

In This Issue



Health Care Quarterly
(Page 20)



Long Beach Airport
(Page 15)



Growing Long Beach
(Page 4)



Leadership Long Beach
(After Page 14)

- 2 **PortSide**
- 5 **NewsWatch**
- 10 **Real Estate & Development**

Regional Agencies Work To Address Environmental Health Risks

■ By **PIERCE NAHIGYAN**
Staff Writer

Across its multitude of neighborhoods, communities and cultures, Long Beach offers a diverse haven for businesses and families to thrive. At the same time, its unique location in Southern California places it at the mercy of significant human health risks caused by both environmental and man-made factors.

Air Pollution

When it comes to air quality, Long Beach and Los Angeles County rank among the most polluted areas in the nation. According to the 2019 “State of the Air” report released by the American Lung Association (ALA), Southern California residents “face the most challenging air pollution levels in the United States.”

Emissions from petroleum-burning combustion engines contain particulates and nitrogen oxide, the latter of which – when combined with other chemical compounds in the environment and exposed to heat – turns into smog. These emissions are pro-



Lamar Rush, vector control program coordinator for the Long Beach Department of Health and Human Services, searches for signs of mosquitoes. The eggs of the disease-carrying Asian tiger mosquito can remain viable even after being removed from moisture (Photograph by Brandon Richardson.)

duced by the vehicles that criss-cross the several thousand miles of streets inside the Los Angeles Basin, as well as the ship traffic and cargo handling equipment in the San Pedro Bay ports.

“Long Beach, San Pedro and all communities along the diesel truck routes that lead to and from the ports suffer from increased

diesel particulate pollution due to the diesel-powered ships, trains, trucks, cargo handling equipment and other machinery involved in freight movement in Southern California,” David Pettit, senior attorney at the National Resources Defense Council, told the Business Journal.

(Please Continue to Page 20)

Councilmember Claims State Housing Bill Is An “Attack” On Local Processes

■ By **BRANDON RICHARDSON**
Senior Writer

In the midst of a statewide housing crisis, Long Beach Councilmembers Al Austin and Stacy Mungo are asking their colleagues to oppose Senate Bill (SB) 50, a bill that aims to encourage the development of new housing. Their request appears

on the May 7 council agenda, and claims that SB 50 removes local control from the development process.

“This is another attack by Sacramento on our local democratic processes. SB 50 undermines the decade-long

community process to address Long Beach’s future population growth through our recently adopted Land Use Element,” Mungo said in an e-mail to the Business Journal. “If other cities haven’t planned or aren’t taking

(Please Continue to Page 13)

Building A Better Long Beach: Industrial Development Pacific Edge To Debut This Fall

■ By **BRANDON RICHARDSON**
Senior Writer

There is a high level of interest in Long Beach’s newest industrial development, Pacific Edge, according to Neil Mishurda, co-founder of development firm Pacific Industrial. In fact, the smallest of the three buildings has already been leased by an undisclosed Long Beach-based company. Construction is expected to be complete in the fall.

(Please Continue to Page 10)

Long Beach Considers Switch To Locally-Run Electric Power Service

■ By **ALENA MASCHKE**
Staff Writer

With a large solar installation on the roof of the downtown library and a transition towards alternative fuels for the city’s port and public transit fleets, Long Beach has made its intentions clear: the city is going green. Now, city leadership is considering the formation of a Community Choice Aggregation (CCA) program, a change in utility systems associated with more sustainable power sources.

In California, the CCA con-

(Please Continue to Page 6)

Long Beach Business Journal
2599 E. 28th Street, Suite 212
Signal Hill, CA 90755-2139
562/988-1222 • www.lbbusinessjournal.com

CHANGE SERVICE REQUESTED

PRSR STD
U.S. POSTAGE
PAID
Los Angeles, CA
PERMIT NO. 447

MILLENNIAL PULSE

Escapist Shows To Curb Your Millennial Woes

■ By Editor **SAMANTHA MEHLINGER**

Does this sound familiar? Ten years after college, you’re only just now seeing the sun crest on the horizon that is the end of your student loan debt. You’re still renting, and you probably live with someone else – and not in a mega-sized apartment like they do in all the

sitcoms, but in a cramped and aging two-bedroom in an at best boring neighborhood, at worst, a dodgy one.

You are approaching 30, or past 30, and are still swiping on dating apps every other Friday

(Please Continue to Page 26)

Long Beach Business Journal

Vol. XXXVI No. 8 • April 23-May 6, 2019

FOUNDER AND PUBLISHER
George Economides

INTERIM PUBLISHER
April Economides


EDITOR
Samantha Mehlinger


SENIOR WRITER & PHOTOGRAPHER
Brandon Richardson


STAFF WRITERS
Alena Maschke, Pierce Nahigyan

GRAPHIC DESIGNER
Ryan Suburu

LONG BEACH BUSINESS JOURNAL
2599 E. 28th Street, Suite 212
Signal Hill, CA 90755
Phone: (562) 988-1222
Fax: (562) 988-1239
lbbusinessjournal.com
info@lbbj.com

 Find us on Facebook

 Follow us @LBBizJourn

 Follow us @LBBusinessJournal

The Long Beach Business Journal is a publication of South Coast Publishing, Inc., incorporated by the State of California in July 1985. It premiered March 1987 as the Long Beach Airport Business Journal. The Business Journal is published every other Tuesday, except between December 25 and mid-January. Distribution is approximately 22,000. Reproduction in whole or in part without written permission is strictly prohibited unless otherwise stated. Opinions expressed by perspective writers and guest columnists are not necessarily the views of the Long Beach Business Journal.

ADVERTISING/EDITORIAL DEADLINES
Ads: Wednesday prior to publication.
Press releases: two weeks prior to publication. E-mail press releases to editor@lbbj.com. The editorial calendar is available at lbbusinessjournal.com.

OFFICE HOURS:
Monday-Friday 8:30 a.m. - 5:30 p.m.

SUBSCRIPTIONS:
1 year: 25 issues

Standard Bulk: \$30
(add \$2 if paying with credit card)

1st Class: \$70
(add \$3 if paying with credit card)

PortSide: Keeping Up With The Port Of Long Beach

■ By **ALENA MASCHKE**
Staff Writer



As one of the city’s major economic engines, the Port of Long Beach produces a lot of exhaust. To make sure the residents whose communities are most affected by the pollution – those living near the port complex or the 710 Freeway – receive the help they need is one of Morgan Caswell’s priorities. As an environmental specialist with the harbor department’s air quality team, Caswell administers a variety of programs to help mitigate the public health impacts of the massive cargo operations within the San Pedro Bay. One of her favorite projects is the Community Grants Program, which was started in 2017 and provides \$46 million to fund projects targeting health risks posed by pollution over a span of 12 to 15 years. “This program is most rewarding, because you get to actually work directly with a lot of community partners,” Caswell said. “You know that the funds are going where they need to go to better the health outcomes of the community.” Projects funded by the grants program include mobile clinics focused on asthma care, air filtration devices for community facilities and stormwater management, as well as other initiatives. Tasked with regulatory advocacy, grant administration and the demonstration of zero-emission technology at the port, Caswell said she often spends one day on the dock and the next in Sacramento. “Because a seaport is so dynamic, you’ll constantly be faced with new challenges, which is interesting,” she noted. Caswell also highlighted the passion all members of the all-female air quality team have for their work. “We’re all aiming for the same environmental goal, we’re all really invested in what we’re doing. That’s pretty rewarding.” ■



MONDAY MORNING COFFEE and BIZBRIEF

Sign up at lbbusinessjournal.com for **MONDAY MORNING COFFEE** and **BIZBRIEF**, FREE email subscriptions about issues, events and meetings for the week. Monday Morning Coffee is sent out at 6 a.m., and BizBrief is news of the day, sent out periodically around 4 p.m. weekdays as needed.

