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Guided by our motto of “Building a Better Long Beach,” the Long Beach Development Services (Department) continued to lay the groundwork for a city that is stronger, more vibrant and more resilient than ever before. With over 180 employees, our four public-facing bureaus – Building & Safety, Planning, Housing & Neighborhood Services and Code Enforcement – serve the second largest city in Los Angeles County and one of the most populous cities in the state of California through a variety of programs, initiatives and services that foster neighborhood improvement, development activity, housing stability, environmental and historic preservation and more.

The Department is also made up of an Administration & Financial Services Bureau and a Communications Division dedicated to ensuring customer service and transparency at all levels.

2021 was a year of perseverance for the Department and the City of Long Beach as a whole. Our team remained committed to adapting to the changing environment brought on by the COVID-19 pandemic and continued to serve our customers, including residents, community-based organizations, business owners and developers, through modified services. We celebrated the groundbreaking of several development projects, welcomed residents to newly-built affordable housing communities, helped keep neighborhoods clean and safely reopened the Development Permit Center to offer in-person permitting services for the first time in over a year.

Through the efforts of our dedicated leadership team and staff, the Department has remained focused on evolving Long Beach as a model urban community that is future-focused, while also honoring its historic past. And if this year has shown us anything, it is that our city can overcome any challenges that we may face, together.
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, P.E., C.B.O, C.G.B.P
SUPERINTENDENT OF BUILDING & SAFETY

PATRICK URE
HOUSING & NEIGHBORHOOD SERVICES BUREAU MANAGER

KARL WIEGELMAN
CODE ENFORCEMENT BUREAU MANAGER
2021 BY THE NUMBERS

- **40,064** Building Inspections Conducted
- **9,598** Permits Issued
- **13,826** Business Outreach Visits Conducted
- **3,700** Renters Assisted
- **57,489** Permit- and Zoning-Related Customer Calls Handled
- **$411M** Permit Valuation
- **3,953** Code Enforcement Cases Closed
- **756** Tons of Trash & Debris Collected
Our Building & Safety Bureau experts work to protect the safety of Long Beach residents and businesses by making sure that buildings follow all State and local building codes. The Bureau, consisting of more than 65 building inspectors and engineers, works with the Mayor and City Council as well as developers, engineers, design professionals, neighborhood groups, business owners and residents to ensure all buildings, new and old, are structurally sound, have reliable fire prevention systems and properly installed electrical, plumbing and mechanical systems. Ensuring that construction projects are energy efficient and sustainable is similarly of top importance. The team’s permitting and inspection work for new global aerospace company offices and assembly plants has also contributed to the city’s booming space industry. The Bureau is home to the Development Permit Center and is thrilled to safely welcome customers back for in-person services after a year of operating remotely due to COVID-19 health precautions. The Development Permit Center is now open by appointment to assist business owners, developers, contractors and others with all building-and permit-related services.
The Code Enforcement Bureau is committed to maintaining and improving the quality of life in our neighborhoods, commercial corridors and industrial areas. Working together and with the support of the seven-member Board of Examiners, Appeals and Condemnation (BEAC), the team responds to a variety of violations of the Long Beach Municipal Code, including substandard buildings, property maintenance, inoperative vehicles and weed abatement to maintain the safety and livability of the community. In 2021, the team continued to lead the City’s Venue Task Force to ensure compliance and educate businesses on the City’s health orders and protocols related to COVID-19.

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION

ERIC WITTEN, CHAIR
CHARLES WHITEHEAD, VICE CHAIR
HAKIM CHAMBERS
STEVE GERDES
ETHEL POWERS
JIM THOMPSON
The Housing & Neighborhood Services Bureau offers a variety of innovative programs in support of the City's mission to preserve and develop affordable housing, in addition to providing an array of housing assistance that includes housing development loans, resources for first-time homeowners and low-income renters and residential and commercial improvement programs. The Bureau works closely with The Long Beach Community Investment Company (LBCIC), a commission appointed by the Mayor and confirmed by the City Council, to address the critical issue of housing availability and affordability in Long Beach. Additionally, the team administers a number of neighborhood improvement programs and services, including the Long Beach Emergency Rental Assistance Program (LB-ERAP), Place-Based Neighborhood Improvement Strategy projects, residential and commercial improvement grant programs, a Neighborhood Resource Center and an award-winning Neighborhood Leadership Program.

THE LONG BEACH COMMUNITY INVESTMENT COMPANY

PATRICE WONG, CHAIR
JANICE WARD, VICE CHAIR
DIANE ARNOLD (TERM ENDED FEBRUARY 2021)
MARY CASTRO
HILDA DELGADO
LINDSAY MAIS
SABRINA SANDERS (TERM ENDED FEBRUARY 2021)
ELWOOD SIDES
The Development Services Planning Bureau remained committed to guiding physical and economic development throughout the city in 2021. The 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 ensure a city that is safe, innovative and equitable. The team also works closely with the City’s Planning Commission, which is appointed by the Mayor and confirmed by the City Council and plays a key role in shaping the city’s built environment and spawning more development opportunities that allow Long Beach to grow and thrive. In addition to overseeing projects large and small, the award-winning Planning Bureau continues to focus efforts on several significant long-range planning efforts, including the Housing Element Update and the Climate Action and Adaptation Plan (CAAP), ensuring that the Long Beach of tomorrow is the best that it can be.

