PLAN UPDATE

PLAN UPDATE

Adopted in 2012, the award-winning Downtown Plan (Plan) has been instrumental in propelling the City's visioning process forward. The Plan, which encompasses much of the Downtown area north of Ocean Boulevard, has introduced precise development and design standards, with the overarching goal of realizing a high-quality urban environment that functions as the city's core, seamlessly linking with surrounding neighborhoods and the coastline. Over the past 11 years, the Downtown Plan has served as a guiding document for a majority of the development in Downtown Long Beach, yielding thousands of approved housing units, a new civic center, and various pedestrian, retail and other improvements.

The Community Development Department is currently working in collaboration with local stakeholders to begin the process of reviewing its land use planning documents for the Downtown area including the adjacent oceanfront. The Downtown Plan will be updated and renewed with a focus on preventing tenant displacement and building new housing for all income

levels, including affordable housing. In a related effort, planning regulations for the area south of Ocean Boulevard, under the plan known as the Downtown Shoreline Planned Development District, will also be updated to establish and implement a contemporary community Vision Plan for a world-class waterfront.

Today, we continue to witness the remarkable outcomes of the Plan, evident in the evolving cityscape and a robust economy. In 2023, the City revealed plans to welcome Hard Rock Hotel Long Beach, Southern California's first Hard Rock-branded hotel in nearly a decade. Downtown also became a new place to call home for the thousands of new residents that moved into the many new residential buildings recently completed in the area, and businesses flocked to available commercial spaces to cement their position ahead of the many exciting events occurring here year-round, further solidifying the Downtown as a thriving nexus for tourism, business and transit.

Downtown also became a new place to call home for the thousands of new residents

NEW BUSINESSES IN DOWNTOWN

JANUARY - DECEMBER 2023

130 New Businesses Opened in DTLB

66% Other services

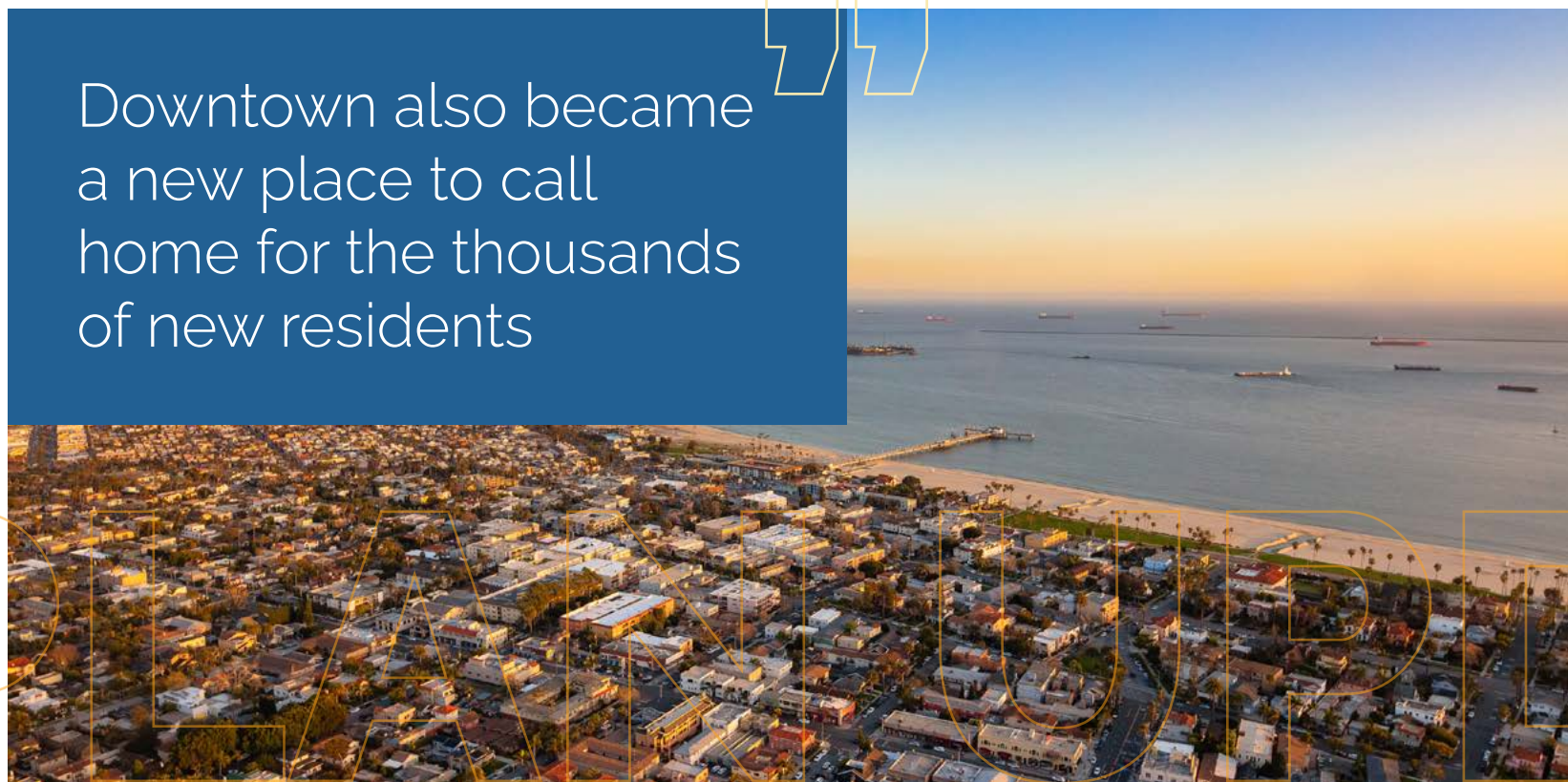
16% Retail Sales and Restaurants

15% Professional Services

Architecture, attorneys/legal services, business offices, physician offices, and medical offices/clinics

3% Personal services

Barbers and hair stylists, acupuncturists, aestheticians, and tattoo artists.



DOWNTOWN PLAN PROGRESS SUMMARY

JANUARY – DECEMBER 2023

The following table reflects project data for the major developments featured in this Downtown Plan update.

	Downtown Plan Expected Growth 2021-2035	Total Demolished	Completed	Under Construction/ Approved	Pending
RESIDENTIAL UNITS	5,000	0	747	959	725
OFFICE SQUARE FEET	1,5M	0	N/A	N/A	N/A
RETAIL/COMMERCIAL SQUARE FEET	480K	0	25,090	38,405	3,240
HOTEL ROOMS	800	0	34	N/A	N/A

DOWNTOWN PLAN AREA DEVELOPMENT PROJECTS

The following map identifies the major developments featured in this Downtown Plan update report.

Completed Projects

- A** **Eleve 1112**
1112 Locust Ave.
- B** **Onni East Village**
330 E. 3rd St. & 333 E. Broadway
- C** **The Aster**
250 E. Broadway
- D** **Hotel Mai**
107 Long Beach Blvd.

Under Construction

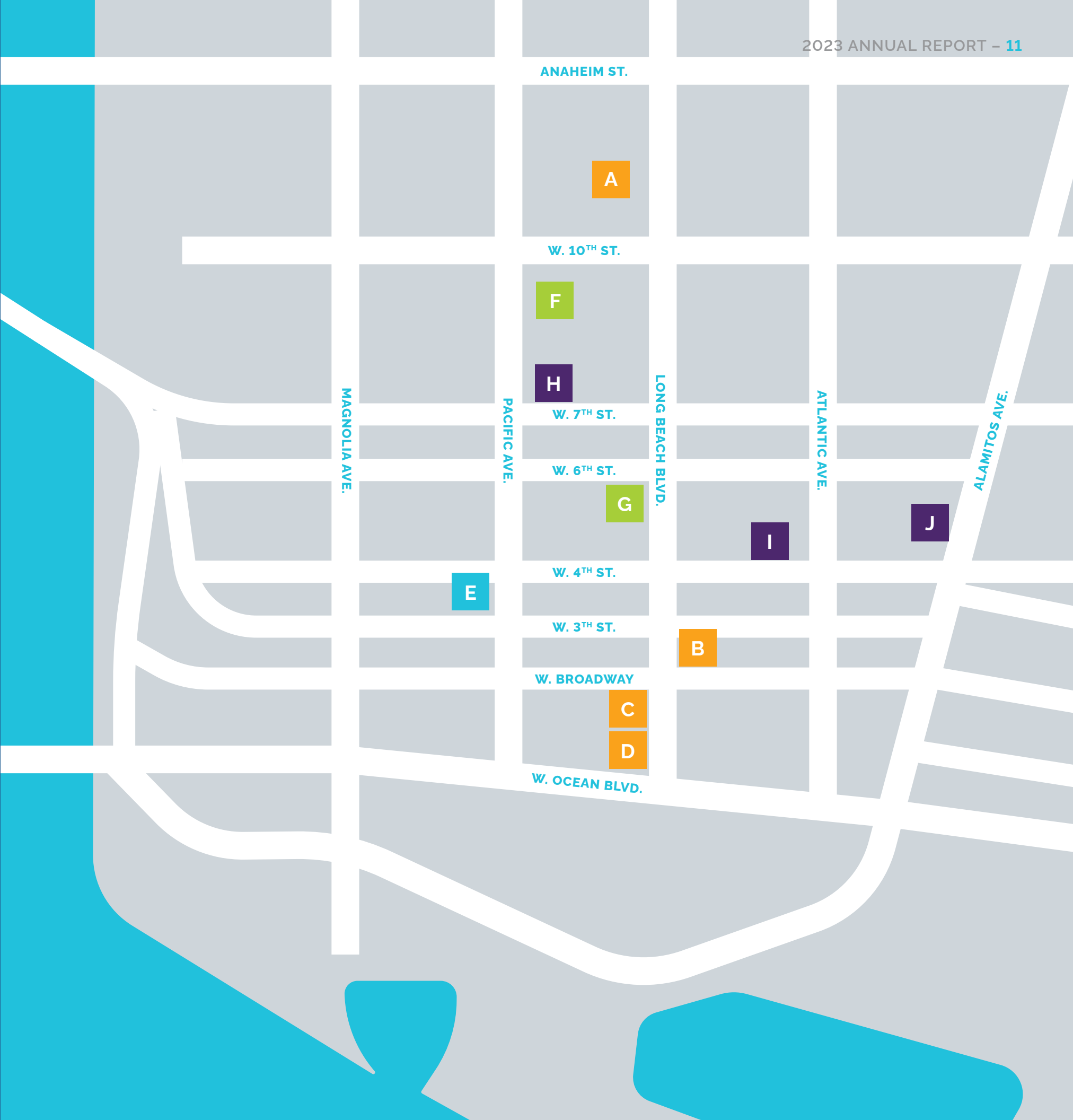
- E** **Elevate**
225 W. 3rd St.

Approved Projects

- F** **Residential Project**
909 Pine Ave.
- G** **Mosaic**
501-599 Long Beach Blvd & 450 The Promenade N.

Pending Projects

- H** **Residential Project**
711 Pine Ave.
- I** **Denali**
521 & 527 E. 4th St.
- J** **Residential Project**
825 E. 5th St.



The following represents the most significant projects that have been completed in the Downtown Plan area.

ONNI EAST VILLAGE

330 E. 3rd St. & 333 E. Broadway

Officially complete, the Onni East Village development offers a pool, lounge, theater room, game room, resident common spaces, gym, pet spa, coworking spaces and a food court and outdoor leisure spaces for residents and visitors.

BUILDING HEIGHT

23 stories
(Phase I)

7 stories
(Phase II)

UNITS

432

COMMERCIAL SPACE

17,790 sq. ft.