LONG BEACH CITY COLLEGE
SUMMER SESSION 2019:
A BRIGHT IDEA!
Classes run **June 12 – Aug. 20**
REGISTER TODAY!




LONG BEACH CITY COLLEGE
LBCC.EDU

AFFORDABLE TUITION • QUALITY EDUCATION • GRADUATE FASTER

The Executive: David Wood, CEO of Human Touch and Relax The Back

■ By **SAMANTHA MEHLINGER**
Editor

David Wood is the CEO of Human Touch, a manufacturer of massage chairs, and of Relax The Back, a franchise retailer of Human Touch and other massage products. The companies are both headquartered in Long Beach at Douglas Park, where they employ 75 people. Prior to his current position, which he took on in 2008, Wood worked for 20 years running the North American operations for Bose.

LBBJ: Human Touch is celebrating its 40th anniversary. Can you provide some of the company history?

Wood: Human Touch today is really regarded as the leader in what I call the functional product wellness space: massage chairs, zero-gravity recliners. We make a number of targeted products to help everything from your feet to your back feel better. We work with a number of different people that we call our wellness council – athletes, doctors, chiropractors – who all participate in our product development as well as the marketing of what we do. We are the only brand that has been endorsed by the World Federation of Chiropractic for the products that we put out on the marketplace. We believe it's the most recognizable name for these products in our category here in the U.S.

LBBJ: You moved to this Douglas Park facility in 2017. Why was that decision made?

Wood: Interestingly enough, we were over in a building right off Walnut near the 405 [Freeway] for . . . close to 20 years at the time. As the business expanded and we made the acquisition of Relax The Back and we were getting a little bit bigger, we needed more space for warehousing. . . . We wanted to get into a facility that we thought was a little bit more adaptable for some of the things we wanted to do in terms of workspace and presentation of our products. We ended up here in Douglas Park. We're delighted to be here. It's been really pretty tremendous.

LBBJ: What factors have contributed to the longevity of Human Touch?

Wood: For any company to go 40 years, it's relatively rare. Human Touch has distinguished itself over time by having an organization and team of people who have been with the company for a long time. I have a guy in product development who has been here for 16 or 17 years. On the sales and mar-

keting side, [we have] people who are 10 years-plus. A lot of folks have been here a long time, which hopefully speaks to the culture. . . . You'll find our products in different types of customer segments. Having that sort of diversity and broad base creates opportunities and mitigates risks, and ultimately helps you do well for 40 years.

LBBJ: How long has Relax the Back been around?

Wood: Relax The Back is celebrating its 35th year. It too has been quite stable for a long time.

LBBJ: What puts Human Touch ahead of its competitors?

Wood: Our products in the marketplace have much more detail and care in terms of how they actually show up in a person's home or wherever the product gets placed. We have many products that are designed with the intent of being able to drop right into a living environment and aesthetically work as well as functionally work, which is pretty important. We have a robust technical support capability here. . . . We also are constantly innovating and developing products.

Next month we are launching what we believe is our best chair ever. It's called the Super Novo, and it will be our new premier chair. It has some new capabilities. The most exciting one is something we're calling the Virtual Therapist, which is basically a capability that now allows that chair to be utilized with Amazon Alexa capability automatically. . . . You'll be able to just sit back and actually talk to the chair, much like you would talk to your own therapist. It brings that whole experience even closer to what it would be if you were actually talking to your masseuse. You can tell the chair how tall you are and how aggressive you want your massage and what your goals are, and it will adapt that experience to you.

LBBJ: What are the biggest unknowns for you as a business executive in 2019?

Wood: Some of the unknowns or challenges are not necessarily unique to us. It's what a lot of folks are dealing with. The consumer products markets in retail continue to be evolving pretty rapidly. More of that business is moving online. We have products that tend to be of a higher price point. So for instance, this new Super Novo is a \$10,000 chair.



Some of our other massage chairs tend to be anywhere from \$1,000 or \$5,000 on up. It used to be in retail that you could place a product in multiple points of sale. You could present it well to a consumer. A consumer could understand the product [and] get a story and a demonstration. But as retail evolves, more of that is moving online. So now, how do you tell the story and how do you give a customer the appreciation of what it is that you do? It's balancing more of that direct engagement with the online component and finding new, creative ways to actually get into the path of people who can experience your product.

LBBJ: If a startup CEO were to ask you for your most important piece of business advice, what would you say?

Wood: Well, it could be a startup or even a longer-term CEO. The one that sticks out for me is, don't fall too much in love with all the things that got you where you are. The business dynamic is always evolving. Change is constant. Some times, especially as a 40-year company, the worst thing that can happen is to believe that the things that made you successful five or 10 years ago are the ones that are going to make you successful today. You constantly have to stop, reevaluate, understand what the marketplace is doing, understand what your competitors are doing and continue to evolve and adapt. It's just never ending. . . . Then I would say certainly as well to hire the right people. Bring in the right people, empower them to do what it is that you need them to do. Give them the latitude to work and work effectively, be there to help and guide, but don't be there to direct exactly what should be done. Let your best people get great work done.

LBBJ: What are some traits or skills every executive should strive to cultivate?

Wood: Marketplace curiosity, customer curiosity and understanding what those needs are. Having an ability to be able to formulate what a strategy should be, which means understanding what it is you do well, maybe what you don't do well and what's going to make you different from your competitors in a marketplace. [Understand] those unique attributes or competencies that you are going to leverage to ensure that what you are able to do is both different from what everyone else can do, but also is less vulnerable to what other people can copy. The most precious commodity that people have is time, so be very planful about the limited finite time that you have and be spending it in a way that is most effectively driving that strategy.

LBBJ: Is there anything you would want to add?

Wood: We are in the process right now of launching a program called Chairs for Charity. . . . A lot of the focus right now is on first responders, especially in the local area. You know, we recognize those folks have done a lot to provide stress relief to people who are under duress, but they themselves in the process of doing that fall under a lot of duress and stress. So we have looked to say, how do we provide from stress relief to the people who are helping a whole bunch of other people get through some difficult times? This Chairs for Charity program is going to be very much focused on first responders to help those people. Give them a chance to relax, feel better . . . so they can serve others better. ■

Workshop Series Teaches Locals How To Build Their Businesses

■ By **PIERCE NAHIGYAN**
Staff Writer

Now in its third year, the Entrepreneur and Small Business Education Series teaches budding entrepreneurs how to plan and obtain funding for their businesses. Offered in partnership with California State University, Long Beach (CSULB), and the Downtown Long Beach Alliance (DLBA), a nonprofit organization focused on economic and community development in the downtown area, the workshop is a six-week course that runs from April 20 to May 25.

While the DLBA offers standalone classes on marketing and business assistance throughout the year, the education series is an in-depth program that builds on each of its lessons to help participants craft a complete business plan, DLBA Research and Policy Manager Austin Metoyer said. Courses are taught by CSULB faculty members and get into the nuts and bolts of business strategy as well as where to find seed money and microloans. In the sixth week, graduates pitch their plans for a chance to earn grant money or other awards, such as additional office space, Metoyer explained.

The workshop's third class, Financial Aspects of Your Business, features a presentation by Daniel Han, an executive fellow at FUSE, a national nonprofit that works with local governments on issues such as workforce development and education. Han was contracted by the City of Long Beach to identify ways to increase access to capital for new businesses, particularly for minority owners. "If banks are not yet reachable, it's actually not that easy to navigate alternative lending sources,"

Han explained. "Small businesses seem to still have . . . a hard time deciphering between bank vs. non-bank lenders, and an even harder time deciphering between predatory and non-predatory lenders."