**PLANNING COMMISSION**

- **DR. JONI RICKS-ODDIE**, CHAIR
- **ERICK VERDUZCO-VEGA**, VICE CHAIR
- **MARK CHRISTOFFELS**
- **RON CRUZ** (TERM ENDED APRIL 2021)
- **JOSH LAFARGA**
- **RICHARD LEWIS**
- **JANE TEMPLIN**
DOWNTOWN
PLAN UPDATE
Despite the impacts of the COVID-19 pandemic, which has affected development and businesses worldwide, Long Beach has come together in unique and creative ways to build back, support small businesses and maintain its reputation as an urban metropolis for residents and visitors alike to enjoy. Downtown Long Beach is known for its waterfront attractions, ever-growing skyline, charming restaurants and shops and eye-catching murals and artwork. The Downtown Plan (PD-30) has had a significant influence on making much of the recent growth and development possible. Since its adoption in 2012, the Downtown Plan has set the standard for new construction, ensuring that new development in Downtown is smart, bold and future-focused.

To further streamline the development process, the Program Environmental Impact Report (PEIR) reduces the cost and time associated with approving development projects, mitigating the process for development project and public improvements, serving as a model for growth and providing future guidance to shape the future of Long Beach in a way that is both visionary and sustainable for decades to come.
NEW BUSINESSES IN DOWNTOWN
JANUARY - DECEMBER 2021

27% OF NEW BUSINESSES
- architecture
- attorneys
- medical
- business

185 NEW BUSINESSES OPENED IN DTLB

15% OF OPENED BUSINESSES
- barbers
- aestheticians
- tattoo artists
- hair stylists

22% OF NEW BUSINESSES
- retail
- restaurants
DOWNTOWN PLAN PROGRESS SUMMARY

JANUARY - DECEMBER 2021

THE FOLLOWING TABLE REFLECTS PROJECT DATA FOR THE MAJOR DEVELOPMENTS FEATURED IN THIS DOWNTOWN PLAN UPDATE REPORT.

<table>
<thead>
<tr>
<th>Downtown Plan Expected Growth 2021-2035</th>
<th>Total Demolished</th>
<th>Completed</th>
<th>Under Construction/Approved/Pending</th>
<th>Pending</th>
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<td><strong>RESIDENTIAL</strong></td>
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<td>0</td>
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</tr>
</tbody>
</table>
The map below identifies the major developments featured in this Downtown Plan Update report.

**Completed Projects**
- A Shoreline Gateway
  777 E. Ocean Blvd.
- B Volta on Pine
  635 Pine Ave.
- C Catalyst Cannabis Co.
  433 N. Pine Ave.

**Projects Under Construction**
- D Broadway Block
  330 E. 3rd St./333 E. Broadway
- E Aster
  125 Long Beach Blvd.
- F Lincoln Park
  101 Pacific Ave.
- G Residential Project
  425 E. 5th St.
- H Locust Long Beach Apartments
  1112 Locust Ave.
- I Partake Collective
  456 Elm Ave.
- J Broadstone Promenade
  201 The Promenade N.

**Approved Projects**
- K Civic Center Mid-Block
  321 W. Ocean Blvd.
- L The Armory Arts Collective
  854 E. 7th St.
- M Residential Project
  1028 E. 10th St.
- N Residential Project
  415 Olive Ave.
- O Mixed-Use Project
  525 E. Broadway

**Pending Projects**
- P Queen Beach
  937-947 Pine Ave.
The following represents the most significant projects that have been completed in the Downtown Plan area.

**SHORELINE GATEWAY**

777 E. OCEAN BLVD.

Standing at 35 stories high, this new mixed-use development consists of 315 residential units, 6,700 square feet of retail and restaurant space, a 10,000-square-foot plaza with public art and open space for pedestrians, a community garden, a gym, pool and spa. The impressive skyscraper is now the tallest building in Long Beach and completes the two-phase project that includes the adjacent 17-story, mixed-use development known as The Current, which was completed in 2016. With a strong architectural design that incorporates high-quality materials and massing per the requirements of the Downtown Plan, Shoreline Gateway transforms the city’s skyline and takes Downtown to new heights.

City’s tallest building transforms skyline and takes Long Beach to new heights.
Volta on Pine

Consisting of 271 studio, one-, two- and three-bedroom apartments and townhomes, Volta on Pine offers modern living in the center of Downtown. Providing several resident amenities, including a rooftop terrace, a fitness center, a swimming pool and hot tub, grilling areas, electrical vehicle charging stations, 1,305 square feet of retail and commercial space and more, the new market-rate development offers the best of urban living with coastal energy.

Catalyst Cannabis Co.

More than four years in the making, Catalyst Cannabis Co. has opened its new location in Downtown Long Beach. In March 2021, the project was granted a conditional use permit and Zoning Code amendment to operate on the Pine Avenue corridor. Since its opening in July 2021, the business has made enhancements to the existing space and partnered with the neighborhood to incorporate additional enhancements to the streetscape, bringing substantial foot traffic and economic vibrancy to Downtown.

Pine Avenue corridor offers diverse mix of businesses
DEVELOPMENT PROJECTS UNDER CONSTRUCTION

The following represents the projects that have been approved under the Downtown Plan and are currently under construction.