PARKING

501 stalls





ASTER

250 E. Broadway

Newly completed, the Aster features outdoor decks, roof terrace, fitness center and club room for residents.

BUILDING HEIGHT

8 stories

UNITS

218

COMMERCIAL SPACE

7,300 sq. ft.

PARKING

312 stalls

COMPLETED



HOTEL MAI

107 Long Beach Blvd.

New boutique hotel featuring an indoor pool, sauna, steam room, workout room and rooftop terrace.

BUILDING HEIGHT

5
stories

UNITS

34
guest rooms

PARKING

16

ELEVE1112

1112 Locust Ave.

Transforming the neighborhood, eleve1112 offers a courtyard, pool, spa, common outdoor space, recreation room and gym.

BUILDING HEIGHT

7 stories

UNITS

97

PARKING

122 stalls



The following represents the project that has been approved under the Downtown Plan and are currently under construction.



ELEVATE

225 W. 3rd St.

This existing building houses a rooftop deck, fitness center, resident lounge, business center, pool and spa and theater.

BUILDING HEIGHT

5 stories

PARKING

317 stalls

UNITS

10 new accessory dwelling units on ground floor for a total of 171 units

MOSAIC

501-599 Long Beach Blvd.
& 450 The Promenade N.

Located at the site of the former City Place, Mosaic will offer its residents a courtyard, pool and spa, roof deck and club room.

BUILDING HEIGHT

8 stories

UNITS

900

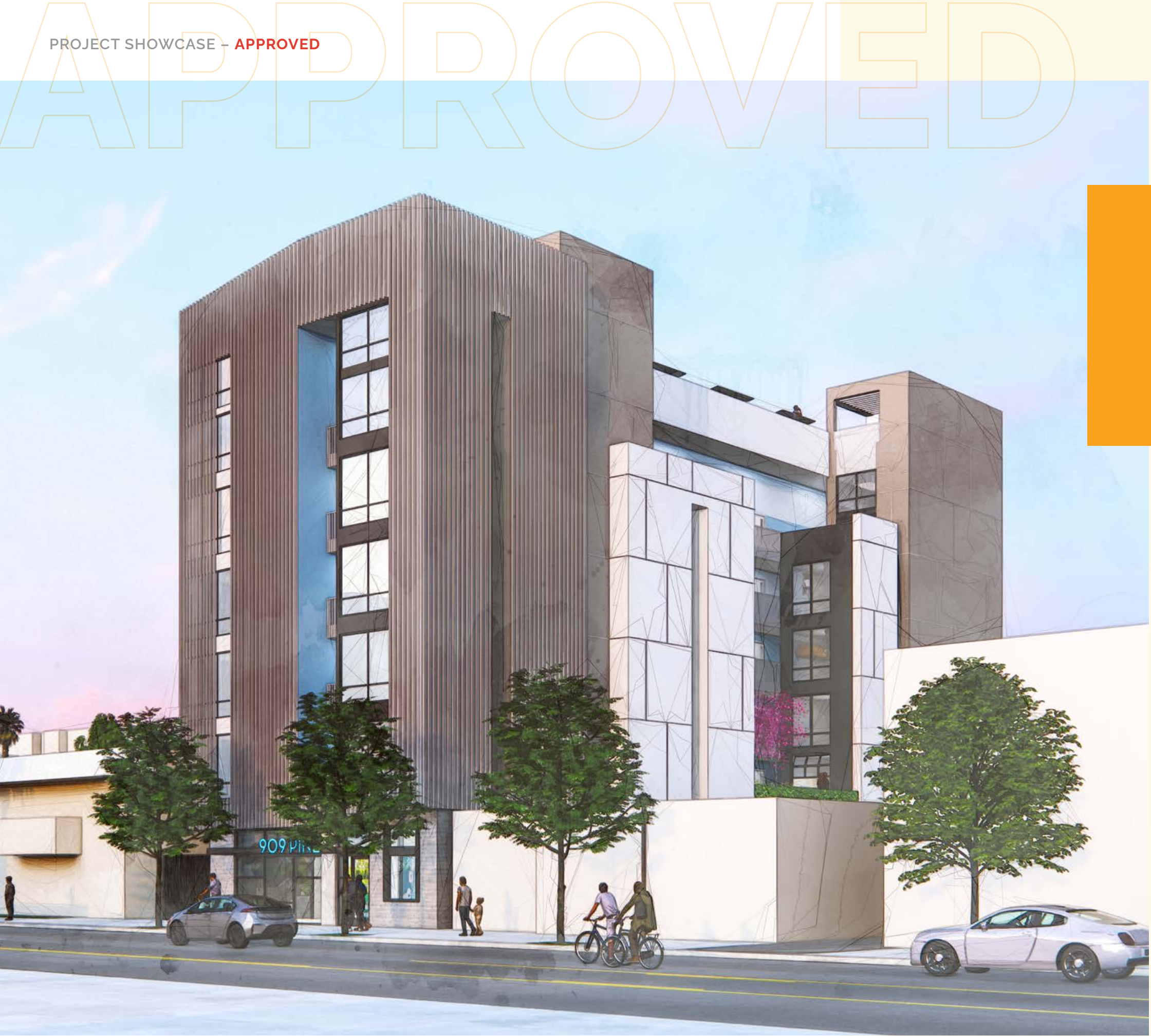
PARKING

1,383 stalls

COMMERCIAL SPACE

38,405 sq. ft.





Residential Project
909 PINE AVE.

Micro-unit inclusionary housing project featuring six units for low-income tenants.

BUILDING HEIGHT

5
stories

UNITS

49

PARKING

12
stalls for
vehicles

49
stalls for
bicycle

PENDING



The following major projects are in the process of seeking approval under the provisions of the Downtown Plan.

DENALI

521 & 527 E. 4th St.

Permanent on-site supportive services to be provided as well as community rooms and bike parking.



BUILDING HEIGHT

14
stories

COMMERCIAL SPACE

1,200
sq. ft.

UNITS

103

PARKING

9
stalls



Residential Project
832 E. 5th ST.

New micro-unit development
with 9 affordable units.

BUILDING HEIGHT

6 stories

UNITS

80 micro-units

PARKING

12 stalls

Residential Project
711 PINE AVE.

Micro-unit residential
development in walkable,
transit-rich neighborhood.

BUILDING HEIGHT

7 stories

UNITS

49

PARKING

8
parking
stalls

50
bicycle
stalls



PROJECT SHOWCASE

PROJECT SHOWCASE: HOUSING

HOUSING

HOUSING

INITIATIVES & PROGRAMS

Policies & Initiatives

With community-focused planning efforts, new programming to assist renters and landlords, and the development of new housing communities, the City continues to demonstrate its commitment to ensuring housing access for all Long Beach residents. The following policies, initiatives, programs and housing projects represent the progress made in 2023.

LONG BEACH HOUSING ELEMENT GOAL

26,500

Additional housing units by **2029**

Housing Element Implementation

With a goal of creating an additional 26,500 housing units by 2029, the City is implementing its 2021-2029 Housing Element, which was adopted by the City Council in 2022. The document provides the City with a roadmap for accommodating the housing demand in Long Beach by addressing the challenges to housing development and ensuring the availability of safe, quality affordable housing options throughout the city. Implementation efforts, including various zoning code updates, resulted in the entitlement of 1,847 new housing units in 2023, 878 of which are affordable units.

ADU/SB 9 Local Ordinances

The City is updating local ordinances related to permitting for accessory dwelling units (ADUs) while also implementing Senate Bill 9 (SB 9) locally. The two-part effort aims to promote pro-housing policies while maintaining community design standards and compliance with state laws.

The updated ADU ordinance will provide a new set of ADU regulations tailored to the specific needs of Long Beach, with the goal of increasing the city's housing stock and ensuring quality design. To complement this effort, the City is also creating a local SB 9 ordinance that aligns with state law which allows for a secondary primary residential unit on single-family-zoned lots, and in some cases, a lot split. Together, the two standalone ordinances will help ensure consistency and reduce ambiguity for the community, project applicants and City staff.

Century Villages at Cabrillo Specific Plan

Adopted by the City Council in January 2023, the Century Villages at Cabrillo (CVC) Specific Plan guides the redevelopment of portions of the CVC campus in West Long Beach and will create a community of 1,380 affordable housing units. It accomplishes this by allowing for streamlined review and flexibility of future development while meeting the high standards of design and sustainability laid out in the plan. Additionally, it addresses community needs with expanded housing stock, including new service providers, realignment of existing amenities and opportunities for new amenities to better serve residents.

2023-2024 Action Plan

In July 2023, City Council approved the Fiscal Year 2023-2024 Action Plan, which allocates over \$10 million in U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and Emergency Solutions Grant (ESG). The Action Plan addresses housing and community development goals and priorities outlined in the 2023-2027 Consolidated Plan, which was adopted by City Council in 2022 following months of community engagement.



Citywide Rezoning

Long Beach is currently undergoing a comprehensive citywide rezoning that will help implement both the General Plan Land Use Element and the Housing Element. The effort will help ensure sufficient zoned capacity to meet existing and future housing needs and support the creation of more complete communities where housing, jobs and shopping are located more closely together and focused near the highest quality public transportation within the city.

Zone In: City Core

Efforts to update zoning regulations in the area bounded by Pacific Coast Highway, 10th Street, Magnolia and Ximeno Avenues are currently underway. Known as Zone In: City Core, the update began in 2022 and is a joint effort between the City of Long Beach and the City Core community to create a more complete community where residents, businesses, jobs and shopping are located near each other with a more pedestrian-friendly design. The project is currently in phase 3 and anticipated for adoption by the Planning Commission and City Council in early 2024.

Zone In: West Long Beach

Following two years of engagement and technical analysis, the City completed efforts to rezone properties along West Willow Street and Santa Fe Avenue in West Long Beach with City Council adoption of new zoning districts in May 2023. The Zone In: West Long Beach effort will help the City meet existing and future housing needs while also increasing access to neighborhood amenities including grocery stores, banks, pharmacies, and other priorities identified by the West Long Beach community.

Zone In: Bixby Knolls

The City kicked off rezoning of approximately 3.5 square miles of Bixby Knolls in July 2023. The Zone In: Bixby Knolls project area is generally bounded by the Union Pacific Intermodal Container Transfer Facility (ICTF) rail line to the north, Cherry Avenue to the east, East Wardlow Road and the 405 to the south, and Long Beach Boulevard and Country Club Road to the west. The effort is focused on commercial corridors and multifamily areas and will help the City meet future housing needs, provide and support neighborhood services and encourage business opportunities in Bixby Knolls and nearby neighborhoods.

Uptown Planning Land Use and Neighborhood Strategy

The second phase of the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) is currently underway with a focus on mobility and land use regulation for all of North Long Beach. The City partnered with the community to create 12 new zoning districts in Phase 1 of UPLAN that are designed to create flexibility for new businesses and change of use while also encouraging a more walkable and inviting environment. The zones help streamline the creation of new grocery stores, education centers, nonprofits and commercial spaces for legacy businesses. There will be four additional zones created along with refinements to the 12 existing zones, all of which are anticipated for adoption by the Planning Commission and City Council in early 2024.

Downtown Plan Update

The City launched efforts to update the Downtown Plan in May 2023. The Plan area encompasses the downtown area roughly bounded by the LA River to the west, Alamitos Avenue to the east, Anaheim Street to the north and Ocean Boulevard to the south and will be updated with a renewed focus on preventing tenant displacement and building new housing for all income levels, including affordable housing. Additionally, the update aims to create development regulations that are specific to Downtown, comprehensive, easy to administer and understandable by the public.