Part of Han's presentation includes a toolkit for identifying what he calls "RAILS," or Responsible Affordable Inclusive Lenders. "These are responsible lenders who are not going to just drop a loan and say, 'see you later.' They are affordable lenders, meaning they have lower rates than predatory lenders . . . and they're inclusive, because they embrace the diversity of the communities here in Long Beach."

One of the biggest mistakes entrepreneurs make is a failure to appreciate just how complicated their market is, according to Dr. Wade Martin, professor of economics and director of the Institute for Innovation and Entrepreneurship at CSULB. "It's really a challenge to realize just what it does take to start a business," he said. "You think, 'Okay, I can raise x-thousand dollars to start my business,' but it's probably going to take twice that. You underestimate the hurdles you'll eventually face."

Teaching new and would-be business owners how to avoid those challenges is part of the workshop's curriculum. Martin noted that the institute continues to work with a number of business owners who have graduated from the course. "We see this as the first step, not the last step. It's not something where they go through the workshop and then we never see them again," he said. "It's



Pictured from left: Austin Metoyer, research and policy manager at Downtown Long Beach Alliance; Wade Martin, professor of economics and director of the Institute for Innovation and Entrepreneurship at California State University, Long Beach (CSULB); Dr. Ingrid Martin, director of graduate programs at the CSULB College of Business; Daniel Han, FUSE executive fellow. (Photograph by Brandon Richardson.)

important that they have this continual mentoring and opportunity to work with us to develop their ideas further."

Seyed Jalali, an economic development officer at the City of Long Beach, said the education series prepares local entrepreneurs to reach the next step of their business journey, such as finding a location or securing a loan. For example, the workshop directs new candidates to the city's various financing options. Startups are able to leverage Kiva, a zero-interest microloan, to raise up to \$10,000, while the Grow Long Beach Fund is for more mature businesses seeking loans in the \$100,000 to \$2 million range.

Small, local businesses are essential to a city's health, Martin said. Hav-

ing such businesses ensures that Long Beach is not beholden to the boom-and-bust cycles of large industries. Many large companies inspire a race to the bottom seeking out locations that can offer the most tax relief, Martin noted, whereas smaller, homegrown businesses offer stable employment. "Think about what there is to offer for citizens and the community if people can find jobs closer to home," he said. "They will live and shop in Long Beach."

For more information on the Entrepreneur and Small Business Education Series, visit the DLBA's website at <https://downtownlongbeach.org/invest/entrepreneurship-and-investor-resources/entrepreneur-and-small-business-education-series/>. ■



LONG BEACH, CALIFORNIA

INVEST IN A DIVERSE AND
FAST-GROWING URBAN
COMMUNITY FOR YOUR
NEXT REAL ESTATE VENTURE


CITY OF
LONG BEACH



FOR MORE INFORMATION, PLEASE CONTACT THE
CITY'S ECONOMIC DEVELOPMENT DEPARTMENT.

(562) 570-6129

WWW.LONGBEACH.GOV



Heroines, Heroes, Villains, & the Messiah.

It's a season of drama, romance, and music
with the Long Beach Performing Arts.

May

International City Theatre

"The Price"

By Arthur Miller

May 8 – May 26

Thursday-Saturday, 8pm | Sun 2pm

June

Long Beach Camerata Singers

Evening of Song

Saturday, June 1 | 4pm

Long Beach Symphony

Classical Series:

Beethoven's "Ninth"

Saturday, June 8 | 8pm

International City Theatre

"Bestseller"

A World Premiere Comedy

June 12 – June 30

Thursday-Saturday, 8pm | Sun 2pm

**Check out the Convention Center
Theaters' premier performances —**

International City Theatre; Long Beach
Ballet; Long Beach Camerata Singers;
Long Beach Opera; Long Beach Symphony;
Musica Angelica and Musical Theatre West.
Operatic, Broadway, choral, plays, musicals,
dance and orchestra — this season is full of

the finest and most exciting in the
performing arts. Glittering chandeliers,
continental style seating and the rich
acoustics of each performance provide the
ultimate theater experience and,
with over 125 restaurants just steps away
for dinner, drinks or dancing, it will be, dare
we say, "a feast for the senses".

Look for future performances.

(562) 436-3636 | longbeachcc.com

Locally Run Electric Power Services

(Continued from Page 1)

cept first took hold in the northern part of the state. California residents, shocked by the power outages of the energy crisis in 2000, pushed for more local control and inclusion of renewable energy sources. Two years later, the state legislature passed Assembly Bill 117, allowing the formation of CCAs – nonprofit entities that use existing infrastructure to transmit power to their customers, but negotiate directly with generators of power and set their own rates.

The first such program in California, Marin Clean Energy, launched in May 2010. In 2017, a team of researchers at the University of California, Los Angeles (UCLA), counted eight operational programs in California and noted the growing popularity of CCAs across the state. Today, the California Community Choice Association, a lobbying group that represents a majority of CCAs, recognizes 19 programs in California.

“The original impetus for CCAs came out of the green movement. The production of power is a dirty business. You’re either burning coal or natural gas,” Tony Foster, business operations manager at the Long Beach Energy Resources Department, told the Business Journal. “The desire was to generate



The roof of Long Beach’s new downtown library is covered in solar panels, one of many steps the city is taking to drive the use of renewable energy. (Photograph by Brandon Richardson.)


cleaner power, because CCAs can essentially create their own power portfolio.”

In Long Beach, the idea of creating a local CCA has been floated around for a while, according to Foster. In 2017, the city began giving serious consideration to the issue, and in October 2018, the city council requested a feasibility study that

is still underway. To assess whether the formation of a CCA is a viable option for Long Beach, the city has hired analysts from Oakland-based consultancy firm MRW Associates, LLC. Together with the energy resources department, MRW consultants are reviewing power usage throughout the city to better understand

the usage patterns of its 190,000 commercial and residential accounts.

“We have just a few customers, we’re talking less than 100 meters, which use nearly half of the electric power in Long Beach,” Foster explained. The city’s oil and port operations account for a large portion of its energy usage, making their



International City Theatre

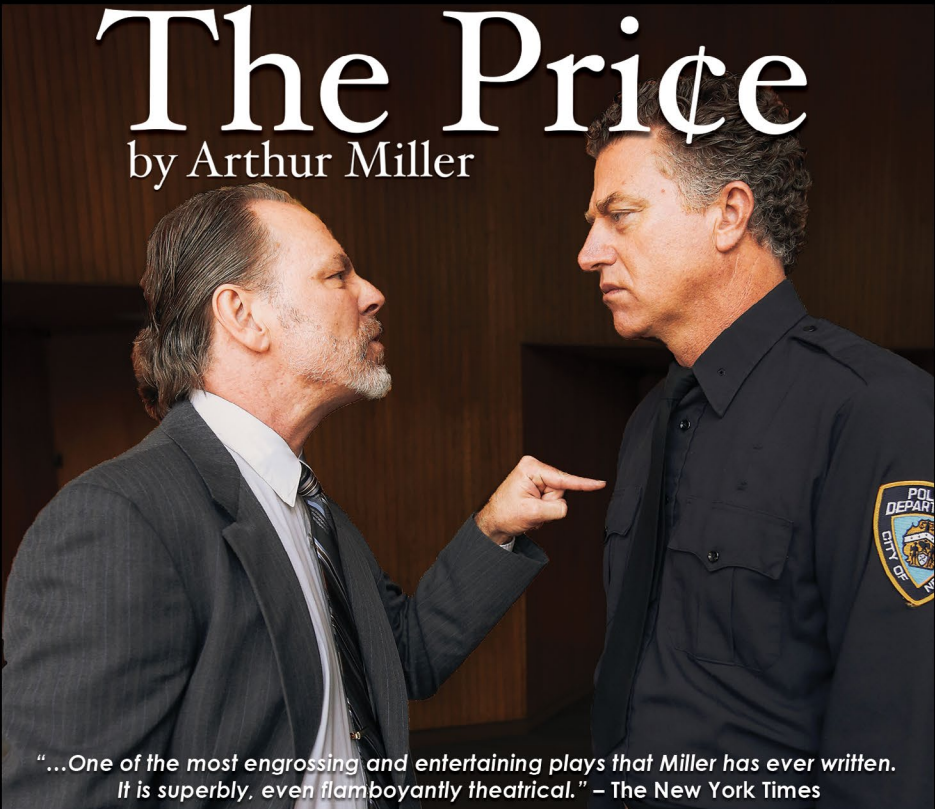
Your Award-Winning Professional Regional Theatre