BROADWAY BLOCK

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

The highly-anticipated Broadway Block is currently under construction and making significant progress. After receiving initial approval in March 2018 and being approved for expansion in August 2020, the two-building development will consist of a 23-story high rise and a seven-story building featuring a total of 432 residential units, 17,793 square feet of ground floor retail space, a food court and outdoor leisure spaces.

Historic and iconic come together in the heart of Downtown
Lincoln Park

Construction is currently underway for the revitalization of Lincoln Park, as part of the ongoing Long Beach Civic Center project. Occupying 4.9 acres, the reimagined park will offer a children’s play area, an enclosed dog park, a skate park, half basketball court and an open 30,000-square-foot lawn for the community to enjoy. Lincoln Park is expected for completion in 2022.

Reimagined Lincoln Park to provide community gathering space for all

Aster

What was once a vacant lot will now provide contemporary living along Long Beach Boulevard and the Promenade. The eight-story development will consist of 218 studio, one-, two- and three-bedroom units. The project will also feature several resident amenities, including outdoor decks, a roof terrace, a fitness center, a club room and 7,300 square feet of ground floor commercial space. The project will also include a 312-vehicle parking garage. Located adjacent to the Metro First Street Station, the transit-oriented development is slated for completion in 2023.
East Village neighborhood prepares to welcome new contemporary residential project

Construction is currently underway for a six-story residential project in the East Village neighborhood. The development will offer a mix of 18 market-rate and affordable housing units, a lobby entrance, 16 parking stalls and landscaping designed to create a welcoming pedestrian-oriented streetscape. The structure will incorporate a contemporary modern design with sleek lines, per the guidelines of the Downtown Plan.

LOCUST LONG BEACH APARTMENTS

A new seven-story, mixed-use residential project is under construction at the intersection of Locust Avenue and Long Beach Boulevard. The development will consist of 97 units, a bike kitchen, a 2,000-square-foot fitness center, a 2,588-square-foot courtyard, a pool and spa. The project is expected to be completed in 2022.

Contemporary mixed-use project coming to Long Beach Boulevard corridor
**PARTAKE COLLECTIVE**

456 ELM AVE.

Approved in early 2021, the iconic 1923 building located at Fourth Street and Elm Avenue will offer 60,040 square feet over three stories to 19 commercial kitchens, also known as “ghost kitchens,” along with a designated public space for indoor dining and a retail area. A show kitchen on the ground floor will be used for demonstrations, menu development, recipe creation, and content creation.

**BROADSTONE PROMENADE**

201 THE PROMENADE N.

Located in the heart of the bustling Downtown scene, Broadstone Promenade will replace a once vacant lot with new residential and retail uses. The eight-story, 189-unit development will consist of studio, one-, two-, and three-bedroom units and offer a fitness room, a club room, roof decks, a swimming pool, ground-floor retail space and 257 parking stalls in a three-level underground garage.

**New mixed-use project coming to The Promenade**
APPROVED DEVELOPMENT PROJECTS

The following represents the projects that have been entitled under the Downtown Plan.

CIVIC CENTER MID-BLOCK

321 W. OCEAN BLVD.

The Civic Center Mid-Block development will reflect the community’s vision for a revitalized plaza that promotes greater connectivity and safety, supports mixed-uses and reactivates the city’s core with no new tax burden on residents. The proposed plans call for 580 units, with 58 being reserved for income-qualified households, 40,000 square feet of ground-floor retail and a two-level subterranean parking garage. This project is expected to bring 1,000 new residents and jobs to Downtown, breathing new life into a historic and cherished part of Long Beach.
Armory Building to be revitalized for a variety of uses

The 91-year-old, vacant Long Beach Armory will soon be revived as a centerpiece for housing and the performing arts. Approved in early 2021, plans call for the development of a new four-story apartment building on the property’s parking lot, consisting of 86 units, 40 being set aside for affordable housing. The Armory Building will be transformed into 11,400 square feet of meeting rooms, offices and studios; a 7,043-square-foot performing arts center and gallery space and an 8,258-square-foot performing arts garden.

The Armory Arts Collective

854 E. 7th St.
New townhome development offers homeownership opportunity in Downtown

**RESIDENTIAL PROJECT**

**1028 E. 10th St.**

In April 2021, a tentative tract map was approved in PD-30 for a 7,500-square-foot lot to accommodate a new housing development comprising two buildings and five townhome units.

**RESIDENTIAL PROJECT**

**415 Olive Ave.**

The Olive Building will soon be welcoming new residents. Currently vacant, the first floor will be renovated to consist of seven 180-square-foot micro-units, each offering a living and sleeping area, kitchenette and full bathrooms. Resident amenities will also include a common lounge, kitchen area and fully paid transit passes for the next five years.

Modern micro-units to take shape in the East Village neighborhood
More housing and retail coming to Broadway

**MIXED-USE PROJECT**

**525 E. BROADWAY**

With a total of 48 units ranging from one to three bedrooms, this seven-story development is anticipated to add a variety of housing types to meet the needs of the diverse Long Beach community. As a mixed-use building in Downtown, the development will host 5,090 square feet of retail space on the ground floor.
The following major project is in the process of seeking approval under the provisions of the Downtown Plan.

QUEEN BEACH

937-947 PINE AVE.

A new eight-story development consisting of 69 units located just blocks away from the Metro A Line is proposed as a housing addition to Downtown. The project will also consist of more than 5,000 square feet of amenity space and a parking structure for residents. A preliminary land use analysis for the project has been completed.