Downtown Shoreline Vision Plan

Along with the Downtown Plan Update, the City launched efforts to create a Downtown Shoreline Vision Plan for the city's waterfront area that is roughly bounded by Ocean Boulevard to the north, the LA River west and Alamitos Avenue to the east. The Plan will establish a contemporary community vision for a world-class waterfront that embraces the city's recent growth and creates opportunities for more housing, hospitality and recreational development.



PROGRAMS & PARTNERSHIPS

Long Beach Emergency Rental Assistance Program

Since launching in 2021, the Long Beach Emergency Rental Assistance Program (LB-ERAP) has provided over \$71 million in rental and utility assistance to renters who experienced income loss due to the COVID-19 pandemic. In 2023, the program provided \$9.4 million in assistance to 139 households to applicants who submitted applications by the March 31, 2022, deadline. While active, LB-ERAP covered 100% of rental and utility payments as part of the Long Beach Recovery Act.

First-Time Homebuyer Assistance Program

The City began accepting applications for its First-Time Homebuyer Assistance Program (FTHAP) in April 2023 and has since provided \$400,000 to 20 eligible homebuyers. The FTHAP provides eligible low- and moderate-income families traditionally underrepresented in homeownership with assistance in purchasing their first home and building multi-generational wealth with up \$20,000 that can be used for down payment and closing costs.

Fair Housing Foundation

The Fair Housing Foundation (FHF) is dedicated to eliminating discrimination in housing and ensuring that everyone, regardless of race, ethnicity, sex, age, marital status, religion, familial status, and/or disability has equal access to housing. As one of 24 cities in the region that is serviced by the FHF, the City of Long Beach provided \$85,000 in funding support to promote fair housing choice through outreach services, counseling sessions and investigation of fair housing cases. This funding resulted in counseling services for 1,716 clients in 2023.

Short-Term Rental Program

The Short-Term Rental (STR) program continued to register eligible dwellings and conduct pro-active enforcement activities to ensure compliance with the ordinance. In 2023, the program approved 337 new STRs in 2023 and renewed another 462. Facilitated by the Code Enforcement Bureau, the program is designed to provide additional lodging opportunities while safeguarding and preserving the character of diverse residential neighborhoods throughout the city.

Stay Housed L.A.

Stay Housed L.A. is a partnership between the County of Los Angeles, the City of Los Angeles and legal service providers that help renters who are facing eviction through its Right to Counsel Program. In 2023, the City of Long Beach provided \$200,000 in funding support to Stay Housed L.A. to ensure that residents who are at risk of eviction have the support they need to remain in their homes.

Security Deposit Assistance Program

The City provided \$27,133 in security deposit assistance and \$23,959 in rental assistance to assist local households experiencing homelessness, displaced low-income older adults and individuals with disabilities. Facilitated in partnership with the Long Beach **Department of Health and Human Services Multi-Service Center**, the Security Deposit Assistance Program supported 12 households as they transitioned to permanent housing in 2023 and the Rental Assistance program prevented homelessness for seven households.

Tenant and Landlord Resources

In August 2023, the City launched the Tenant and Landlord Resources webpage to help both tenants and landlords access current information and resources related to tenant and landlord rights and responsibilities. The user-friendly webpage provides the latest information on tenant protections as well as a list of providers who offer services ranging from legal assistance to emergency shelter. A second webpage specific to substantial remodel tenant displacement was created to provide landlords and their tenants guidance on the termination of tenancies due to substantial remodel or demolition.



The following represents affordable housing projects that have been completed in 2023.



WELLSPRING

1500 E. Anaheim St.

Transit-oriented affordable housing development with community health and wellness center, expansive roof deck, commercial offices and health clinic.

NEIGHBORHOOD

Midtown/West Long Beach

UNITS

88
(87 affordable)

BUILDING HEIGHT

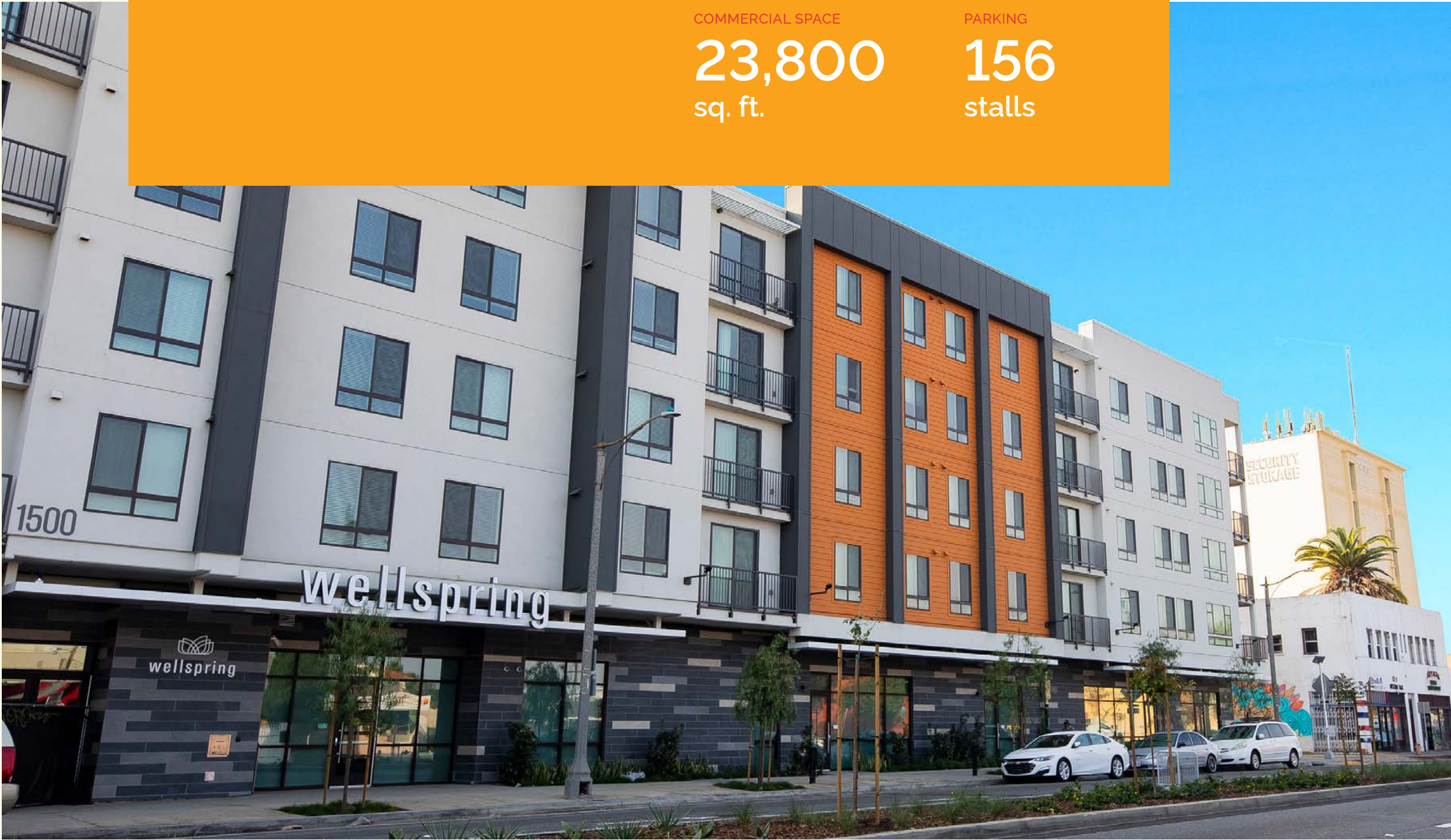
5
stories

COMMERCIAL SPACE

23,800
sq. ft.

PARKING

156
stalls



26 POINT 2

3590 E. Pacific Coast Hwy.

New affordable housing development with multi-purpose room, community kitchen and on-site supportive services to be provided by Mental Health America of Los Angeles.



NEIGHBORHOOD

Traffic
Circle Area

BUILDING HEIGHT

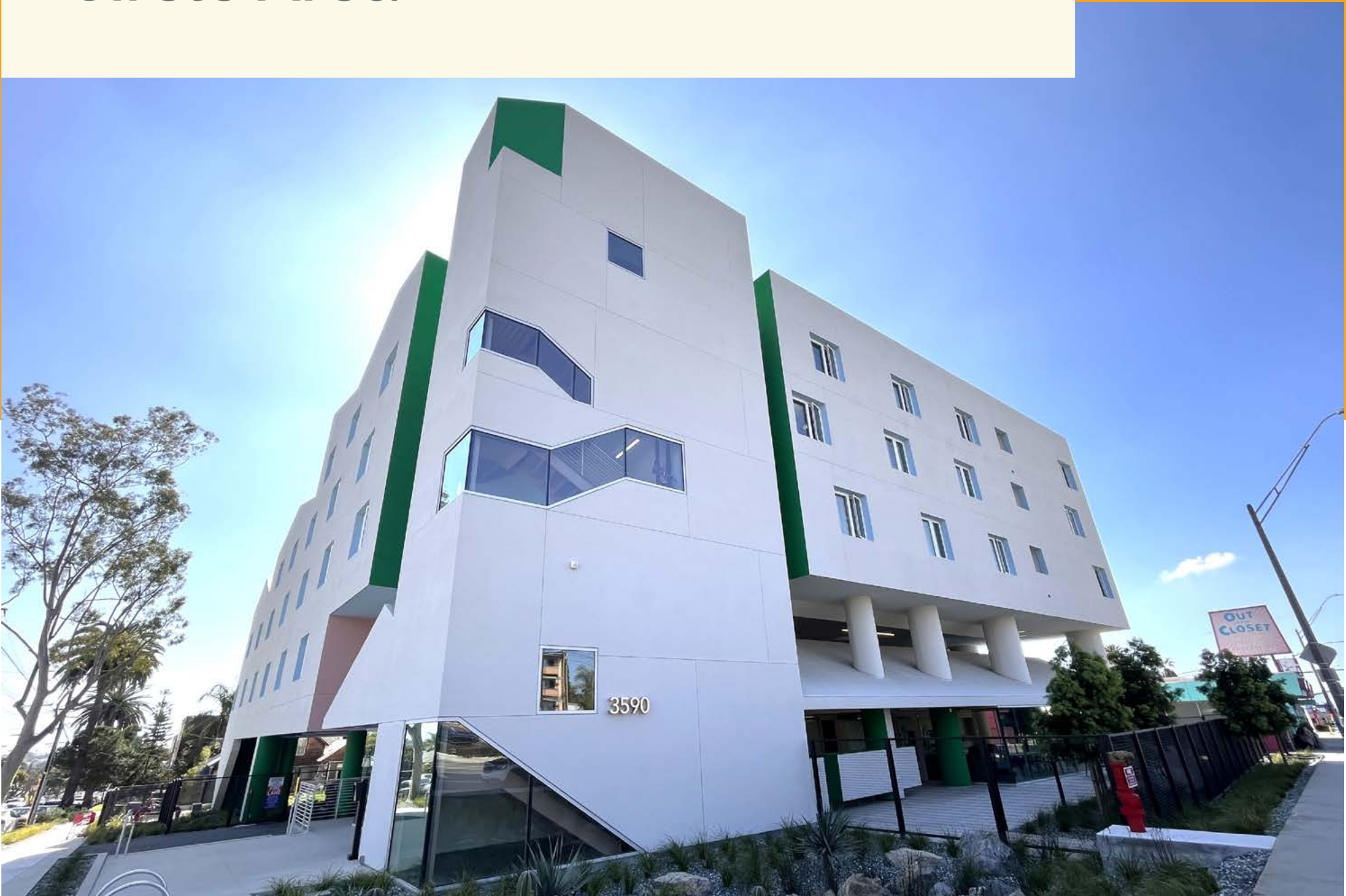
4
stories

UNITS

77
(76 affordable)

PARKING

18
stalls





The following represents affordable housing projects that began construction in 2023.