caryn desai, Artistic Director/Producer

1968 Tony Award Nominee for Best Play!

The Price

by Arthur Miller



“...One of the most engrossing and entertaining plays that Miller has ever written. It is superbly, even flamboyantly theatrical.” – The New York Times

May 8 - 26

Previews: May 8 & 9

Run: May 10-26

Thurs, Fri, Sat 8 PM; Sun 2 PM

Director John Henry Davis

Beverly O'Neill Theater at

Long Beach Performing Arts Center

330 East Seaside Way, 90802


MAY 12: Bring Mom To The Theatre This Mother's Day!

All Moms in attendance at the May 12th 2 PM show will receive a treat at the door and a chance to win tickets to our next show; the World Premiere of a new comedy; *Bestseller* by Peter Quilter!

TICKETS: 562-436-4610 | www.InternationalCityTheatre.org

MICHAEL LEVY GALLERY

DEALER & APPRAISER of FINE ART



Fine Art Appraisals

SERVICES

- Custom Framing
- Estate Liquidation
- Fine Art Appraisals
- Corporate Collections
- Consignment of Fine Art
- Delivery and Installation

6226 E. Pacific Coast Hwy., Long Beach, CA 90803 • 562-856-9800 • Tue - Sat 11am - 7pm

commitment crucial to the formation of a local CCA. “If they opt out, that takes away a huge part of the load that the Long Beach CCA is procuring. That would change the whole rate structure and could put us in a bad spot if these large customers just go to the cheaper rate.”

As the port becomes increasingly powered by electricity, moving away from diesel-fueled yard vehicles for example, its impact on the local electric grid is expected to rise, according to Port of Long Beach Media Relations Manager Lee Peterson. The port’s Energy Initiative, which includes a \$7 million project to install solar panels and energy storage at its security headquarters announced in October 2018, will help secure clean energy the event of power outages. But given the port’s growing power needs, these efforts are not likely to impact overall power usage, Peterson said.

Generally, CCAs have been able to provide greener energy at a lower cost than traditional investor-owned utilities (IOUs), according to a 2017 report by UCLA’s Luskin Center for Innovation. When the first CCAs entered their contracts with power generating companies over the past decade, renewable energy sources had become much more affordable than they were in the 1990s and early 2000s, when many of the IOUs signed their most recent power contracts.

A large-scale restructuring of the

electric industry in the 1990s led to an increased separation of utilities from power plants. Rather than generating power for just one utility, the newly-independent power plants began selling the power they produced to a number of utilities, Foster explained. “When that happened, a lot more independent generators came online, many of them renewable. So that’s who the CCAs were going after.”

The early adoption of renewable energy by CCAs and their ability to enter new contracts at a time when sustainable power sources were more widely available gave the new providers an advantage. But as the contracts that IOUs like Southern California Edison and San Diego Gas & Electric signed decades ago expire, they too are able to negotiate better rates for sustainably-sourced power. “Now, the shackles are coming off the IOUs and they’re starting to be able to compete for renewable power sourcing just like the CCAs, which is making it much more competitive,” Foster said.

In 2016, Southern California Edison (SCE) began offering “Green Rate” plans with 50% or 100% renewably-sourced power. Of the utility’s regular power mix, 32% is generated through renewable resources, according to SCE’s 2017 Power Content Label published by the California Energy Commission. “One of the things that you’re seeing is now the big IOUs, in their power portfolio offer-

ings to their customers, are offering similar rates and similar mixes of renewable power that the CCAs almost exclusively offered just a few years ago,” Foster said. “So it’s become much more competitive and that’s the concern of Long Beach.”

There are also significant startup costs associated with the formation of a CCA. Cities planning to form their own are legally required to study energy demand and provide proof that they have the financial resources to cover the initial cost, an analysis that’s currently underway in Long Beach. “That’s why this load analysis is crucial, because we have to know exactly how much power we’d be buying and we have to demonstrate that we have the ability to buy it, so customers don’t go dark when the CCA launches,” Foster explained.

To ensure competitive pricing that would keep Long Beach’s largest energy consumers onboard, the city may consider offering them discounted rates. “You could make prices competitive for those large customer users, but it might be at the expense of the rest of the customer base, so the residential, the small commercial,” Foster said. “They might be paying a little bit more than they would otherwise pay in order to direct some of the cost savings to the large industrial customers, but in the totality it might be worth it.”

The earliest possible launch date for a Long Beach CCA would be January

2021. By then, discounted pricing for large consumers, paired with the more competitive rates IOUs have been able to offer recently, may have erased the savings for most power users. But cost savings and a shift towards increased use of renewable energy aren’t the only selling points, Foster noted. CCAs are nonprofits, setting them apart from IOUs, which have to pay out shareholders. Foster explained, “The profit that IOUs provide to their investors – they put that back into the system, or they can offer programs and provide revenue to cities to enhance other sustainable functions, such as an electric bus system or an EV-charging station system.”

MRW’s analysts and city staff are planning to return to the city council with a more detailed study of the project’s financial feasibility in September 2019, Energy Resources Director Robert Dowell told the city council on April 23. During the meeting, councilmembers and staff discussed the need for more public outreach on the issue in the coming months.

“We’re making decisions that the taxpayers are on the hook for for the remainder of these contracts, but we really haven’t involved them in this process,” Dowell said. “Forming a CCA is a long-term financial obligation for a city. This is very serious, because these contracts are 20 to 30 years out many times, and billions of dollars are involved.” ■

BOULEVARD



BUICK



GMC



2800 Cherry Avenue Signal Hill (562) 492-1000



Cadillac



2850 Cherry Avenue Signal Hill (562) 595-6076

BOULEVARD4U.com

SOLAR SOURCE
RESIDENTIAL / COMMERCIAL SOLAR PROFESSIONALS



78 kW Church - Long Beach

Headquartered in Long Beach Since 2007

- Residential/Commercial Solar Installation
- Solar Project Design, Analysis and Engineering
- Project Financing/Cost Savings Analysis
- City Permitting and Fulfillment
- Utility Interconnection

(562) 206-1584 or quote@solarsourceinc.com

4801 E Anaheim St Long Beach 90804

CA LICENSE #925231 C-46 SOLAR & C-10 ELECTRICAL CONTRACTOR

Long Beach's First Winery Coming To Downtown

■ By **ALENA MASCHKE**
Staff Writer



Mark Mitzenmacher (right) has been involved with the Water's Edge Winery franchise since its inception in 2012 in Rancho Cucamonga. His son Colin is the owner of the franchise's newest location in Downtown Long Beach. (Photograph by Brandon Richardson.)

California wines are known throughout the world. But despite favorable weather conditions, Long Beach's urban, industrial coastline and a lack of rolling hills for grapevines to rest on have precluded the city from taking part in this profitable industry. Luckily for wine aficionados, that hasn't held back a small but flourishing scene of wine stores and tasting rooms in the city. And soon, Long Beach will welcome its first winery, located in the heart of downtown.