Modern, transit-oriented development proposed along Pine Avenue
PROJECT SHOWCASE: HOUSING
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 2021.

**PROJECT SHOWCASE: HOUSING**

**Housing Element Update**

In 2021, the City released the draft *Housing Element*, as required by State law, as part of an 18-month long process which began in 2020. Once adopted, the document, which is a key part of the City’s General Plan, will provide a roadmap for accommodating the projected number of housing units needed to house all Long Beach residents by addressing challenges to housing development and ensuring the availability of safe, quality affordable housing options throughout the city. The Housing Element Update is expected to be adopted by the City Council in 2022.

**Enhanced Density Bonus Ordinance**

In an effort to facilitate the development of mixed-income, multi-family housing, the City Council approved the *Enhanced Density Bonus Ordinance* in October 2021. By reducing barriers and offering incentives, the City aims to increase the number of affordable housing units citywide with a focus on those along transit corridors in areas near job centers.

**Unpermitted Dwelling Unit Amnesty Program**

With the goal of expanding the City’s affordable housing options, the City Council implemented the Unpermitted Dwelling Unit Amnesty Program in January 2021. The program creates a streamlined pathway to legalization for previously unpermitted dwelling units, helping to add much-needed affordable housing options to the city’s housing stock, while also bringing units up to health and safety standards.
Inclusionary Housing Policy

In January 2021, the City Council adopted the Inclusionary Housing Policy as part of an ongoing effort to ensure that Long Beach residents have access to affordable housing. The newly adopted ordinance encourages development of mixed-income housing by requiring that new residential developments include units for low-income and very low-income households or that developers contribute to a fund that would be used for future development of affordable housing. The incentive-based requirement, which is one of many strategies that the City is implementing to address the housing crisis, is the result of years-long outreach efforts that were inclusive of renters, property owners and developers.

The 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. To simplify zoning codes with broader use categories, 12 zoning districts were introduced, creating 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 and were presented to the community for feedback in September with anticipated adoption by the Planning Commission and City Council in 2022.

Short-Term Rentals Program

Under the City’s recently expanded Short-Term Rentals (STR) Program, both primary and non-primary residences are able to operate as short-term rentals in Long Beach. 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.
As part of the Long Beach Recovery Act, the City launched the Long Beach Emergency Rental Assistance Program (LB-ERAP) in April 2021. LB-ERAP covers 100% of rental and utility payments for renters who experienced income loss due to the COVID-19 pandemic and is designed to support housing security throughout the city while residents begin to recover from the financial impacts of the pandemic. Funded by federal, state and reallocated City funds, the program dispersed more than $27 million on behalf of over 3,700 renters with plans to continue payments until all funds have been exhausted.

Fair Housing Foundation

As one of 24 cities in the region that is serviced by the Fair Housing Foundation, Long Beach provided $85,000 in funding to promote fair housing choice through outreach services, counseling sessions and investigation of fair housing cases. This funding resulted in counseling services for 1,369 clients, assistance with fair housing allegations for 139 clients and support with opening a fair housing case for 85 clients.
Security Deposit Assistance Program

The City provided approximately $21,000 in security deposit assistance to assist local households experiencing homelessness. The Security Deposit Assistance Program, which is facilitated in partnership with the Long Beach Department of Health and Human Services (Health Department) Multi-Service Center, supported eight households as they transitioned to permanent housing in 2021.

Senior Security Deposit Assistance Program

Also in partnership with the Health Department’s Multi-Service Center, the City provided over $102,000 to support displaced low-income older adults and individuals with disabilities transition into permanent housing. In total, the Senior Security Deposit Assistance Program assisted 65 households in 2021.
A new mixed-use affordable housing community in Midtown welcomed residents in May 2021. Funded in part by The Long Beach Community Investment Company (LBCIC), the four-story development consists of 101 units ranging from one- to three-bedrooms, a play area, a computer lab and a community room for residents to enjoy. Located near the A Line Station, the transit-oriented development also features 3,938 square feet of commercial retail space and offers close proximity to libraries, markets and healthcare services.
Construction of this new 40-unit supportive housing project was completed in December 2021, adding to the growing number of affordable housing units in the city. Located in Midtown, this project transforms a previously vacant lot into a thriving community for individuals who have experienced homelessness. The transit-oriented development features a computer lab, office space for supportive services case managers, dedicated bicycle parking, 3,000 square feet of indoor community space and 3,000 square feet of outdoor common areas.

New supportive housing community opens its doors to individuals previously experiencing homelessness
Rehabilitation and preservation of the Woodbridge Apartments is now complete, successfully preserving the affordability of the project for an additional 55 years. The 21,855-square-foot development consists of two buildings that offer a combined total of 49 affordable housing units with each building providing community amenities including picnic areas, courtyards, on-site laundry facilities, and gated access. Rehabilitation efforts included exterior repainting, renovations to the community room, and upgrades to 12 units with plans to upgrade additional units on an as-needed basis.
Construction is currently underway for a new Habitat for Humanity townhome development. Once completed, the project will offer 10 affordable Craftsman-style townhomes for purchase by low- and moderate-income, first-time homebuyers. Each two-story unit will consist of approximately 1,200 square feet and feature three bedrooms, two bathrooms and attached two-car garages along with a private front yard. The project is located adjacent to the 14th Street Park and nearby the Metro A Line and other major transit routes, making it an attractive option for potential homebuyers.
Supportive housing development breaks ground in Cambodia Town