Affordable Housing Project
2024 LEMON AVE.

Rehabilitation of existing affordable housing building with various upgrades including accessibility features, new laundry room and outdoor community space.

NEIGHBORHOOD

Central Long Beach

BUILDING HEIGHT

1 story

UNITS

6

The following represents affordable housing projects that received entitlements and/or funding approval from The LBCIC in 2023.

Affordable Housing Project
1400 LONG BEACH BLVD.

Affordable housing development with community room, private decks, onsite laundry facility and computer room.

NEIGHBORHOOD

**Midtown/West
Long Beach**

BUILDING HEIGHT

6
stories

UNITS

163

PARKING

91
vehicles
stalls

82
bicycles
stalls



Affordable Housing Project
101 E. PACIFIC COAST HWY.

Permanent supportive housing project serving households who have experienced homelessness or who are at risk of becoming homeless.

NEIGHBORHOOD

**Central
Long Beach**

BUILDING HEIGHT

5
stories

PARKING

20
stalls

UNITS

52





Affordable Housing Project
5571 ORANGE AVE.

For-sale townhomes with exterior 220-volt electric outlet, private porch and yard.



NEIGHBORHOOD
**North
Long Beach**

BUILDING HEIGHT
2
stories

PARKING
16
stalls

UNITS
8



Affordable Housing Project
225-227 E. 15th ST. & 1510 PALMER CT.

For-sale townhomes with solar power, energy-efficient appliances, drought-tolerant landscaping and exterior 220-volt electric outlets.

NEIGHBORHOOD
Central Long Beach

BUILDING HEIGHT
2
stories

UNITS
8

PARKING
14
stalls



PENDING

The following affordable housing project is seeking approval in 2023.

UPTOWN ACRES

6801, 6840 & 6845 Atlantic Ave.

Newly proposed affordable housing development offering permanent supportive housing services, health clinic and community-serving commercial space.

NEIGHBORHOOD

North Long Beach

BUILDING HEIGHT

5 stories

UNITS

200

COMMERCIAL SPACE

12,000 sq. ft.

PARKING

145



The following represents market-rate housing projects that have been completed in 2023.

EDGEWOOD POINT

5100 Long Beach Blvd.

For-sale townhomes with social event garden, vegetable planter, small shade structures and enhanced landscaping.



NEIGHBORHOOD

North Long Beach

BUILDING HEIGHT

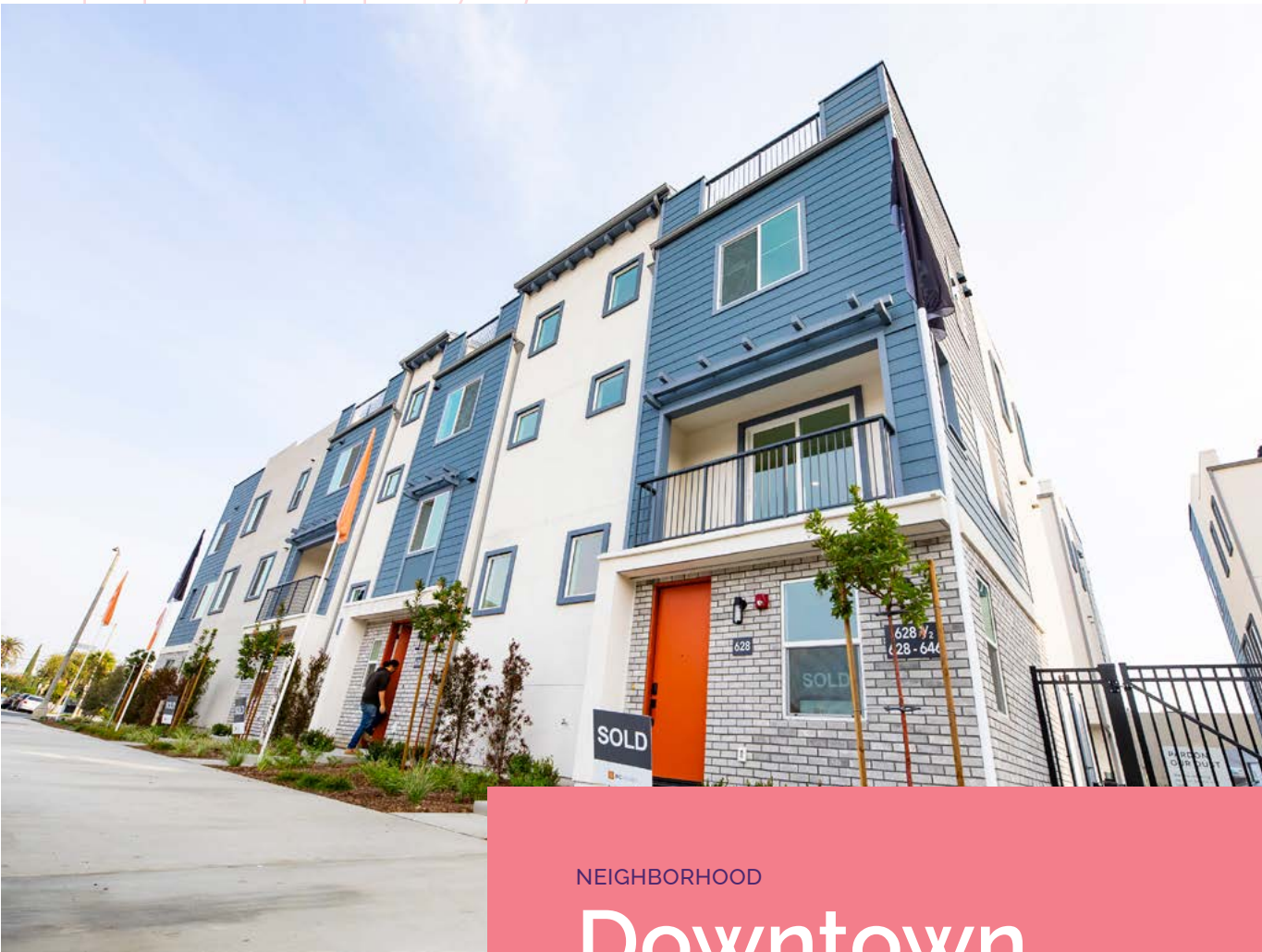
3 stories

UNITS

38

PARKING

86 stalls



THE DAWSON

2220-2212 E. 7th St.,
600-620 Dawson Ave.,
& 621 Dawson Ave.

For-sale townhomes with rooftop decks, balconies, attached two-car garages and guest parking.

NEIGHBORHOOD

Downtown Long Beach

BUILDING HEIGHT

3 stories

UNITS

23

PARKING

52 stalls

The following represents market-rate housing projects that began construction in 2023.

BIXBY WALK

3655 Elm Ave.

For-sale townhomes featuring units with attached two-car garages, decks and patio area.

NEIGHBORHOOD

California Heights

BUILDING HEIGHT

3 stories

UNITS

15

PARKING

30 stalls



The following represents market-rate housing projects that received approval in 2023.

ONNI MARINA SHORES

6500 E. Pacific Coast Hwy.

Mixed-use project with outdoor pool with cabanas, outdoor BBQ and dining areas, space for classes and events, dog run area, fitness room, clubhouse and community rooms.



NEIGHBORHOOD

East Long Beach

BUILDING HEIGHT

5 stories

UNITS

600

COMMERCIAL SPACE

4,000 sq. ft.

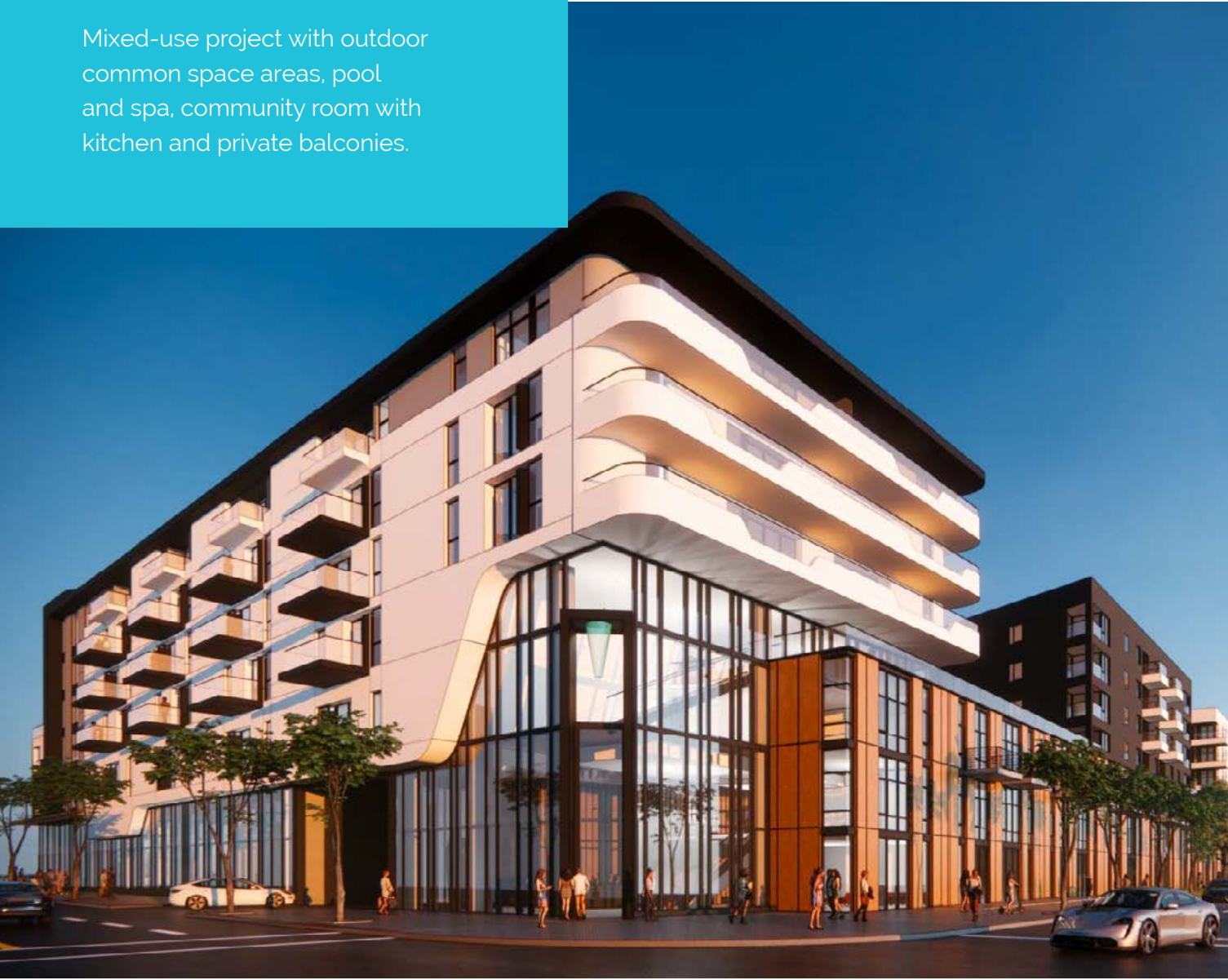
PARKING

1,156 stalls

MIXED-USE PROJECT

6700 E. Pacific Coast Hwy.

Mixed-use project with outdoor common space areas, pool and spa, community room with kitchen and private balconies.