Water's Edge Winery, an "urban winery" franchise, is in the process of opening a new location on Pine Avenue. The winery, which will offer tastings of wine produced on-site, will be the first of its kind in Long Beach. The grapes used to make the wine onsite are flown in from vineyards all over the globe.

"It's kind of a cool concept, being able to bring in stuff from all over the world," Water's Edge Winery's owner,

Colin Mitzenmacher, told the Business Journal. "Australia, Argentina, Spain, France, Italy – you name it, we're bringing it in. And we get to blend things on-site, which is fun." Guests will be able to watch the winemaking process in a production showroom, which will also be visible to pedestrians through the large windows framing the winery's entrance.

The space, which is in the final phase of construction, features exposed brick walls, a tasting room and a lounge area on the second floor. Visitors will be able to choose from about 35 different wines as well as a bistro menu designed to pair with them.

Importing grapes also gives the winery a competitive edge when it comes to pricing. "It's just a little bit different than most wineries do it. It takes out probably 60% of the economic strife by not doing the farming and such," Mitzenmacher said. The onsite production also creates

cost savings, he noted. "Our cost factor is much lower because we're creating the product, as opposed to . . . wine bars [in the area], which have to buy the product." Prices range between \$19-45 per bottle, and members of the wine club receive a discount.

Mitzenmacher was working on a vineyard in Oregon when he received a call from his father, Mark Mitzenmacher, who serves as the director of operations for the Water's Edge franchise. He had worked at the company's first location in Rancho Cucamonga. In 2016, his newfound love for winemaking brought him to Oregon, where he worked two harvests and learned the craft before returning to California this year. "I learned from them and I've been trying to utilize what I learned in winemaking from Water's Edge Wineries as well as from different wineries in Oregon," he recounted.

Mark said the trend towards local products has helped grow the urban winery franchise; Long Beach will be its 15th location. "People are so much more urban now," he said. "Everybody wants to shop local and they want to stay local and support local." To forge local ties, the winery is offering a Founder's Club membership to its first supporters, which includes an invitation to the grand opening planned for late June. The winery will also offer club memberships ranging from \$35-75 per month.

"Instead of the traditional winery, where you have to plan to go there, you have to plan to come back afterwards, you have to take a day off to go do it, we are right in the middle of town," Mark said. "Being able to come into your own winery in town and pick up your wines and be a part of the club, it's got a different feeling to it, which is nice," Colin added. ■

DR. JAMES K. BASS, ARTISTIC DIRECTOR

LONG BEACH CAMERATA SINGERS

Evening of Song

CONCERT AND SILENT AUCTION

PRESENTS

SATURDAY, JUNE 1, 2019, 4:00PM

BEVERLY O'NEILL THEATER

Stories from

FILM/TV DIRECTOR

MICHAEL LANGE

TICKETS:

PREFERRED \$45

GENERAL \$30

www.LBCamerata.org

310-686-5833

New Startup Accelerator Plans To Bring Tech Boom To Long Beach

■ By **ALENA MASCHKE**
Staff Writer

From Silicon Valley in the Bay Area to Silicon Beach in West Los Angeles, the California coast is famous for its startup culture. A new public-private taskforce in Long Beach is now hoping to extend the startup axis further to the south.

The City of Long Beach, in partnership with the Institute for Innovation and Entrepreneurship at California State University, Long Beach (CSULB) and private equity wealth management firm Sunstone Management Inc., recently announced the launch of a startup accelerator to be housed at the World Trade Center in Downtown Long Beach.

“The primary goal for the accelerator – big picture – is really [to] build the support in the city for early stage tech startups,” Economic Development Director John Keisler told the Business Journal. “We need to provide a place where early stage tech startups can access different forms of capital and get the preparation they need to be successful in developing their solutions as well as the legal, financial [and] business planning, so they can actually secure funding. That doesn’t exist in the city.”

Sunstone, a Long Beach-based firm with offices at the World Trade Center, offered up 3,000 square feet of its own office space to house the accelerator. Additionally, the firm boasts a network of investors that could provide funding sources for startups supported by the program. Yet, Sunstone Founding Partner John Shen said investment opportunities weren’t the driving force behind his company’s participation.

“Our primary goal for this accelerator program is to help the economy here in Long Beach,” Shen said. “The accelerator is more for really early-stage startup businesses. If you give them the support that could facilitate their growth in the very early years, you do have a good opportunity to invest. But the process will be much longer.”

Still, access to investors will provide a draw for startups with ambitions to grow their business. “The companies will come if there’s access to capital,” Keisler said. “In our [Economic] Blueprint we talk about investing in ecosystem development and that’s really what the accelerator will do.”

Wade Martin, economics professor and director of the Institute for Innovation and Entrepreneurship at CSULB, expects the accelerator to provide a much needed resource for the “economic ecosystem” Long Beach is striving to develop. “We have a lot of coworking space, we have some programming, but to have this more targeted, focused accelerator is something that the Long

Beach economy has needed for quite a while now.”

Through the accelerator, new businesses have access to the institutional knowledge and educational capabilities of CSULB, as well as connections to policymakers and local businesses cultivated by the City of Long Beach. The project is not using any city funds at

this point, Keisler noted. “That doesn’t seem to be the challenge. The challenge generally seems to be that people need partners and people need a trusted broker who is in the nonprofit sector [or] in the governmental sector.”

With a letter of intent from all three partners on the books, the next step is the formation of a board of directors comprised of industry experts who are tasked with fleshing out the details of the program. “There’s a lot of detail in

these policy decisions that we want to leave open to the board,” Keisler said. “They’ll set the agenda.”

Keisler expects the board to form within the next two months, followed by the establishment of a nonprofit to administer the program. Based on the success of the program, Sunstone has offered to expand the physical space it provides. “If the program grows significantly next year, we can have the entire floor of the World Trade Center ■

FIRST BANK WISDOM:

Being around for over a century doesn’t mean we have all the answers, just smarter questions.

Let’s start a conversation.



What makes sense for you and your business?

A Business Line of Credit?

How are you currently covering cash flow shortages?

A business line of credit can help keep your business running efficiently.

The benefits include the following:

- Improved cash flow
- Confidence to take on larger projects knowing the money is available when needed
- Flexibility for your changing business needs
- No fees on each advance

Business Line of Credit
Prime + 0.58%
for 12 months¹



Or a Business Credit Card?

How do you pay for everyday expenses?

A business credit card allows you to keep track of your business expenses, and unlike with credit advances, credit card balances aren’t charged interest when paid in full. Plus, the following features are included:

- 24/7 fraud protection
- \$0 liability for unauthorized purchases
- Up to \$1000/year for cell phone protection

Business Credit Card

Save money on interest with a great intro rate²

– 0% intro APR on purchases and balance transfers for the first 6 billing cycles. After that APR based on Prime Rate between 12.24% and 20.24% depending on creditworthiness.



Member FDIC

Frank Tapia

o: (424) 282-2660
c: (310) 433-5745
frank.tapia@fbol.com

Philip Sheng

c: (949) 705-8687
philip.sheng@fbol.com

Jeff Sohn

o: (818) 464-5220
c: (818) 808-8258
jeff.sohn@fbol.com

Yehya Chawich

c: (818) 274-1162
Yehya.Chawich@fbol.com



¹ Limited time offer. The rate is a variable rate and is based upon an index and a margin. The introductory rate will vary with the First Bank Prime Rate (the index) and is based on First Bank Prime plus 0.58%. The introductory rate will remain in effect for twelve months after loan origination. After this, the variable rate will be First Bank Prime + 1.50%. Offer based on auto-debit of payments from a First Bank checking account. This offer applies only to applications for a new Simple Business Solutions Line of Credit on requests of \$100,000 or less.
² For additional information about Annual Percentage Rates (APRs), fees and other costs, please see the Summary of Credit Terms available when you apply at a branch.