Located along the Anaheim Street corridor in the Cambodia Town neighborhood, the development broke ground in November 2021 and will feature 88 affordable units along with a community health and wellness center. Once completed, the five-story, mixed-use complex will provide housing to low- and extremely low-income households earning 30% to 60% of area median income, with 20 units reserved for older adults previously experiencing homelessness. The project will include an expansive roof deck, commercial offices and a health clinic and wellness center for the community. Anaheim & Walnut is expected for completion in 2023.
PROJECT SHOWCASE: HOUSING

HABITAT FOR HUMANITY RESIDENTIAL PROJECT

Approved in March 2021, this 43,587-square-foot project for the development of a 36-unit, mixed-income townhome project that will include 22 affordable units. Consisting of four separate buildings, the project will combine four parcels of vacant lots to create a thriving community that will further activate the area while creating more opportunities for homeownership.

200 E. 14TH ST.

Modern affordable housing development prepares to take shape in Midtown

THE UNION

1401 LONG BEACH BLVD.

Planning entitlements have been approved for The Union, a 160-unit, transit-oriented affordable housing project along Long Beach Boulevard. The proposed project will activate a key site in the Midtown Specific Plan area while also providing 159 affordable units, a manager’s unit, 4,000 square feet of ground floor community-serving space and 20,000 square feet of common open space for residents to enjoy. Additional amenities include two community lounge areas with a kitchen, a game room, a greenhouse, rooftop deck space, bicycle storage and garage parking.

More homeownership opportunities on the rise
A new supportive housing community has been approved as the sixth phase of the 27-acre Century Villages at Cabrillo campus development. With funding support from The LBCIC, the four-story, 72,000-square-foot project will offer 89 new affordable studios for veterans who meet the income requirement and one two-bedroom unit for an on-site property manager. Residents will also have access to a network of on-site supportive service providers, including U.S. VETS and the local Veteran Affairs office.

New veteran housing project coming to the Century Villages at Cabrillo campus

A new 50,603-square-foot affordable housing community for individuals experiencing homelessness is underway after receiving $4 million in funding support from The Long Beach Community Investment Company (LBCIC). Upon completion, the project will feature 76 affordable units, a manager’s unit, a community room and space for social service providers. Additional resident amenities include a multi-purpose room, community kitchen, flexible open space and a recreational and barbeque area.
MARKET-RATE HOUSING DEVELOPMENTS COMPLETED

THE VAULT

1000 NEW YORK ST.

Conversion of a storage warehouse into an apartment complex for artists has been completed after receiving an administrative use permit from the Planning Bureau. The project, known as The Vault, activates residential uses with the addition of 19 work-live studios that foster creative expression and embody the artistic culture of the city. One of the only structures to survive the Long Beach earthquake, this project features rooftop access with panoramic views, large floor plans and secured entry.

Converted warehouse offers work-live opportunities for local artists
MARKET-RATE HOUSING DEVELOPMENTS UNDER CONSTRUCTION

EDGECOOD POINT

5100 LONG BEACH BLVD.

Construction has commenced on this 38-unit contemporary townhome project in North Long Beach. When completed, each three-story unit will include three bedrooms and three bathrooms and feature a variety of green building features, including rooftop solar panels to result in net zero energy townhomes. Amenities include an expansive outdoor common area and 86 parking spaces.

Contemporary and energy-efficient housing project underway in North Long Beach
MARKET-RATE HOUSING DEVELOPMENTS APPROVED

New townhome project will add to the city’s growing housing stock

RHYTHM
5823-5893 ATLANTIC BLVD.

Located in the heart of the ever-evolving Atlantic corridor in North Long Beach, plans for this mixed-use project call for construction of 84 three-story townhomes situated over two-car garages, 13 of which are proposed to be live-work units along Atlantic Avenue. Approved in September 2021, this will be the first project in North Long Beach to be designed under the first phase of the Uptown Planning Land Use and Neighborhood Strategy (UPLAN), which was approved by the City Council in 2020.

Community-focused development brings more revitalization to Uptown

Long Beach is soon to see more for-sale units with the Planning Commission approval of this 23-unit, multi-family residential development in January 2021. The proposed plans include construction of four buildings consisting of two- and three-bedroom townhomes that range from 1,351 square feet to 1,902 square feet and feature rooftop decks and balconies. This is one of the first projects to seek and receive approval for a zone change that is consistent with and utilizes the Land Use Element adopted in 2019, helping the City address the growing demand for housing.

RESIDENTIAL PROJECT

2200-2212 E. 7TH ST.; 600-620 DAWSON AVE.; 621 DAWSON AVE.
PROJECT SHOWCASE:
RETAIL & COMMERCIAL
PROJECT SHOWCASE: RETAIL & COMMERCIAL

The demand for new retail and commercial development continued to grow in 2021, adding to the city’s job-rich environment and bringing with it new amenities for residents and visitors alike.

RETAIL & COMMERCIAL DEVELOPMENTS COMPLETED

Contemporary warehouse and employment center completed in North Long Beach

BRIDGE POINT
LONG BEACH

2400 E. ARTESIA BLVD.

This sustainable warehouse complex was completed in October 2021, adding several hundred permanent job opportunities to the area. The modern facility replaces a 75-year-old oil refinery that was decommissioned to make way for this project. Approved in 2019, the new 416,000-square-foot structure features 21,000 square feet of office space on the ground floor and mezzanine level, solar panels along the roof and 453 parking stalls. A leading transportation and logistics provider is expected to soon lease the space.
BUVONS WINE
1147 LOMA AVE.