NEIGHBORHOOD

East Long Beach

BUILDING HEIGHT

6 stories

UNITS

303 including 13 affordable units

COMMERCIAL SPACE

3,105 sq. ft.

PARKING

477 stalls

APPROVED



MIXED-USE PROJECT

6615 E. Pacific Coast Hwy.

Mixed-use project with 45,141 square feet of public and private open space area including four courtyards, expansive roof deck with pool, fitness center and co-working space.

NEIGHBORHOOD

East Long Beach

UNITS

390
including 17
affordable units

BUILDING HEIGHT

6
stories

COMMERCIAL SPACE

5,351
sq. ft.

PARKING

576
parking
stalls

196
bike parking
stalls

2515-2545 ATLANTIC AVE. & 550-572 VERNON ST.

New market-rate housing development with 20 units set aside for very low-income residents. The project features 19,000 sq. ft. of common and private open spaces.

NEIGHBORHOOD

Midtown/West Long Beach

BUILDING HEIGHT

5
stories

UNITS

157

PARKING

76
stalls



The following represents market-rate housing projects seeking approval in 2023.

RESIDENTIAL PROJECT

5150 E. Pacific Coast Hwy.

Adaptive reuse of an existing office building to be converted into student housing with dining, fitness and recreational outdoor space.



NEIGHBORHOOD

East Long Beach

PARKING

365 stalls

BUILDING HEIGHT

7 stories

UNITS

149

PROJECT SHOWCASE

RETAIL &

PROJECT SHOWCASE: RETAIL & COMMERCIAL

COMMERCIAL

Long Beach continued to attract new retail and commercial development in 2023, bringing new business and amenities for residents and visitors and adding to the city's job-rich environment.



The following represents retail and commercial projects that were completed in 2023.

ALAMITOS BEACH
CONCESSION

780 E. Shoreline Dr.

Restaurant with open roof deck, recreational rental equipment facility, bicycle storage and large outdoor recreation area.

NEIGHBORHOOD

Downtown
Long Beach

BUILDING HEIGHT

2
stories

COMMERCIAL SPACE

4,240
sq. ft.

PARKING

140
stalls



MARLENA

5854 Naples Plaza

New restaurant with seasonal menu and full bar.

NEIGHBORHOOD

Naples

BUILDING HEIGHT

1 story

PARKING

10 stalls

COMMERCIAL SPACE

7,469

COMPLETED

LOUIE'S ON 2nd

5283 E. 2nd St.

New family-owned restaurant serving lunch, dinner and beverages.

NEIGHBORHOOD

Belmont Shore

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

3,000 sq. ft.



BEACHWOOD BREWERY

6420 E. Pacific Coast Hwy.

New tasting room located in the open promenade area of the expansive 2nd & PCH.

NEIGHBORHOOD

East Long Beach

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

170 sq. ft.

1,130 sq. ft.

of outdoor patio seating

ALDI
955 E. Anaheim St.

New grocery store in a renovated commercial space.



NEIGHBORHOOD
Central Long Beach

BUILDING HEIGHT	COMMERCIAL SPACE	PARKING
1 story	18,504 sq. ft.	177 stalls

**ST. ANTHONY HIGH SCHOOL
ATHLETIC FIELDS**

4832 Clark Ave.

New athletic facilities for students with new six-lane rubberized track; a synthetic turf field for football, soccer and lacrosse; a new softball field; a 1,200-seat grandstand; a concession and ticketing building; and a new 6,000-square-foot, multi-purpose locker room building with an outdoor fitness area.

NEIGHBORHOOD	BUILDING HEIGHT	PARKING
East Long Beach	1 story	276 stalls



The following represents retail and commercial projects that began construction in 2023.

PACIFIC POINTE WEST

4022 Conant St. &
3855 Lakewood Blvd.

Eight-building industrial project
in Douglas Park that will create
up to 1,500 high-quality jobs.

NEIGHBORHOOD

East Long
Beach

BUILDING HEIGHT

2
stories

PARKING

1,627
stalls

COMMERCIAL SPACE

1 million sq. ft.



L'ANTICA PIZZERIA
DA MICHELE

4621 2nd St.

New location of the famed
Naples pizzeria and bar.

NEIGHBORHOOD

Belmont
Shore

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

8,000 sq. ft.

PARKING

38 stalls



NEIGHBORHOOD

Belmont Shore

BUILDING HEIGHT

2 stories

COMMERCIAL SPACE

1,034 sq. ft.

PARKING

140 stalls

GRILL 'EM ALL

5411 E. Ocean Blvd.

New restaurant with rooftop deck located in renovated Bayshore Concession Building.



MONTY'S DOG BEACH

5098 E. Ocean Blvd.

New dog-friendly restaurant located in renovated Granada Concession Building.



NEIGHBORHOOD

Belmont Shore

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

1,513 sq. ft.

PARKING

152 stalls

The following represents retail and commercial projects that were approved in 2023.

SHORELINE VILLAGE REDEVELOPMENT

429 Shoreline Village Dr.

Redevelopment project that will include construction of new retail and office spaces, a new hotel and renovation of the existing boardwalk.



NEIGHBORHOOD

Downtown Long Beach

BUILDING HEIGHT

Varied

COMMERCIAL SPACE

67,278 sq. ft. and
15,090 sq. ft.
of outdoor dining areas

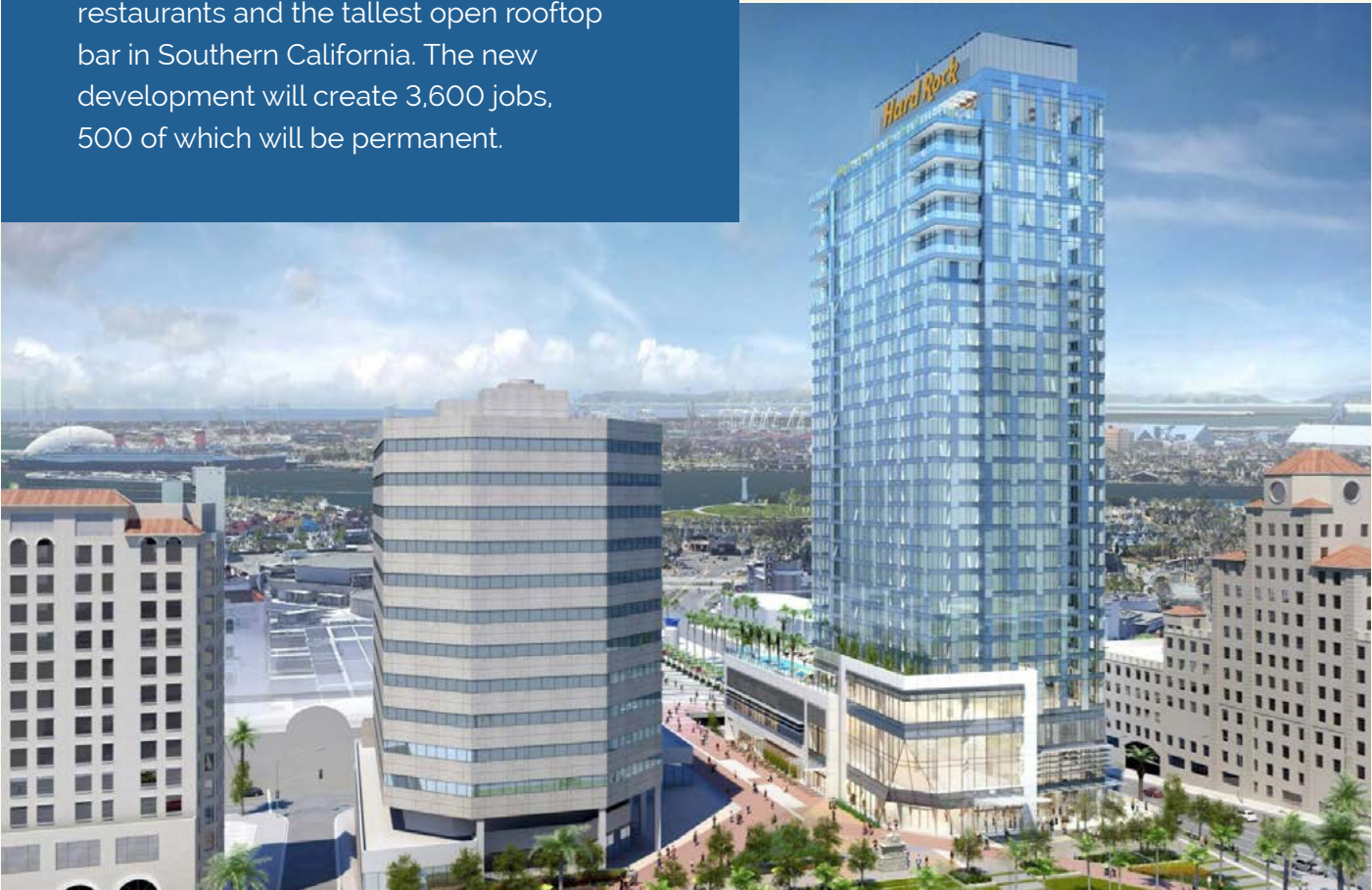
PARKING

227 stalls

HARD ROCK HOTEL

100 E. Ocean Blvd.

New 429-room hotel with two on-site restaurants and the tallest open rooftop bar in Southern California. The new development will create 3,600 jobs, 500 of which will be permanent.



NEIGHBORHOOD

Downtown Long Beach

BUILDING HEIGHT

31
stories

COMMERCIAL SPACE

537,075
sq. ft.

PARKING

151 stalls with
additional off-site spaces

APPROVED



INDUSTRIAL PROJECT

2019-2401 E. Wardlow Rd.

Two new tilt-up industrial buildings with warehousing, logistics or manufacturing options that will replace the former Boeing building at the Goodman Commerce Center.

NEIGHBORHOOD

East Long Beach

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

582,595 sq. ft.

PARKING

1,801 stalls

COMMERCIAL PROJECT

4100 Carson St.

Three commercial tenant spaces located at the Long Beach Exchange.



NEIGHBORHOOD

East Long Beach

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

36,936 sq. ft.

PARKING

1,240 stalls located in existing parking lot

THE ORIGINAL GREEK

2038-2040 E. 4th St.

New dine-in casual Greek restaurant with unique menu and cultural experiences.

NEIGHBORHOOD

Retro Row

BUILDING HEIGHT

1 story

COMMERCIAL SPACE

1,943 sq. ft.



HOLY INNOCENTS SCHOOL EXPANSION

2500 Pacific Ave.

Expansion of Holy Innocents School that includes a new church, rectory, school building, school gymnasium, parish office and convent.

NEIGHBORHOOD

Wrigley

BUILDING HEIGHT

Mix of 1 and 2 stories

PARKING

93 stalls

MEDICAL OFFICE BUILDING

2600 California Ave.

New medical office building with new landscaping that will activate the current frontage along California Avenue.

NEIGHBORHOOD

Midtown/West Long Beach

COMMERCIAL SPACE

3,000 sq. ft.

BUILDING HEIGHT

1 story

PARKING

61 stalls



NEIGHBORHOOD INITIATIVES

NEIGHBORHOOD INITIATIVES & COMMUNITY RESILIENCY

COMMUNITY RESILIENCY



The following represents the Department's major neighborhood initiatives and community resiliency efforts designed to build a more livable and sustainable city.

PARKING REFORM EFFORTS

In 2023, the City of Long Beach initiated the exploration of a Zoning Code Update to redefine parking regulations for changes of use in older business buildings with nonconforming parking (constructed 10 years ago or more). Driven by the effects of the pandemic and previous research on vacant storefronts, there is a recognized necessity for flexibility in parking requirements to support businesses. The proposed Zoning Code Amendment will aim to facilitate the occupation of vacant storefronts by businesses, alleviating blight and mitigating adverse impacts on the community.