Building A Better Long Beach

(Continued from Page 1)

“The [industrial real estate] market is very tight – the economy is strong, companies are growing and e-commerce is increasing demand. But that doesn’t mean you can cut corners,” Mishurda said. “There’s new projects that sit vacant because they weren’t designed right. You can’t get greedy. Our whole philosophy is, whether you’re in a good market or bad market, if you build the best asset possible . . . you’re going to attract a tenant.”

Pacific Edge consists of three industrial buildings at 2300 Redondo Ave., a 19-acre site previously occupied by the U.S. Postal Service (USPS). The campus includes a total of 421,692 square feet of building space – Building 1 is 204,936 square feet; Building 2 is 111,752 square feet; and Building 3 is 105,004 square feet.

According to Mishurda, the company invested in several design elements that were more expensive than average. He explained that the company develops sites with the intention of retaining the assets long term. So aside from making projects more attractive to potential tenants, he said spending extra money up front also saves Pacific Industrial in the long run on maintenance and energy costs.

“We’re building . . . to attract companies that are looking for both a corporate environment and an industrial component under one roof. That’s what the city’s goal is – to build buildings that generate jobs. Not just 40 jobs [for] warehouse employees and truck drivers,” Mishurda said. He added that planning commissions in Los Angeles and Orange counties often mistakenly view industrial development as “dirty and smelly and that it brings a lot of trucks.” However, he explained, “The reality is this is where jobs are growing.”

While some developers devote 5-8% of industrial building space to office use, Mishurda said that 15-20% of the square footage of Pacific Edge buildings are dedicated to office. The buildings feature elements not typically seen in industrial developments, including two-story glass tower lobby entrances, floating staircases with glass railings, tile walls, imported stone floors and built-in bench seating. In Long Beach, numerous high-profile companies occupy similar corporate-industrial hybrid buildings, including Virgin Orbit and Human Touch.

Pacific Industrial purchased the property from USPS in spring 2017. USPS leased back the property for one year while a new post office was constructed adjacent to the site and while Pacific Industrial entitled the project. Demolition began in spring 2018 and construction began in the fall. While the company was founded in Long Beach by Mishurda



Pacific Industrial has leased its first building at the Pacific Edge industrial campus at 2300 Redondo Ave., according to co-founder Neil Mishurda, pictured at the construction site. The three-building development is expected to be completed this fall. (Photograph by Brandon Richardson.)

and Dan Floriani in 2012, Pacific Edge is its first Long Beach development.

“It’s exciting to do something in our own backyard – it has a different feel. It’s like taking care of your own kid versus someone else’s kid,” Mishurda said. “We feel like we’re part of the community. It’s just a really well-run city, it’s growing and it’s got incredible demographics – 5.2 million people can drive here within 30 minutes. That’s amazing.”

The project site’s proximity to multiple freeways, Long Beach Airport and the ports of Long Beach and Los Angeles were a key factor in Pacific Industrial’s desire to acquire it, Mishurda added.

In its seven years, Pacific Industrial has developed over 5.8 million square feet of industrial space and closed more than \$1 billion in transactions. Including Pacific Edge, the company currently has seven buildings under construction throughout Southern California, totaling 1.5 million square feet.

“We’re not going to compromise our site plans to . . . or reduce the number of loading docks or cut corners to make a building cheaper. We’re just not going to do it,” Mishurda said. “If the competition beats us because they’re willing to, that’s okay. We’re going to stay true to our roots because it works.” ■



INDUSTRIAL PROPERTY FOR SALE



6,000 SF | Cannabis Zone

RYAN RAYBURN
#01496522



10,775 SF | Corner Lot

DANIEL ROLAND
#02057043



9,133 SF | Corner Lot

DANIEL ROLAND
#02057043

AVAILABLE FOR LEASE



7,650 SF | Cannabis Zone

RYAN RAYBURN
#01496522



Store Front Retail

DOUG SHEA
#00875427



11,000 SF | LB Airport

DOUG SHEA
#00875427



BRASCIA BUILDERS INC.

562.576.0900

CALIFORNIA'S LEADING GENERAL CONTRACTOR
BUILDING PEACE OF MIND

➤ COMMERCIAL
➤ HEALTHCARE

➤ EDUCATION
➤ HOSPITALITY

➤ HIGH END
➤ FAST TRAK

CA LIC. #B860308

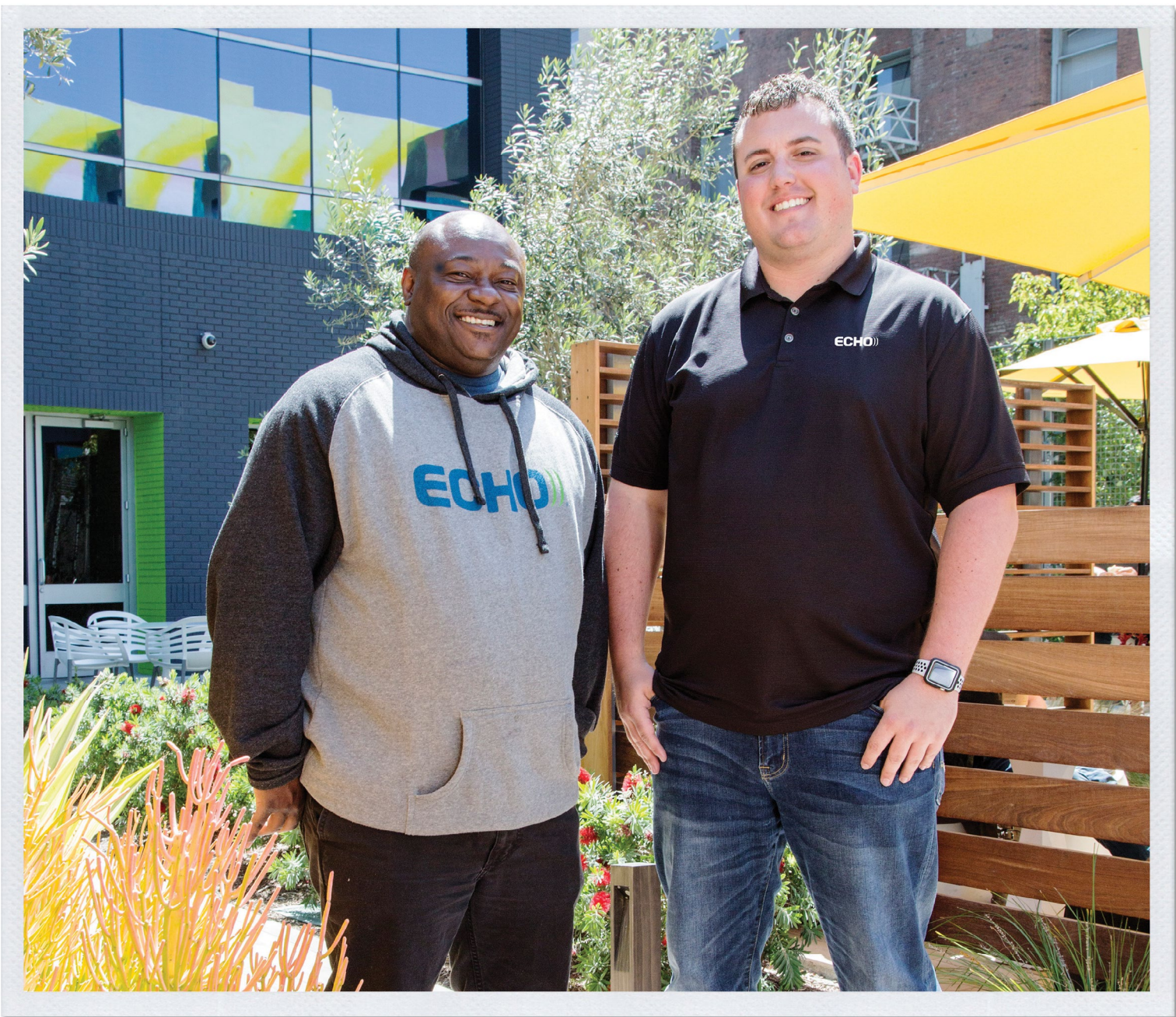
BRASCIABUILDERS.COM

(562)562-4844

CentennialAdvisers.com

Info@centennialadvisers.com

5508 E Britton Dr. Long Beach, CA 90815 | CAL BRE #01866195



Our team connected Echo Global Logistics to Will and saved them **thousands** while he learned on the job.