Located within the Zaferia neighborhood, this 3,400-square-foot wine bar and shop offers a variety of natural wines from all over the world along with food items to serve as pairings for its selection of wines. Patrons also have access to a marketplace and an on-site wine tasting area for sampling rare wines. This year, the location received both an administrative use permit and a conditional use permit enabling it to operate under a new use and advancing goals outlined in the City’s Land Use Element.

LASERFICHE
3443 LONG BEACH BLVD.

Laserfiche has officially expanded its corporate headquarters with the completion of this four-story, 102,848-square-foot campus, which includes a new parking garage with space for up to 343 vehicles to accommodate the software development company’s growing workforce. The new Mid-Century-style office building features large windows, generous floor-to-ceiling heights and a series of terraced decks, allowing for plenty of natural light to enter the building.

Charming wine bar and shop with international selections opens its doors
Modern restaurant expands offerings after receiving green light

One of the latest additions to Bixby Knolls and the city’s growing food scene, Wood & Salt Tavern offers a modern twist on classic recipes at this dine-in location. This year, the 2,270 square-foot restaurant, which features a 102 square-foot bar, began serving beer, wine, and distilled spirits thanks to a conditional use permit that was approved in July 2021.

PLANET FITNESS

5400 CHERRY AVE.

Planet Fitness has officially opened its doors in North Long Beach. The new health facility repurposes a previously vacant tenant space with the addition of 10,744 square feet of open workout area, a tanning room, large washroom areas, a locker room, and increased parking. The project helps the City accomplish goals outlined in the General Plan by bringing neighborhood-serving goods and services to the area.

Fitness center occupies previously vacant structure
New and improved beachfront structure offers more fun in the sun

GRANADA BEACH
CONCESSION BUILDING
5098 E. OCEAN BLVD.

Home to Rosie’s Dog Beach, the site located south of Ocean Boulevard and Granada Avenue is now home to an updated beach concession building. Popular for volleyball and kite surfing, the renovated project now offers additional recreational opportunities for visitors including children’s water play, adult fitness and a new dog rinse station. Improvements to the site also allow for a more accessible experience and a more appealing façade.

JUNIPERO BEACH
CONCESSION BUILDING
2630 E. OCEAN BLVD.

Renovation of the Junipero Beach concession building was completed in 2021 adding a basketball court, children’s play area and adult fitness station to the popular beach destination. The more accessible facility, which is now home to newly opened restaurant Saltwater Deck, also features an improved façade, public restrooms and secure storage space. The completion of this project further activates the area with other recently completed improvements to nearby concessions.

Renovations breathe new life into popular beach destination
AMERICAN LIFE HOTEL

100 E. OCEAN BLVD.

The construction of a 30-story, 537,075-square-foot hotel near the city’s waterfront was approved in March 2021. The anticipated project will offer 429 hotel rooms and a large ballroom space, 23,512 square feet of restaurant space, 431 total parking spaces. Soon to be one of the tallest buildings in Long Beach, the hotel will feature a modern glass-clad tower and a rooftop deck. Plans also call for revitalization of the nearby Victory Park and restoration of the Jergins Trust Tunnel to allow public access.

Hotel project to further transform the city’s skyline

includes restoration of iconic Jergins Trust Tunnel
Rocket manufacturing plant expands its Long Beach footprint with new headquarters facility

Rocket manufacturing company Relativity Space announced its plans to expand its footprint in Long Beach with new headquarters at the Goodman Commerce Center. The site, which is home to the former Boeing C-17 manufacturing plant, will be transformed into a state-of-the-art facility that will house the company’s metallurgical laboratory, DMLS printers, mission control center and proprietary Stargate 3D printers, the largest metal 3D printers in the world. When completed, the new headquarters will have capacity for over 2,000 employees.

STUDEBAKER ROAD BUSINESS PARK

300 STUDEBAKER RD.

Proposed plans call for the construction of two new concrete tilt-up industrial buildings at this 6.69-acre site located in the city’s Coastal Zone. Comprised of a combined total of 139,200 square feet of new construction between the two buildings, the site will also feature 168 parking spaces with new landscaping and right-of-way improvements that will enhance the area. Upon completion, the development will support uses such as light manufacturing, warehousing, assembly and distribution, with ancillary office uses.

Attractive industrial project coming to Studebaker Road

6.69-acre site

2400 E. WARDLOW RD.

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Industrial hub to soon welcome new warehousing facility

SAN FRANCISCO INDUSTRIAL CENTER
929 W. ANAHEIM ST.

New concrete warehouse buildings are currently underway after receiving approval in September 2021. When completed, the project will consist of two buildings, including one 62,042-square-foot structure and a 61,533-square-foot structure, each with expansive office space and mezzanines. The site will also include a new surface parking lot with 176 parking spaces and 16 truck dock doors to accommodate potential light industrial uses such as warehousing.

CHAPEL
245 W. WARDLOW RD.

A conditional use permit was approved in August 2021 to allow for community assembly use at this religious center located on Wardlow Road. Plans call for construction of a new one-story, 26-foot tall chapel at the 47,870-square-foot site. The main worship area will undergo demolition to make way for a new detached 3,000-square-foot structure that will be used as a place of worship and serve as a main gathering place for the community. The site includes a meditation garden located on the east side of the property and will offer 72 parking spaces for guests.