ZONING CODE AMENDMENT - SIDEWALK VENDING

In May 2023, the City Council instructed City staff to create an Ordinance in accordance with recently enacted State legislation on sidewalk vending. The directive aimed to consolidate applicable provisions in the Long Beach Municipal Code (LBMC) into a unified Ordinance, eliminating obsolete or unenforced sections. An exhaustive review, led by a consultant and an interdisciplinary team, focused on Titles 5 and 14 of the LBMC, primarily addressing business regulations and streets and sidewalks. Although sidewalk vending is largely outside the Zoning Ordinance, minor updates were identified in the Zoning Ordinance to ensure consistency with proposed local regulations and the intent of Senate Bill 946. The Planning Commission, acting as the advisor for all land use matters to the City Council, was specifically tasked with reviewing proposed changes to the Zoning Ordinance in this Zone Code Amendment (ZCA) to assess their alignment with the General Plan and make recommendations to the City Council.

LGBTQ+ CULTURAL DISTRICT

The City of Long Beach is spearheading groundbreaking initiatives by actively working towards establishing Southern California's first LGBTQ+ cultural district within its borders. By designating the Broadway corridor, between Temple and Alamitos Avenues, as a cultural district, the City aims to work with the community to educate visitors about the cultural and historical significance of the LGBTQ+ community in the neighborhood, support the LGBTQ+ businesses and institutions in the district, and invest in public improvements to ensure the LGBTQ+ community continues to thrive. Throughout 2023, City staff has convened with stakeholders and the public to solicit feedback and develop concepts to help guide a vision for the establishment of the LGBTQ+ Cultural District. This area of the city is home to many of Long Beach's gay bars and LGBTQ+ businesses, as well as being a longstanding, important place for the LGBTQ+ community to gather and organize. This inclusive approach not only reflects Long Beach's dedication to fostering a diverse and vibrant cultural landscape but also ensures that the LGBTQ+ community's unique identity is celebrated and integrated into the fabric of the city's development.

PROACTIVE RENTAL HOUSING INSPECTION PROGRAM

In 2023, the Proactive Rental Housing Inspection Program (PRHIP), under the purview of the Code Enforcement Bureau, conducted a total of 1,248 property inspections, 1,891 unit inspections and responded to over 1,500 customer service requests, all as part of the department's comprehensive strategy to maintain livability standards, protect tenants against blight and ensure citywide compliance through efficient and enforcement of the Long Beach Municipal Code.

VICTORY/SANTA CRUZ
PARK DESIGN GUIDELINES

By conducting community pop-ups and workshops over the past year, the Planning team actively sought valuable input to update design guidelines for Victory and Santa Cruz Parks to establish a space that aims to be both attractive and sustainable, serving as a valuable amenity for residents, workers and visitors. The Guidelines establish design priorities and programming components for the park, including furnishings, landscaping and other design elements. Prior to this, the Guidelines had not been updated since the 1980s. Following a 45-day public review period, the Planning Commission adopted the Guidelines in October 2023. The Guidelines will be presented for City Council adoption in early 2024.

PLACE-BASED NEIGHBORHOOD
IMPROVEMENT STRATEGY

In 2023, the Housing and Neighborhood Services Bureau addressed specific concerns tied to community well-being and development by making significant strides in the Place-Based Neighborhood Improvement Strategy. The dedicated team embarked on the implementation of the Washington, Martin Luther King Jr. and South Place-Based Neighborhood project, aiming to amplify opportunities for active living while the recently completed West Place-Based Neighborhood Improvement Strategy at Admiral Kidd Park successfully increased contiguous park space and established an accessible greenbelt, providing an ideal setting for recreational and family development activities. These efforts underscore our commitment to holistic community enhancement and sustainable urban living.

NOISE ELEMENT UPDATE

Adopted by the City Council in June 2023, the updated Noise Element, aligns with the City’s broader development policies, including the Land Use Element, and outlines a comprehensive set of goals, policies, and implementation measures aimed at minimizing noise exposure, particularly in areas with nearby residential, hospital, school, or daycare center uses. As a mandatory section of the City of Long Beach General Plan, the Noise Element, which was last updated in 1975 and implemented through a 1977 Noise Ordinance, plays a crucial role in establishing policies governing noise and land use throughout the city. The revision aims to address contemporary challenges and priorities given the significant changes in the city’s physical structure, population, regional context, and regulatory landscape since its last update.



LONG BEACH CLIMATE ACTION PLAN

The Community Development Department has been actively engaged in advancing the Long Beach Climate Action Plan’s (LB CAP) goals by fostering complete communities through new zoning regulations and strategic property rezoning, aiming to create mixed-use, transit-oriented environments, promoting sustainability and reducing carbon footprints. Staff has created a LB CAP Development Checklist to help ensure that new developments align with objectives, including energy efficiency standards and green building practices for environmentally conscious urban development.

OPEN SPACE ELEMENT UPDATE

In alignment with the Department’s internal strategic plan to embed equity within its framework, the Planning Bureau has undertaken initiatives to revise the City’s Open Space Element. This endeavor is geared towards fostering more equitable access to open spaces, incorporating placemaking and park equity approaches to cater to the diverse needs of all Long Beach residents and community members. Through these efforts, the Planning Bureau aims to create inclusive and accessible open spaces that contribute to the well-being and enjoyment of the entire community.

NEIGHBORHOOD CLEAN-UP
ASSISTANCE PROGRAM

The Neighborhood Clean Up Assistance Program had a total of 2,927 volunteers who actively participated in 105 neighborhood clean-up events, successfully removing 882 tons of trash and dumped items from local streets and alleys in 2023. In addition to its immediate environmental benefits, this impactful initiative, facilitated by the Housing and Neighborhood Services Bureau, goes beyond clean-up efforts by developing targeted education and outreach campaigns. These initiatives aim to heighten awareness about climate change and adaptation while encouraging a personal sense of community climate stewardship among residents.



I DIG LONG BEACH

In 2023, the I Dig Long Beach initiative, funded by the Port of Long Beach and the California Department of Forestry and Fire Protection, commonly known as CAL FIRE, witnessed the active participation of 352 volunteers who collectively planted 383 street and park trees. This program plays a pivotal role in assisting the department in achieving its sustainability goals by leveraging opportunities to enhance community livability through climate investments. The tree plantings contribute to the creation of more inviting and comfortable public spaces, fostering increased shade along streets. Ultimately, this initiative aims to encourage and facilitate walking, biking and community engagement, aligning with the broader objectives of the Department.

NEIGHBORHOOD
LEADERSHIP PROGRAM

Each year, the Department facilitates the Neighborhood Leadership Program, a five-month, multilingual program that helps empower grassroots residents with the skills, knowledge and resources to make a difference in the quality of life of the Long Beach community. This program is free to participants and is partially funded through the Federal Community Development Block Grant program. Participants learn about effective communication, resource identification for community betterment, grant application procedures, project planning and more and to make meaningful contributions to their communities. The class of 2023 consisted of 30 graduates and marked the 800th Long Beach resident to complete the program since it began in 1994.

CDBG NEIGHBORHOOD
GRANT PROGRAM

To facilitate enhancements in neighborhood conditions, stimulate collaboration and contribute to ongoing revitalization endeavors within designated communities, the U.S. Department of Housing and Urban Development, in conjunction with the City's General Funding, awarded 11 \$10,000 Community Development Block Grant (CDBG) Neighborhood Grants to qualifying neighborhood groups situated in CDBG-eligible areas in 2023.

NEIGHBORHOOD
MICRO GRANT PROGRAM

The Neighborhood Micro Grant Program distributed 30 micro grants, each totaling \$1,500, to established neighborhood associations across the city in 2023. These grants empowered associations to organize and execute a variety of neighborhood events and improvement projects, spanning activities such as food drives, block parties, holiday events, and more. The overarching aim of the program is to bolster initiatives that enhance neighborhood spirit, foster collaboration and contribute to ongoing revitalization efforts within communities.

HOME IMPROVEMENT ROOF GRANT PROGRAM

Supported by funding from the U.S. Department of Housing and Urban Development, the Home Improvement Roof Grant Program provides financial assistance to eligible, owner-occupied, single-family residence property owners in Community Development Block Grant-designated areas. This program offers up to \$20,000 in grant funding for the rehabilitation or replacement of home roofs. In 2023, the program received 72 eligible applications, which are currently undergoing processing. Additionally, 39 property inspections have been conducted, and the bidding process with contractors has commenced for roof replacement projects.

NEIGHBORHOOD RESOURCE CENTER COMMUNITY WORKSHOPS

The Community Development Department's Neighborhood Resource Center (NRC) plays a crucial role in enhancing the effectiveness of neighborhood and community organizations, working towards the improvement of localities by offering a diverse range of resources and tools. In 2023, the NRC conducted grant writing and technology training workshops, engaging 120 residents and neighborhood associations citywide. These workshops are designed to equip participants with the skills and knowledge needed to foster a robust civic engagement infrastructure that actively invites and supports the inclusion of all voices.

COMMERCIAL CORRIDOR FAÇADE IMPROVEMENT PROGRAM

The Commercial Corridor Facade Improvement Program aims to offer financial support through grants to commercial property owners, enabling them to enhance the overall appearance of their property façade visible from the street. This initiative serves as a means to significantly boost investment in small local businesses, particularly in communities of color. In 2023, a total of 44 eligible applications were meticulously processed for external rehabilitation within Community Development Block Grant-eligible corridors. Site visits, inspections and design planning for improvements are actively underway for 23 storefronts.

DAVENPORT PARK EXPANSION

After receiving approval from the Planning Commission in 2020, the long-awaited Davenport Park expansion is now under construction. This expansion project will augment the current 5.5-acre park with an additional six acres, introducing a host of new amenities. Among these additions are a new sports field, a skate park, fitness equipment, a walking path, enhanced security lighting, shaded picnic areas, surface area parking and fresh landscaping.



HISTORIC

HISTORIC PRESERVATION

PRESERVATION

HISTORIC PRESERVATION

As the Community Development Department strives to shape a forward-looking and vibrant city, we remain dedicated to preserving our rich heritage. Long Beach boasts a diverse cultural legacy, evident in its varied neighborhoods showcasing unique architectural elements and historic structures that contribute to the city’s distinct identity and overall development. Collaborating with the Cultural Heritage Commission, the City actively strives to identify and safeguard historic properties, fostering public awareness and appreciation for these valuable resources. Appointed by the Mayor and confirmed by the City Council, the Commission plays a crucial role in advising on planning policies related to historic preservation. Their responsibilities include recommending landmarks and historic districts, as well as evaluating proposed modifications to designated landmarks or improvements within historic districts. Through these efforts, Long Beach seeks to seamlessly blend its historical legacy with progressive urban development.

CULTURAL HERITAGE COMMISSION

Kathleen Irvine, Chair

Kevin McGuan, Vice Chair

Amy Bodek

Mark Grisafe

Tasha Hunter

Marco Pizzo

Mary Hinds
(term ended Jan. 2023)

Dr. Lourdes Ramos
(term ended July 2023)



HISTORIC DISTRICTS MAP

The City has recognized distinct neighborhoods as having special architectural and historical value. This map depicts the 18 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

Nehyam Neighborhood
- J

Hellman Street 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



HISTORIC PRESERVATION INITIATIVES

The City endures in its commitment to connecting past and present. The Community Development Department continues to lead the way with thoughtful policies and initiatives dedicated to preserving the unique fabric of Long Beach.

