

2019  
IN REVIEW

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COMMISSION





# PLANNING COMMISSION

Long Beach is abuzz with new developments in every corner of the city. From the Uptown Commons plaza in an up-and-coming business corridor in North Long Beach to new residential towers steadfastly transforming the downtown skyline, the second largest city in Los Angeles County is undoubtedly growing. As such, planning is of vital importance in shaping the city's future and maintaining a fine balance of promoting economic growth and community preservation, while also continuing to provide essential services for residents.

The City of Long Beach Planning Commission, along with the Development Services Planning Bureau, works as the trusted gatekeeper of all modern commercial, public, and private development in Long Beach. Appointed by the Mayor and confirmed by the City Council, the seven-member Planning Commission provides guidance and recommendations on all matters affecting land use and works together with neighborhood groups, design professionals, and business owners to help build a better Long Beach.







## PLANNING COMMISSION 2019

Richard Lewis, Chair  
Mark Christoffels, Vice Chair  
Ron Cruz  
Josh LaFarga  
Andy Perez (term ended December 2019)  
Dr. Joni Ricks-Oddie (term began December 2019)  
Jane Templin  
Erick Verduzco-Vega

## LONG BEACH DEVELOPMENT SERVICES

Linda F. Tatum, FAICP, Director  
Oscar Orci, Deputy Director  
Christopher Koontz, AICP, Planning Bureau Manager  
Alexis Oropeza, Current Planning Officer  
Dionne Bearden, Planning Commission Secretary



# PLANNING COMMISSION

2019 by the Numbers

230

*Planning Entitlements  
and/or Discretionary  
Reviews Processed*

16,400

*Customers Served at  
the Public Counter*

5,300

*Plan Checks Completed*

600

*Staff-Level Certificates of  
Appropriateness Issued*

12,915

*Zoning Information Line  
Phone Calls Handled*



## HIGHLIGHTS/ACCOMPLISHMENTS



## CALIFORNIA HOUSING AND COMMUNITY DEVELOPMENT PLANNING GRANT

### Addressing Affordable Housing and Homelessness in the City

With the help of a new \$625,000 grant from the California Department of Housing and Community Development, Long Beach is bringing renewed support to several programs addressing the growing issue of affordable housing and homelessness in the city.

The majority of funding will go toward rezoning the Anaheim Street corridor for mixed-use, residential, and affordable housing developments to address overcrowding and rising rent in the area. The remaining funds will be used to conduct community outreach regarding the City's proposed year-round homeless shelter in North Long Beach and to support planning efforts by the Century Villages at Cabrillo, a community that anticipates adding 1,000 new affordable housing units in the city.



## publiCity DEVELOPMENT PROJECTS MAP

### Interactive Mapping Tool for Public Information on New Developments

The City's new interactive mapping tool, Long Beach publiCity, gives members of the public detailed information about each of the major development projects currently underway in Long Beach. The user-friendly tool provides access to summaries that include renderings and photos when available. Other features include zoning and historic district marking. To access the interactive map, visit [longbeach.gov/lbds/maps](http://longbeach.gov/lbds/maps).











# AMERICAN PLANNING ASSOCIATION AWARDS

## City Recognized for Outstanding Planning Efforts

In June 2019, Long Beach took home four prestigious awards from the Los Angeles section of the American Planning Association, which annually recognizes outstanding planning work throughout the region. The City's Los Cerritos Wetlands project, which consolidates existing oil operations and implements a series of habitat restoration efforts, received two recognitions: an Award of Excellence for Environmental Planning and the title of Best Environmental Document. The Historic District Design Guidelines, which provide an instructive framework for restoration efforts, was also recognized and received an Award of Excellence for Urban Design. Additionally, Alison Spindler, a member of the City's Planning Bureau, was named Outstanding Young Planner of the Year.