We can facilitate On-the-Job Training and **reimburse you for 50%** of your new hire's wages.

On-the-Job Training is just one of the many services we provide local businesses.

pacific-gateway.org/business
A free business service from the City of Long Beach.

CONTACT:

Lucius Martin • (562) 570-3678 • lucius.martin@pacific-gateway.org



WIOA Title I-financially assisted program or activity is an equal opportunity employer/program. Auxiliary aids and services are available upon request to individuals with disabilities. To request a reasonable accommodation, please call 562.570.3748 or TTY 562.570.4629 at least 72 business hours prior to event.

Realty Views: Are Banks Leaving The Home Mortgage Market?

■ Perspective By **TERRY ROSS**

It is no secret that the lending landscape has changed over the past decade. Technology has changed the relationship between borrower and lender, while government regulations brought on by the Great Recession continue to make lending much more challenging than it has ever been.

While the advent of technology theoretically makes tasks like applying for a loan and signing documents easier, lending websites aren't programmed to account for the complexities many consumers face. This can lead to delays and a frustrating experience that requires more manual supervision and involvement than many banks wish to furnish.

On top of that, banks must adhere to increased government regulations in order to fund a home loan, a situation many leaders in the banking industry are starting to question.

"In the early 2000s, bad mortgage laws helped create the Great Recession of 2008," Jamie Dimon, the CEO of JP-Morgan Chase, wrote in an annual public letter last month. "Today, bad mortgage rules are hindering the healthy growth of the U.S. economy. Because there are so many regulators involved in crafting the new rules, coupled with political intervention that isn't always helpful, it is hard to achieve the much-needed mortgage reform. This has become a critical issue

and one reason why banks have been moving away from significant parts of the mortgage business."

He went on to note that owning and servicing mortgages has become unprofitable in the bank's eyes compared to its other activities, and questioned if it is even a good segment of the industry for banks like his to be involved in, when non-bank lenders are gaining an increasingly larger share of the pie.

In the first quarter, JPM said its mortgage originations were down 18% from a year ago. The nation's largest originator of home loans with 10.7% market share, Wells Fargo, saw its originations down by 23% from the same time last year.

Non-bank lenders had 25% of the single-family loan volume in 2008 at the outset of the Recession. In 2017, they had 54%, and at the end of last year they were up to 59%, according to the Mortgage Bankers Association.

Banks are required to carry deposits for the loans they carry on their books, while non-banks lend mortgages that are guaranteed by Fannie Mae, Freddie Mac and the Federal Housing Administration, among other government-backed agencies. Non-banks have the same lending requirements, but they depend on short-term financing until the loans are sold into the secondary market or to investors. Banks are cov-

ered by the FDIC's deposit insurance, but it also makes taxpayers responsible for failures, which is what happened during the financial downturn.

Quicken Loans is the largest non-bank home mortgage originator with 5.1% of the home mortgage market in 2018. It is the number three lender in the country in this category. Both JP Morgan and Wells Fargo acknowledge that the non-bank competition is here to stay.

Some analysts question this trend and the safety to the financial industry, but many in the mortgage industry point out that non-banks are so highly regulated and endure so much scrutiny that they will have no more problems than banks in the event of a downturn. A 2008-style bailout could still happen with banks, it is noted, while non-bank lenders most likely would not be in the same position.

The trend is obvious, and while those at Wells Fargo are optimistic that they can still compete in the single-family loan arena, others like JPM may be more inclined to look at the more profitable areas of lending and let non-banks take over the home mortgage side of things.

Terry Ross, the broker-owner of TR Properties, will answer any questions about today's real estate market. E-mail questions to Realty Views at terryross1@cs.com or call (949) 457-4922. ■

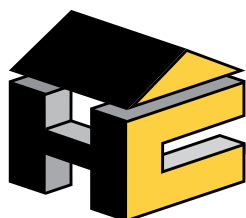
Do You Have Room For a Backyard Home?

You May Qualify to Build an Accessory Dwelling Unit(ADU) on Your Property

- Keep Family Close
- Generate Rental Income



Granny Flats • Garage Conversions • In-Law Suites



HARDING
DESIGN & CONSTRUCTION

562-333-6392 • www.HardingConstruction.biz • License #895042

OFFICE BUILDING

SEE MORE AT 920ATLANTIC.COM



920 ATLANTIC AVENUE
LONG BEACH, CA 90813

OFFERED AT:
\$1,895,000



- 8,186 SF OFFICE BUILDING ON A 7,500 SF LOT
- LEED CERTIFIED PROPERTY
- 2ND FLOOR CREATIVE OFFICE SPACE
- PRIVATE OFFICES, CONFERENCE ROOM, AND CAFE
- 1ST FLOOR MULTI-TENANT

JUAN HUIZAR, CCIM
(562) 307-0838
BRE#01417642

CALEB BALDWIN
(559) 707-2136
BRE#02056751

SageREGroup.com

Housing Bill Is An “Attack”

(Continued from Page 1)

on their fair share, then the state should look at solutions for them instead of penalizing everyone with a one-size-fits-all approach that kills neighborhood planning.”

Under the bill introduced by Sen. Scott Wiener, cities would have to “grant an equitable communities incentive” within jobs-rich and transit-rich areas. This includes allowing four- to five-story apartment buildings within one-half mile of fixed rail lines and one-quarter mile of high-use bus stops. Additionally, townhomes and small apartments (duplexes, triplexes and fourplexes) near job centers and high-performing schools would be allowed regardless of transit access. Other transit-oriented or job-rich area incentives include waivers for minimum parking requirements, maximum controls on density and floor plan specifications.

For approval, developments would need to comply with local government standards related to architectural design, demolition, impact fees and community benefit agreements. The bill would also create inclusionary housing requirements as follows:

- Projects with one to 10 units: no af-

fordability requirement.

- Projects with 11-20 units: Developer may pay a fee in lieu of including affordable units.
- Projects with 21-200 units: 15% of units must be low income, 8% must be very-low income or 6% extremely low income.
- Properties with 201-350 units: 17% low income, 10% very-low income or 8% extremely low income.
- Properties with 351 or more units: 25% low income, 15% very-low income or 11% extremely low income.

SB 50 allows communities in disadvantaged and vulnerable areas to delay implementation until July 2020. However, if such a community opts to pursue a community-led planning process at the neighborhood level that encourages multi-family development, implementation wouldn’t be required until January 1, 2025.

In an online post, Wiener said SB 50 would help “California close its 3.5 million home deficit in a way that doesn’t lead to more sprawl and increased carbon emissions.” He added that the bill has the support of a growing coalition of affordable housing, labor, environmental, senior, student, disability rights and business organizations, as well as local officials statewide.