Race & Suburbanization Context Statement Recognized by the Los Angeles Conservancy

In 2023, Long Beach achieved a distinctive honor as the sole municipal agency to receive a Los Angeles Conservancy Preservation Award. The recognition was bestowed for the City's groundbreaking Race and Suburbanization Context Statement, a pioneering initiative delving into the historical narratives of communities of color in Long Beach from 1945 to 1979. This comprehensive study encompasses the histories of housing segregation and the civil rights struggle, offering a valuable framework for assessing historic places linked to the city's diverse communities of color.



HISTORIC LANDMARKS

The City's Landmark Designation Program helps promote and protect significant properties that are located outside of historic districts. The following properties received designation as historic landmarks in 2023.



BERG OFFICE BUILDING

822 W. Willow St.

The Berg Office Building achieved historical landmark status due to its association with Edward Killingsworth, a key figure in the Southern California Post-and-Beam Mid-Century Modern movement. Designed in 1960 and constructed in 1961 by the esteemed Long Beach-based architecture firm Killingsworth, Brady & Smith, the building is celebrated for its innovative design, skillfully balancing outdoor and indoor environments within an office setting. This project stands as a testament to Killingsworth's influential contributions to mid-century modern architecture.

NEIGHBORHOOD

Wrigley

ARCHITECTURAL STYLE

Mid-Century Modern

THE REHBOCK HOUSE

3305 E. 1st St.

Constructed under the commission of esteemed Long Beach resident activists Fredrick William and Clara Rehbock, this Craftsman-style home stands as a testament to the vision of artisan builder Miner Smith in the 1920s. Known for his expertise in crafting custom, high-quality bungalows, Smith earned a reputation for these bespoke residences, often referred to as "bungalow mansions." His commitment to craftsmanship and individualized design is evident in the construction of over 23 houses in Long Beach, with this particular residence showcasing the distinctive characteristics of his bungalow-style architecture.

NEIGHBORHOOD

Bluff Park

ARCHITECTURAL STYLE

Craftsman with American Foursquare features



THE FRANK HOUSE

4004 Country Club Dr.

Built in 1959, this residence showcases the distinctive International Architectural style and stands as a testament to the collaborative brilliance of renowned architects Edward A. Killingsworth, Jules Brady and Waugh Smith. Edward Killingsworth, a master architect and founding partner of the acclaimed firm Killingsworth, Brady, and Smith, played a pivotal role in shaping Southern California's mid-twentieth-century architectural landscape. The home was commissioned by Maurice and Mary Frank, with Maurice and his brother Edward Frank being prominent figures as owners of the Long Beach-based Frank Brothers Furniture. Pioneers in modern furniture, the Franks closely collaborated with architects and designers associated with the midcentury modern movement, leaving a lasting impact on Long Beach's design legacy.

NEIGHBORHOOD

Los Cerritos

ARCHITECTURAL STYLE

International



FIRE STATION NO. 9

3917 Long Beach Blvd.

In the aftermath of the 1929 stock market crash and the subsequent Great Depression, the New Deal emerged as a vital initiative to alleviate unemployment, enhance infrastructure and instill confidence in the nation. The Works Progress Administration (WPA) and the Public Works Administration, integral components of the New Deal, funded transformative civic improvement projects, including Fire Station No. 9 in Long Beach. Beyond its association with the WPA, the fire station was designed by W. Horace Austin, who later became a prolific architect in the city. Austin's notable contributions to Long Beach's architectural landscape include the Pacific Tower and the Long Beach Airport Terminal Building, marking his enduring impact on the community.

NEIGHBORHOOD

Bixby Knolls

ARCHITECTURAL STYLE

Tudor-Revival

MILLS ACT

MILLS ACT PROPERTY TAX ABATEMENT PROGRAM

In December 2023, the City opened the application cycle for the 2024 Mills Act Property Tax Abatement Program (Mills Act). This Program offers property owners a compelling financial incentive, in the form of property tax relief, in return for a commitment to engaging in the restoration, rehabilitation, or maintenance of a designated historic property. This commitment is formalized through a Mills Act contract with the City, which is active for a minimum 10-year term. Program applications are reviewed by the Cultural Heritage Commission and forwarded to the City Council for final action. The following properties were awarded a Mills Act contract in 2023.

Properties Awarded 2023 Mills Act Contracts

2621 E. 1 st St.	1146 Cedar Ave.	32 Kennebec Ave.
3305 E. 1 st St.	3628 Cerritos Ave.	759 Myrtle Ave.
3333 E. 2 nd St.	334 Colorado Pl.	404 Newport Ave.
2553 E. 3 rd St.	4004 Country Club Dr.	239-241 Orizaba Ave.
347 W. 7 th St.	803 Daisy Ave. & 615 W. 9 th St.	735 Sunrise Blvd.
2740 Broadway	2100 Eucalyptus Ave	636 Temple Ave.
324-328 Carroll Park West	2151 Eucalyptus Ave.	781 Walnut Ave.
2324 Carroll Park South	784 Freeman Ave.	822 W. Willow St.
3556 California Ave.	774 Gladys Ave.	



2740 E. BROADWAY

Plans call for façade improvements including restorations of Terracotta and bricks, decorative wrought iron and red clay tile roof on tower, upgrade plumbing and electrical systems, paint and resurface all metal on roof, flashings, spouts, remove non-original windows and install period windows and restore all original wood windows.

NEIGHBORHOOD

Bluff
Park

ARCHITECTURAL STYLE

Italian
Renaissance



324-328 CARROLL PARK WEST

Improvements include new foundation, restorations to stucco walls, wood beams and roof eaves and 24 wood windows, new roof, electrical and plumbing system upgrades and repaint.

NEIGHBORHOOD
**Carroll
Park**

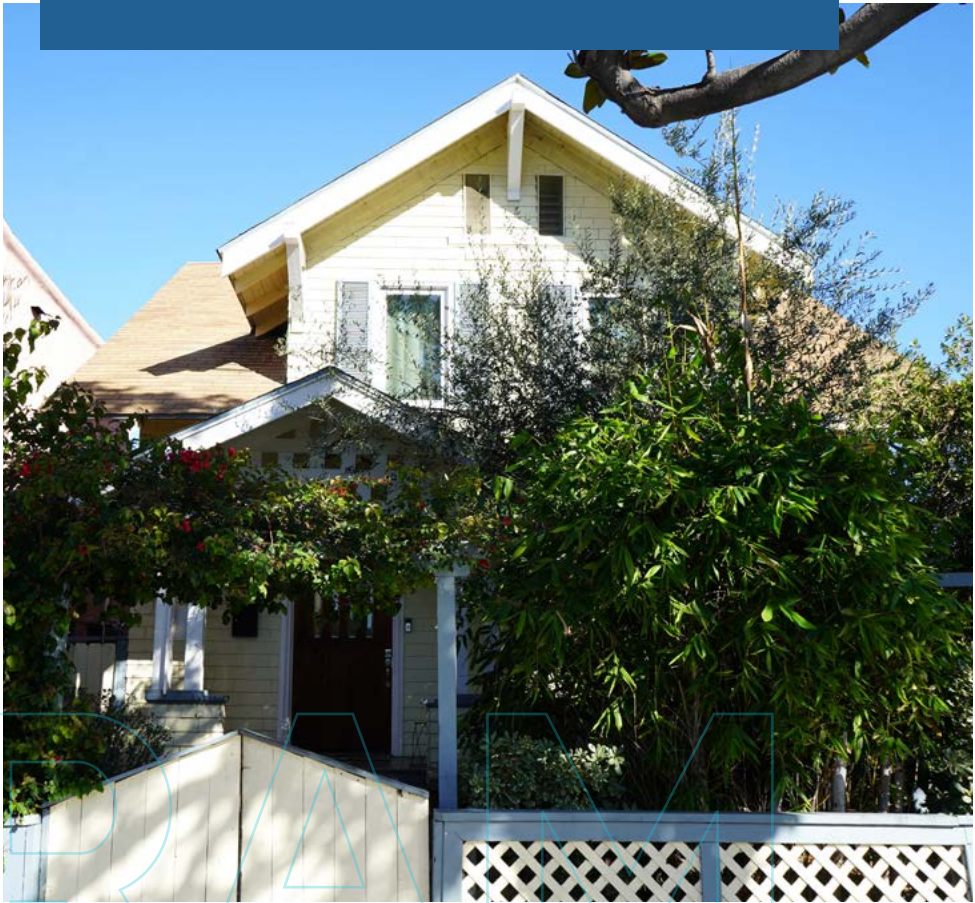
ARCHITECTURAL STYLE
**Spanish
Colonial**

1146 CEDAR AVE.

New foundation, restorations to porch and pergola, exterior wood shingles and original front door, new rafter tail and eaves on primary and secondary residences and an upgrade to electrical and plumbing systems.

NEIGHBORHOOD
**Drake
Park**

ARCHITECTURAL STYLE
Craftsman



803 DAISY AVE. & 615 W. 9th ST.

Reroof and electrical system upgrade for the Craftsman-style triplex and restoration of exterior wood sliding lex.

NEIGHBORHOOD
Drake Park

ARCHITECTURAL STYLE
**Craftsman and
Folk Victorian**

MILLS ACT



4004 COUNTRY CLUB DR.

Restorations to its unique post and beam elements such as its metal beams, wood posts, trims, windows, glass doors and front yard as well as fresh paint.

NEIGHBORHOOD

Los Cerritos

ARCHITECTURAL STYLE

International

PROGRAM

CERTIFICATES OF APPROPRIATENESS

In 2023, the Cultural Heritage Commission approved 600 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 the City's Historic District Design Guidelines. The following are some of the highlighted projects.