## OMNIBUS ZONING CODE AMENDMENTS

### — New Sets of Changes to Promote More Contemporary Land Uses

2019 saw the launch of new efforts by the Planning Bureau and the Planning Commission to modernize the City's Zoning Code, which had not been comprehensively updated in three decades. With quarterly updates to the Zoning Code, the omnibus amendments seek to eliminate incongruencies and outdated code elements while also introducing new development standards and policies to better reflect modern land use trends.

The first set of Zoning Code amendments were adopted by the City Council in May 2019 and include updates to roofing material requirements to allow metallic roofs and solar panel shingles. The second set of amendments, which were adopted in September 2019, address the use of escape rooms, tutoring centers, and more in Long Beach.





## DRIVE-THROUGH DESIGN GUIDELINES

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### Updated Regulations for Drive-Through Establishments

The City is working to improve pedestrian safety and quality of life for all residents with new regulations and design guidelines that govern drive-through establishments. These Zoning Code amendments, which were adopted by the City Council in July 2019, address concerns about the location and concentration of drive-through establishments by directing them to more suitable locations such as shopping centers and lots near freeways. In addition to reducing negative environmental impacts in central areas, the new regulations and guidelines also help reserve sites with access to public transit for housing and commercial development.







## GLOBEMASTER CORRIDOR SPECIFIC PLAN

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### Revitalization of Cherry Avenue Industrial Corridor to Attract New Businesses and Jobs

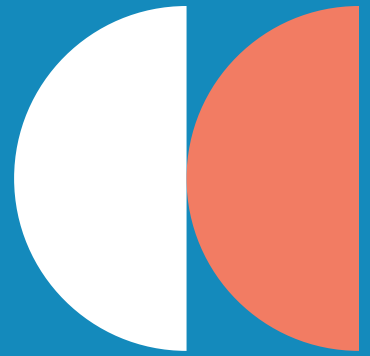
The Globemaster Corridor Specific Plan provides the planning and regulatory framework for guiding future land use, infrastructure, and economic development for the 437-acre corridor near Long Beach Airport. This effort is part of a comprehensive transition program undertaken by the City in the wake of the closure of the former Boeing C-17 Globemaster military aircraft production facility. Completed in August 2019, the strategic plan aims to attract quality industries, replenish jobs, and improve the character, design, and functionality of the Globemaster Corridor.







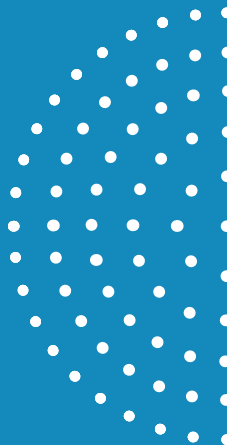




## LAND USE ELEMENT/ URBAN DESIGN ELEMENT

### — Long Beach 2040 General Plan Update

Recommended by the Planning Commission, the City Council adopted two important updates to the Long Beach General Plan in December 2019: an updated Land Use Element, which had not been changed since 1989, and its counterpart, an Urban Design Element. This substantial update to the state-required General Plan has been more than a decade in the making and is the result of the combined effort of City staff, the Commission, and the City Council. It aims to propel Long Beach into a more sustainable future while also accommodating the city's growing population and employment projections through 2040.





# UPTOWN PLANNING LAND USE AND NEIGHBORHOOD STRATEGY (UPLAN) PHASE I COMPLETION

## Guiding Future Development in North Long Beach



The first phase of the groundbreaking strategy project, UPLAN, finished its course in May 2019. UPLAN, a collaborative effort between the City and the community to guide future development in North Long Beach, will update the City's Zoning Code for the first time in 30 years to better align with Uptown's new community vision and economic development goals. Funded by transportation grants, the project addresses land use, housing, and economic development, and prioritizes mobility improvements.

While the first phase of the UPLAN project focused on the Atlantic Avenue and Artesia Boulevard corridors, the second phase will cover all of North Long Beach and culminate in February 2021.