Unique place of worship to undergo remodel

2021 LBDS IN REVIEW
NEIGHBORHOOD INITIATIVES & COMMUNITY RESILIENCY
NEIGHBORHOOD INITIATIVES & RESILIENCY

The following represents the Department’s major neighborhood initiatives and community resiliency efforts as evident through commercial improvements, climate actions, and housing improvements designed to build a prosperous future.

CLIMATE ACTION AND ADAPTATION PLAN

Confirmed by the City Council in January 2021, the proposed Climate Action and Adaptation Plan (CAAP) is the City’s first-ever document designed with the goal of reducing greenhouse gas emissions, preparing the community for the impacts of climate change, improving the quality of life and enhancing economic vitality.

Long Beach strives to be a more sustainable and resilient city in the face of climate change impacts such as air pollution, extreme heat, drought, coastal storm surge, and sea level rise. With final adoption anticipated soon, the CAAP will provide a framework for creating policies and programs for residents and businesses alike.

SOUTHEAST AREA SPECIFIC PLAN

This award-winning document has guided land use development for the 1,500-acre area in southeast Long Beach since 1977. Almost 40 years later, with the help of residents, the City has spent time re-examining the area, crafting a new and contemporary vision for the next 50 years. By prioritizing the maintenance of valuable natural resources, customizing land use and development standards as well as identifying locations for future development, the Southeast Area Specific Plan (SEASP) guides the City and its southeast residents towards a prosperous future.
GLOBEMASTER CORRIDOR SPECIFIC PLAN

Designed to establish a long-term vision and framework for the development of a 21st Century employment district, the Globemaster Corridor Specific Plan received final approval and adoption by the City Council in May 2021. The strategic plan makes way for potential development of new hotels, retail, restaurants and newer manufacturing businesses near the Long Beach Airport. Recently announced tenants include Relativity Space, an aerospace company that will be expanding its footprint in Long Beach with new headquarters in this space, bringing high-quality jobs along with it.

PLACE-BASED NEIGHBORHOOD IMPROVEMENT STRATEGY

The immediate goal of the Place-Based Neighborhood Improvement Strategy (PBNIS) is to provide programs and projects that quickly enhance the well-being of families and children living within specified PBNIS neighborhoods. The strategies encourage community involvement through programs such as the Neighborhood Leadership Programs, the Home and Commercial Improvement Rebate Programs and the Neighborhood Clean-Up Assistance Program. These programs empower residents with education and training to create and maintain healthy, clean, safe and stable neighborhoods.

COMMERCIAL IMPROVEMENT REBATE PROGRAM

Led by our Housing and Neighborhood Services Bureau, the Commercial Improvement Rebate Program benefits commercial property owners and small business owners looking to update their curb appeal. The program 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 2021, 36 businesses received rebates for various improvements.

HOUSING IMPROVEMENT REBATE PROGRAM

The City’s Home Improvement Rebate Program reimburses eligible homeowners of residential properties up to $2,000 to make exterior renovations to their properties. Common improvements include new paint, stucco, doors, driveways, porch and window repairs. Facilitated by our Housing and Neighborhood Services Bureau, 31 homeowners received rebates for these various improvements in 2021.
COLORADO LAGOON PLAYGROUND IMPROVEMENTS

Work has officially begun for improvements to the Colorado Lagoon playground. Funded by Measure A and Tideland’s Capital funding, the renovated playground will include new play equipment, freshly painted picnic tables and fully accessible paths to parking lots, restrooms and playground – becoming a complete ADA-compliant playground for the community to enjoy.

I DIG LONG BEACH – 10,000 TREES BY 2022

With the help of hundreds of volunteers citywide, the Housing and Neighborhood Services Bureau is leading the efforts to add 10,000 trees across Long Beach neighborhoods by 2022 through the “10,000 trees by 2022” initiative funded by the Port of Long Beach and CAL FIRE. In 2021, the City teamed up with various community organizations and volunteer groups to plant 156 trees.

NEIGHBORHOOD CLEAN-UP ASSISTANCE PROGRAM

Through the Neighborhood Clean-Up Assistance Program, volunteer clean-up projects are supplied with materials such as shovels, rakes, gloves and trash bags for alley clean-ups, trash pick-ups, weed removal and graffiti paint-outs. The City partnered with various neighborhood associations in 2021 to safely host 95 clean-ups.
CODE ENFORCEMENT OUTREACH ACTIVITIES

Led by the Department’s Code Enforcement Bureau, a Venue Task Force (VTF) was developed to help educate businesses and ensure compliance with the City’s health orders and safety protocols established in response to the COVID-19 pandemic. In coordination with the Long Beach Health Department and the Long Beach Police Department, the VTF continued to take a proactive approach to visiting businesses and providing guidance on regulations impacting operations to help ensure the safety of the community.