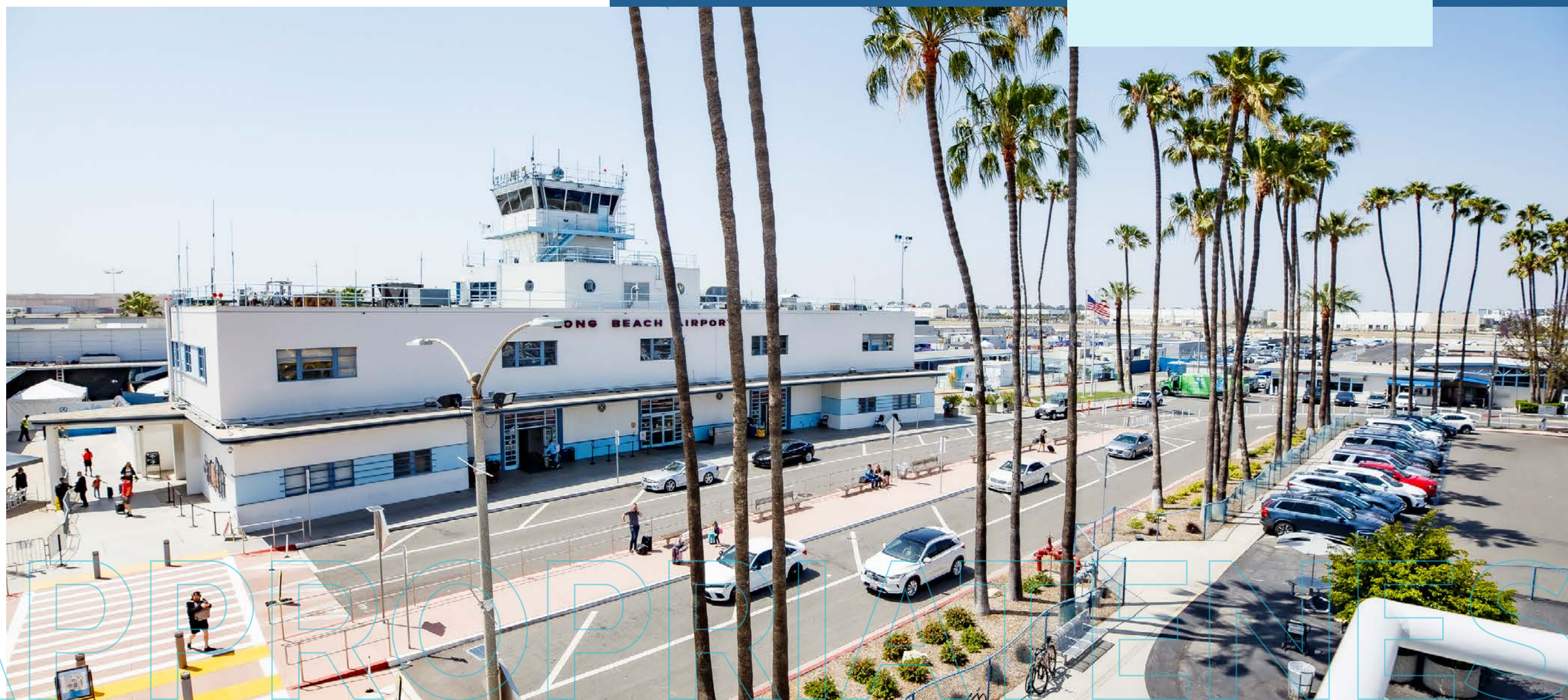
LONG BEACH AIRPORT TERMINAL BUILDING

4100 Donald Douglas Dr.

Preservation of the mosaic art as well as a seismic retrofit, improved restrooms and building infrastructure, and the restoration of significant Art Deco and Streamline Moderne design elements, with rental car services on the first floor and administrative offices on the second floor.

ARCHITECTURAL STYLE

Streamline Moderne



2749 E. OCEAN BLVD.

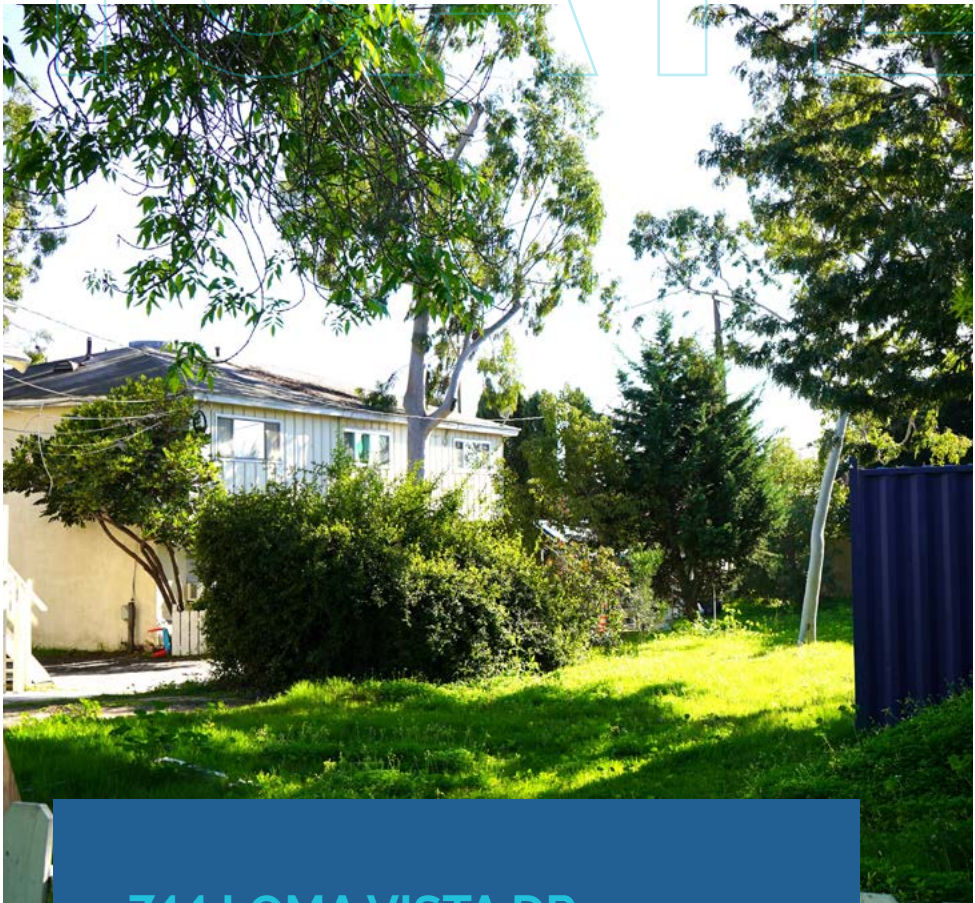
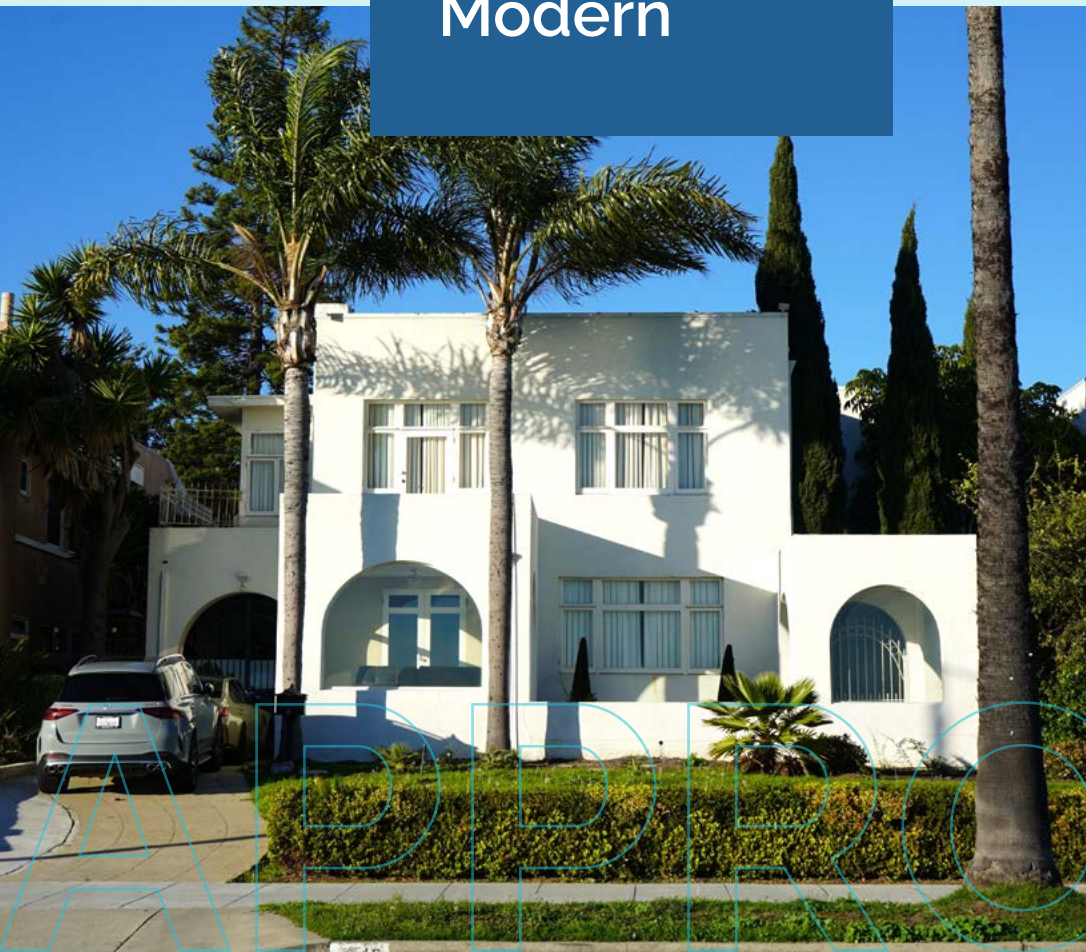
750 square-foot, two-story addition to the rear of the existing single-family home and a 56 square-foot expansion of the basement level. Construction of a 215 square-foot single-car garage with an attached carport to its existing two-car garage and 103 square-foot accessory dwelling unit was also completed.

NEIGHBORHOOD

Bluff Park

ARCHITECTURAL STYLE

Modern



744 LOMA VISTA DR.

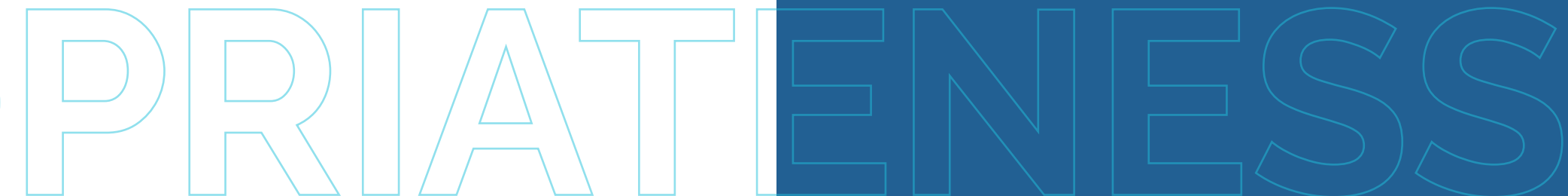
Construction of a new two-story duplex building with two attached two-car garages at the rear of the property and two new detached one-story accessory dwelling units at the front of the property.

NEIGHBORHOOD

Drake Park

ARCHITECTURAL STYLE

Spanish Colonial Revival



3039 E. 1st ST.

464 square-foot addition to the rear of the single-family home. Conversion of the existing 555 square-foot loft into an accessory dwelling unit.



NEIGHBORHOOD

Bluff Park

ARCHITECTURAL STYLE

Classical

OCEAN CENTER BUILDING

110 E. Ocean Blvd.

Newly renovated Ocean Center Building that reopened in October 2023 featuring 80 rental units equipped with modern amenities. The ground floor features new restaurants and boutiques, while rooftop terraces and public spaces provide additional attractions.

NEIGHBORHOOD

Downtown

ARCHITECTURAL STYLE

Spanish Revival



THE QUEEN MARY

1126 Queens Hwy.

Restoration efforts on the Queen Mary continued this year hitting significant milestones. In early 2023, installation of boilers, heat exchangers, new piping, a bilge pump system, mechanical equipment for support and an emergency generator was completed. There were also upgrades to the ship's main boarding entrance, onboard restroom repairs, flooring replacements and ceiling paint and tile repairs allowing for the ship to safely resume its popular tours for the first time in March since the COVID-19 pandemic. In May, the City formalized a \$12 million land-exchange deal to fund ongoing investments to the iconic ship.

NEIGHBORHOOD

Downtown



Imagery provided by:

Burnham Development; Carmel Partners; City Fabrick; City of Long Beach; DRA Architects; DU Design; GBD Architects; Habitat LA; Harrison Design; Holland Partner Group; Holos Communities; HPA Architecture; Jamboree Housing; Johnny Li; Long Beach Public Library; Los Angeles Public Library ; Onni Group; Sares Regis Group; Studio One Eleven; Studio T-SQ2 Inc. Architects; The Arts Collective; TSA Architects; and Turnbridge Equities and Waterford Property Company



LONG BEACH COMMUNITY DEVELOPMENT

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Visit us at longbeach.gov/lbcd
Email us at lbcd@longbeach.gov

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To request this information in an alternative format or to request a reasonable accommodation, please contact the Community Development Department at longbeach.gov/lbcd 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.