## PROJECT SHOWCASE







6400 E. PACIFIC COAST HWY.

## 2ND + PCH

Reactivating a Prime Corridor  
in the City With New Shops  
and Attractions

2nd & PCH, a new 11-acre retail complex located on the busy corner of 2<sup>nd</sup> Street and Pacific Coast Highway, celebrated its grand opening in October 2019. Along with its anchor tenant, Whole Foods, the plaza welcomed a diverse roster of approximately 60 retailers and restaurants, including Philadelphia-based eyewear company Warby Parker, East Coast's famous burger chain, Shake Shack, Barry's Bootcamp, and Chef Michael Mina's, The Bungalow.

This coastal, contemporary-style development celebrates the area's ocean views and breezes with a variety of outdoor elements, including fire pits, dedicated bicycle lanes, and expansive seating areas.



635 PINE AVE/636 PACIFIC AVE.

# PACIFIC-PINE

High-Quality, Transit-Oriented  
Development to Come to Downtown



Construction is underway for a Downtown development that will provide 271 new apartment units next to the Metro Blue Line. Occupying two adjacent sites totaling nine parcels, the project features a pair of eight-story contemporary-style buildings that are connected by a second-level pedestrian bridge, 341 parking spaces, and 1,305 square feet of ground-floor commercial space. The dwelling units will contain a mix of studios, one-, two-, and three-bedroom units, including 11 units reserved for moderate income families. The project is expected for completion by 2021.





6600 ATLANTIC AVE.

# UPTOWN COMMONS

— New Plaza Will Welcome a Unique Palette of Cuisines in North Long Beach

Another project to break ground in 2019 was the Uptown Commons, a major North Long Beach development that will transform a vacant, two-acre lot into a sprawling plaza with five new restaurants and the neighborhood's first full-service bank. An integral part of the ongoing revitalization plans in North Long Beach, the 10,330-square-foot project sleekly incorporates the site's existing shipping containers and features a large patio area. Announced tenants for the new plaza include Filipino fusion restaurant, Oi Asian Fusion, ramen joint, Shomi Noods, Portside Fish Company, and Pasadena-based, Main Chicken.







600 W. BROADWAY

# WEST GATEWAY

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## New Residential Towers to Transform Downtown Skyline

In July 2019, the Planning Commission approved the development of an expansive, seven-building residential community south of the One World Trade Center complex in Downtown. The project will replace a parking lot previously owned by the Port of Long Beach and provide 756 new units ranging from studios to three-bedroom lofts.

The development will include construction of two mixed-use towers, one that is 40 stories high and another that is 21 stories high, four mid-rise residential buildings ranging from five to seven stories high, and a nine-story parking structure. This ambitious project incorporates glamorous amenities, including a sky deck and lounge, an outdoor workspace, a dog park, indoor and outdoor pools, and an event plaza.









131 W. 3<sup>RD</sup> ST.

## 3RD + PACIFIC

### New Residential High-Rise Buildings to Bring More Housing to the Downtown

In September 2019, the Planning Commission approved the development of a pair of mixed-use residential towers to replace two parking lots spanning 1.2 acres in the Downtown area. The buildings—an eight-story tower on the north end of the site and a 23-story high rise on the south end—will include 11,481 square feet of ground-floor retail space, 345 residential units ranging from studios to three bedrooms, 563 parking spaces, and 128 bicycle parking spaces. A public pedestrian paseo will be constructed to seamlessly connect the two towers.







1500 E. ANAHEIM ST.

## WALNUT & ANAHEIM

### Affordable Housing Along the Anaheim Street Corridor

A new five-story, mixed-use residential center is underway on a previously vacant site along the Anaheim Street corridor. Approved by the Planning Commission in July 2019, this modern-style building will include 88 affordable housing units ranging from one to three bedrooms. The ground floor will consist of a medical clinic, commercial offices, a residential leasing office, and a lobby and recreation space. To accommodate its new residents, the project will also include a three-story parking structure with a partial outdoor rooftop terrace.