In 2021, the Code Enforcement team conducted 13,862 educational outreach visits to businesses to determine compliance, opened 48 cases and issued 60 citations.
HISTORIC PRESERVATION
As we build a dynamic city that embraces the future, we continue the important work of honoring the past. Long Beach has a rich and distinctive cultural heritage which is reflected through its diverse neighborhoods, with unique architectural elements and historic structures that establish the city’s identity and enhance development and livability throughout the community. With the support of the Cultural Heritage Commission, the City works to recognize and protect historic properties and increase public knowledge and appreciation of its valued resources. Appointed by the Mayor and confirmed by the City Council, the Commission advises on planning policies as they relate to historic preservation, making recommendations for the designation of landmarks and historic districts, and reviewing all proposed modifications to designated landmarks or any improvement within a historic district.
The City has recognized distinct neighborhoods as having special architectural and historical value. This map depicts the 18 historic districts in Long Beach.
HISTORIC PRESERVATION INITIATIVES

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

HELLMAN STREET CRAFTSMAN VILLAGE HISTORIC DISTRICT UPDATE

In 2021, Long Beach made updates to the Hellman Street Craftsman Historic District based on the input of residents. The goals of the project were to identify, record and evaluate historic features and properties to inform planning and preservation decisions, study areas adjacent to existing historic boundaries for possible expansion of district boundaries, improve concentration of properties that contribute to the historic designation of the district, and to consider removing properties that were built outside of the district’s period of historic significance.

Based on research and surveys, district boundaries were extended to properties contiguous to the existing district as well as those constructed from 1902 to 1934 that conveyed a residential feel consistent with the district, retained their integrity and contributed to the significance of the neighborhood.
In 2021, the Cultural Heritage Commission approved 545 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 a few of the highlighted projects.

Charming Bluff Park home prepares for thoughtful renovation efforts

This charming Craftsman-style home is one of the latest properties to be awarded a certificate of appropriateness for alterations to the original 1912 structure. Proposed renovations to the property will include the addition of a 565-square-foot accessory dwelling unit and a garage expansion. Nestled in the Bluff Heights Historic District, its steep, pitched roof, covered porch that extends the entire width of the home and horizontal mounted wood siding elements are distinctive of the long list of treasured bungalow-style architecture sprinkled around Long Beach.
Historic Walker’s Department Store Building restores its original sign

The designated historic landmark Walker’s Department Store Building was awarded a certificate of appropriateness for the reinstallment of the classic store sign to its original placement on the face of the metal marquee over the Pine Avenue entry. Built in 1929 and designed by the famed architecture firm Meyer and Holler, who is best known for the design of Grauman’s Chinese Theatre in Hollywood, the historic site features unique elements of the Art Deco and Renaissance Revival architectural styles.
365 CORONADO AVE.

This Craftsman architectural style home, built in 1921 in the Bluff Heights Historic District, is recognized by its unique built-in planters, historically associated with the work of artisan builder Miner Smith, who used this ornamentation in his Bungalow Mansion buildings. Granted approval in March 2021, homeowners will construct a 535-square-foot one-story addition and an 800-square-foot accessory dwelling unit.

3548 LEMON AVE.

A 482-square-foot addition is in the works for this single-family residence in the California Heights Historic District. The expansion will include a larger kitchen, dining room, new master bedroom, bathroom, and laundry room. Built in 1928 in a Spanish Colonial Revival architectural style with a tan-colored, laced stucco body, the addition will be cohesive with the neighboring properties in the historic district.

California Heights Historic home gains approval for expansion
A certificate of appropriateness was awarded for renovations to this two-story, multi-family residential building in November 2021. The project will consist of new window treatments and paint to the original 1971 property located in the Rose Park Historic District.

761 OBISPO AVE.

Located in the Rose Park South Historic District, this property was awarded a certificate of appropriateness for a 375-square-foot ground-floor expansion and a new second floor addition. This single-story, Craftsman-style home features overhanging eaves with exposed rafters and has retained all of its original wooden windows from 1913.

3042 E. 6TH ST.

Expansion efforts underway for endearing Rose Park residence
Adding to the list of Long Beach’s signature early 20th Century Craftsman-style homes is this charming residence in the Bluff Park Historic District. A certificate of appropriateness was approved for an addition to the single-family residence, replacement of the existing three-car garage; and construction of a new two-story structure consisting of a 1,439-square-foot dwelling unit, second-story deck, four-car garage and an accessory storage area.
Spanish Colonial Revival-style home will add new structure for multiple uses

**3544 GUNDRY AVE.**

Built in 1929, this California Heights Spanish Colonial Revival-style, single-family home, will be replacing a two-car garage with a one-story, detached structure consisting of a 562-square-foot garage and pool house.

**279 MOLINO AVE.**

This Craftsman-style bungalow home built in the early 20th Century in the Bluff Heights Historic District neighborhood has plans for the additions of a detached one-story, 771-square-foot structure consisting of a two-car garage and 388-square-foot accessory dwelling unit fully equipped with a kitchen, living room and bathroom.

**Bluff Heights home to add ADU and two-car garage**
Rose Park residence gets an update

761 RAYMOND AVE.

A 480-square-foot addition is in the works for this Rose Park Historic District home. Approved in November 2021, the renovation will consist of a single-story attachment to the primary structure.

3215 E. OCEAN BLVD.

Renovations will soon be underway for this Neo-Georgian-style single-family residence in the Bluff Park Historic District. Granted a certificate of appropriateness in September 2021, plans call for a replacement of the property’s existing garage with a new detached two-story structure, consisting of a 986-square-foot, four-car garage with storage and laundry area, a 998-square-foot accessory dwelling unit located on the second floor, and a 624-square-foot roof deck.

Neo-Georgian-style home anticipates remodel

2021 LBDS IN REVIEW