2400 E. ARTESIA BLVD.

# BRIDGE DEVELOPMENT

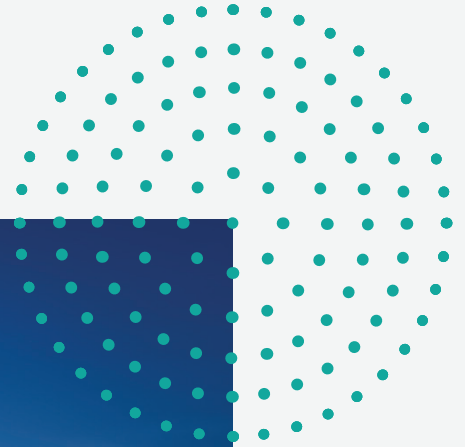
— New Industrial Facility to Bring  
500 New Jobs to Long Beach

Plans to construct a large warehouse in North Long Beach advanced with the approval of the Planning Commission in September 2019. This \$84 million project will replace a 75-year-old oil refinery currently in the process of being decommissioned and removed from the site. The new 45-foot-tall industrial facility is nearly 416,000 square feet in size and will include 21,000 square feet of office space on the ground floor and mezzanine level. This project is expected to create nearly 500 permanent jobs in the city.





In January 2019, the Planning Commission approved a proposal to build a seven-story, mixed-use development at the former site of the First Methodist Church in Downtown. The building will accommodate 157 residential units situated above 9,000 square feet of ground-floor commercial space, as well as 209 parking spaces in a two-level podium structure. With the Metro Blue Line's 6th Street Station just a quarter mile away, public commuters will be able to access the site easily.



507 N. PACIFIC AVE.

# MIXED-USE PROJECT

— New Life to Come to Site of  
Former Church





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## Cruise Terminal Expansion to Attract Greater Tourism to City

An expansion of the existing Long Beach Cruise Terminal is underway with approval from the Planning Commission in November 2019. Located on Pier H alongside the Queen Mary, the Cruise Terminal facility is aiming to accommodate a new and larger class of cruise ships for up to 4,008 passengers. To align with this goal, proposed maritime and onshore improvements include an expansion of the existing parking structure, deeper dredging, the construction of two new mooring dolphins and catwalks flanking the existing wharf deck, and a passenger walkway bridge extension.



231 WINDSOR WAY

# LONG BEACH CRUISE TERMINAL IMPROVEMENT PROJECT



780 SHORELINE DR.

# ALAMITOS BEACH CONCESSION BUILDING IMPROVEMENT PROJECT

## New Outdoor Recreational Area and Cafe Underway on the Downtown Coastline

In summer 2019, the City of Long Beach broke ground on the Alamitos Beach Concession Building Improvement Project, which will revitalize the 1.22-acre site on the Downtown coastline into a sprawling recreational area for the public. The new development will replace an existing one-story concession stand and will include a trio of buildings: a semi-enclosed 4,315-square-foot restaurant cafe with indoor seating and an open roof deck, a recreational rental equipment facility, and a bicycle storage facility with a public restroom. Expected to open in summer 2020, the project will feature a large recreational area with a play dune for children, ping pong tables, and an additional bicycle lane south of the pedestrian path on the beach.











2701 ATLANTIC AVE.

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

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## New Four-Story Pediatric Building to be Added to Long Beach Memorial Medical Center

The Long Beach Memorial Medical Center will soon be welcoming the addition of a new four-story medical office building for pediatric outpatient services to its 54-acre campus. Approved by the Planning Commission in April 2019, the build-out of this 80,000-square-foot, energy-efficient building marks the tail end of MemorialCare's 15-year master plan to develop and modernize its sprawling Midtown campus.

The new project will incorporate alternate transportation measures that were established by the master plan, including new parking areas for carpools, bicycle racks for commuters, and an information kiosk.





PROJECT UPDATES







411 W. OCEAN BLVD.  
CITY HALL BUILDING

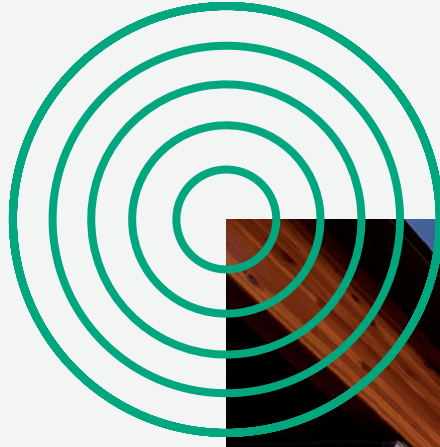
415 W. OCEAN BLVD.  
PORT ADMINISTRATION BUILDING

## LONG BEACH CIVIC CENTER

### Long Beach Welcomes a New City Hall, Port Headquarters, and Main Library

In July 2019, the City of Long Beach celebrated a major milestone in the \$520 million revitalization project of the Civic Center: the completion and grand opening of a new 11-story, 247,000-square-foot City Hall and an 11-story, 238,000-square-foot Port Headquarters building. These developments represent the City's largest public-private partnership to date with no new financial tax burden on residents.





## City's Newest Space for Reading, Learning and Community Gathering Opens its Doors

Another major milestone was marked by the grand opening of the new Billie Jean King Main Library in September 2019. The celebration included a ribbon-cutting ceremony, a public tour of the new space, and a visit from Long Beach native and tennis legend Billie Jean King. Replacing the former Main Library, the new 92,500-square-foot building is set to become a community resource hub with nearly 300,000 books, free educational programs, a Veterans Resource Center, and more.





LONG BEACH CIVIC CENTER  
200 W. BROADWAY

# BILLIE JEAN KING MAIN LIBRARY





3855 LAKEWOOD BLVD.

# DOUGLAS PARK

**Vibrant Multi-Use Destination  
Completed Three-Years  
Ahead of Schedule**

After a decade-long transformation, Douglas Park, a previously underdeveloped industrial site is now a sprawling 261-acre commercial park. Located just north of the Long Beach Municipal Airport, the park is home to a variety of businesses, corporate and medical offices, and new hotels. The vibrant, multi-use destination has brought renewed economic energy to Long Beach with the creation of new jobs and economic activity, proving to be a tremendous success for the City.

**DOUGLAS PARK: 3550 CARSON ST. /  
3881 MCGOWEN ST. /  
3861 & 4001 LAKEWOOD BLVD.**

## PACIFIC POINTE NORTHWEST

**Last Major Development at  
Douglas Park Takes Shape**

Further adding to the diversity of uses at Douglas Park, construction of Pacific Pointe Northeast, a project comprised of four industrial buildings ranging in size from 74,723 square feet to 138,413 square feet, was completed in spring 2019. The development consists of a two-story, 379,290-square-foot office project, which helps frame Douglas Park to the north along Carson Street.









DOUGLAS PARK: 3880 MCGOWEN ST.

# VIRGIN ORBIT



## Expansion of Virgin Galactic Aerospace Facility Takes Long Beach to Greater Heights

An internal expansion of the existing Virgin Orbit Headquarters consists of a 43,000-square-foot electronic assembly facility within Pacific Pointe and Douglas Park. The site is being utilized to develop the famed LauncherOne rocket, an orbital vehicle that will launch payloads, or roughly 600-pound satellites, into space.





DOUGLAS PARK: 4300 CONANT ST.

# SPINLAUNCH

## Innovative New Uses Emerge at Pacific Pointe East

Located within the Pacific Pointe East flex-tech buildings, SpinLaunch, a new aerospace equipment manufacturing facility, opened its new headquarters at Douglas Park in January 2019. The 140,219-square-foot space will be used to develop kinetic and electric-fueled rocket launch systems.





3443 LONG BEACH BLVD.

# LASERFICHE

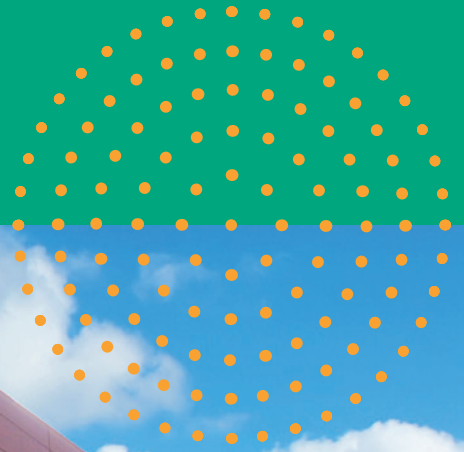
Software Pioneer Expands Office  
Headquarters in Bixby Knolls



Software development company Laserfiche is expanding its corporate headquarters campus in Bixby Knolls. Approved by the City Council in March 2019, the project will include the construction of a new four-story, 102,848-square-foot office building as well as a separate three-story parking structure. To make way for the new development, the project will combine nine lots and a portion of the alley running south from 35<sup>th</sup> Street into a single lot. The façade of the new building will incorporate contemporary design elements reminiscent of Mid-Century architecture.







230 W. 3<sup>RD</sup> ST.

## THE PACIFIC

New Residential  
Building in City's Center  
Offers Modern Living  
and Connectivity

Construction was completed this year for this new seven-story, multi-family residential building in Downtown Long Beach. Approved by the City Council as part of the four-block Long Beach Civic Center project, The Pacific offers 163 dwelling units ranging from studios to one- and two-bedroom residences and a four-level parking garage. The development offers high-end sophistication, with on-site amenities including a pool and spa, a clubhouse, a party cabana, and a rooftop deck with an outdoor kitchen.



150 W. OCEAN BLVD.

# OCEANAIRE

## New Downtown Residential Development Continues the Trend of Bold Contemporary Design

Development of the Oceanaire, a luxury mid-rise apartment complex located in Downtown, was completed this year, adding 216 new units to the Ocean Boulevard corridor. Ranging from studios to three-bedroom units, the seven-story residential building prides itself on its glamorous offerings of high-end finishes and built-in smart technology. Along with a three-level parking garage and redevelopment of a City-owned park at the site's Seaside Way grade, residents can also enjoy amenities like daybed lounges, a state-of-the-art fitness center, and a bicycle storage center.







110 W. OCEAN BLVD.

# OCEAN CENTER BUILDING

— New Life to Come to Iconic  
Long Beach Landmark



The Ocean Center Building is in the process of undergoing a highly anticipated renovation. Awarded a Mills Act contract in June 2019, the proposed project will tactfully preserve the building's historic elements while also updating it for modern success. Built in 1929, this 14-story, Italian Mediterranean-style structure was originally used as a glamorous office building and was the first Downtown commercial building on the Bluff. Under the project proposal, office areas will be converted into 74 apartment units, with new restaurants and boutiques on the ground level.



Photography by:

Anastasi Development Company, LLC, City of Long Beach, Ensemble Real Estate,  
Frontier Real Estate Investments, LLC, Herman Architecture,  
MVE + Partners; courtesy of Holland Partner Group, RA-DA, Studio One Eleven,  
SVA Architects, Thomas Wasper Photography, Turner CJA Architects; courtesy of  
MemorialCare, Virgin Galactic, We The Creative



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**Long Beach Development Services**

411 W. Ocean Blvd., 3rd Floor  
Long Beach, CA 90802

Visit us at [longbeach.gov/lbds](https://longbeach.gov/lbds)

  @LongBeachBuilds

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