In 2018, the city council opposed Wiener’s SB 827, a more aggressive ver-

sion of the current bill. Last month, SB 50 passed the senate housing, and governance and finance committees, and is currently under review by the appropriations committee. The bill must pass the senate by the end of the month and the full legislature by mid-September.

During a phone call with the Business Journal, Austin reiterated that, if passed, SB 50 would negate Long Beach’s Land Use Element, which was passed by the city council in March last year after community-wide input and many heated debates. Austin said that the “one-size-fits-all approach” would drastically change the character of existing Long Beach neighborhoods.

Austin acknowledged that many cities throughout the state are not meeting their regional housing needs assessment (RHNA) requirements, either because they are unwilling or unable to do so. For cities unwilling to take steps to increase housing production and meet state mandated goals, he said he agrees that a bill such as SB 50 is needed. For small cities unable to meet RHNA goals due to a lack of resources, Austin said he would like to see other assistance put in place. If resources and assistance for cities in need were included in the legislation, as well as an exemption for cities that have taken steps to encourage housing, Austin said he would reconsider his position on SB 50.

“I support building new housing. I support building more affordable housing. I support building housing along transit corridors,” Austin said. “But the City of Long Beach went through a painstaking process . . . to develop a Land Use Element. We expended a lot of staff time and hours, and there was a lot of community input on the process. SB 50 would pretty much eliminate that.”

Cannabis Cultivator Drops Big Bucks On State-Of-The-Art Facility

Seven Points Management, a cannabis cultivation company based in Long Beach, has completed one phase of its \$50 million buildout at 3030 Walnut Ave. and has begun the grow process for its first plants, according to COO Richard Lambertus.

Massage chair manufacturer Human Touch previously occupied the 98,000-square-foot facility, which served as its corporate headquarters and distribution center. SPM’s renovation of the industrial buildings includes the addition of a second floor, bringing the total square footage to approximately 180,000. Once buildout is complete, the



BLAIR WESTMAC

Serious About Selling?

Call us for a **FREE** Property Analysis

CBCBlair.com

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial, affiliates fully supports the principles of the equal opportunity act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial. All information is deemed reliable but not guaranteed. Corporate BRE #01330390



PRICE REDUCED

402 E. 1st Street
Listed for \$2,595,000

- Mixed Use
- 3 Retail; 3 Residential
- Cap Rate 4.80%; GRM 14.81
- Prime Downtown Location



1757 Long Beach Blvd.
Listed for \$2,500,000

- Mixed-use
- 2 Retail units; 7 Residential
- Value-add Opportunity
- Call for Details

George Bustamante **Steve Warshauer** **Austin Carr**
 Mobile: (714) 856-7017 Mobile: (562) 397-9520 Mobile: (562) 537-7496
 GBustamante@cbcbclair.com SteveW@cbcbclair.com ACarr@cbcbclair.com
 BRE# 01484265 BRE# 00499477 BRE# 01986298

LOCAL EXPERIENCE | GLOBAL STRENGTH



CELEBRATING 25 Years

DELIVERING THE SAME QUALITY OF BAKED GOODS FOR BREAKFAST AND LUNCH

ORDER ONLINE

WWW.GROUNDSCAFE.COM

6277 E. SPRING ST. LONG BEACH, CA 90808
(562) 429 - 5661
1993 - 2018



END-CAP Retail for LEASE

6336 E. Spring Street, Long Beach



PROPERTY FEATURES:

- End-Cap Unit located within a Community Center on a Signalized Corner;
- Anchored by the Coffee Bean & Tea Leaf;
- Surrounding area residential and 3 major neighborhood centers;
- Walking distance to local High School (Millikan);
- Approximately 1,200 SF;
- Submit all Offers.

LEASE RATE: \$2.75 psf & \$0.53 NNN



Your Entrepreneurial Real Estate Partner.
Building Wealth Together.

JIM ARIAS
 T: (562) 498-3395
 D: (562) 296-1303
 jarias@incocommercial.com
 BRE Lic. 00997795

BRAD MILES
 T: (562) 498-3395
 D: (562) 296-1305
 bmiles@incocommercial.com
 BRE Lic. 00927860

6621 E. Pacific Coast Hwy., Suite 280, Long Beach, CA 90803 | 562.498.3395 | **BRE#01359006**

This information contained herein was obtained from third parties, and has not been independently verified by real estate brokers. Buyers and tenants should have experts of their choice inspect the property and verify all information. Real Estate Brokers are not qualified to act as or select experts with respect to legal, tax environmental, building construction, soil drainage or other such matters.



Seven Points Management is preparing to begin construction on the second phase of its cannabis cultivation operation at 3030 Walnut Ave. Construction is already completed on an adjacent area of the building, where the first plants have already begun the grow process. (Photograph by Brandon Richardson.)

facility will include 26 flower rooms, 12 bed rooms, 16 dry and cure rooms, and two trim rooms.

“Working with the city has been really quite phenomenal, to be honest,” Lambertus said. “We’ve provided them feedback on different processes related to licensing and they’ve been responsive.”

Peak production at the facility is expected to reach 100 pounds of marijuana per day, which has an approximate value of \$200,000. Ultimately, Lambertus said the goal is for the facility to also house marijuana testing, manufacturing and distribution operations, in addition to cultivation. Lambertus estimates SPM will pay around \$500,000 in taxes per year to the city on its cultivation operation alone.

The high cost of construction on the front end ensures savings over time, according to Lambertus. The expensive water and air systems used by SPM are 40% more efficient than alternative systems, he explained. When fully operational, the facility will have the capability of generating 20,000 amps of electricity, which could power nearly 400 homes for one month. Lambertus is unsure how much water the facility will use but estimates around 30,000 gallons per day, about 50% of which will be reclaimed and reused. The facility will operate 24 hours per day with between 300 and 400 employees once fully operational.

“Long Beach is the right place to invest – it has great infrastructure in place and a long history with cannabis, being that a lot of the ’90s rap community came out of here,” Lambertus said. “One of the nice things Long Beach did is it put in an equity program, which is fair to people who have been impacted by marijuana laws, as well as being easy for organizations like us to comply with.”

Dialysis Clinic Sells For \$8.42 Million

San Ramon-based real estate developer and investor Meridian sold a 9,200-square foot dialysis clinic in Long Beach for \$8.42 million, the company

announced last month. Located at 1090 Atlantic Ave. across the street from Dignity Health’s St. Mary Medical Center, the building is occupied by a DaVita Kidney Care clinic. Meridian purchased three existing buildings on the site in January 2018 to build the clinic.

“Due to the increase in multi-family development and the population surge in the area, we felt this downtown location was a perfect opportunity for our client to operate an outpatient facility that would provide a life-saving treatment to the growing community,” Meridian Executive Vice President Mike Conn said in a press release.

Nearly 7,000 residential units are under construction or planned citywide. Much of the housing development is located in or near the downtown core. Additionally, more than two million square feet of retail, office and industrial space is under construction citywide.

Rahul Chhajed and Michael Moreno of Costa Mesa-based Matthews Real Estate Investment Services represented the buyer, a private investor based in Berkeley, in the transaction. Meridian represented itself.

Owners Of Vacant Lots Could Face New Fees

The Long Beach City Council is considering a request for city staff to look into implementing a vacant commercial property fee. According to the May 7 council agenda item, “sales tax revenues continue to exceed projections, and overall commercial vacancy rates remain low. However, there are some commercial corridors where certain retail properties have remained vacant for years, resulting in blighted conditions and depressed neighborhood economic activity.” The item notes that Washington, D.C., New York, Boston, Oakland and San Francisco have implemented fees on vacant properties to combat chronically empty storefronts, with exemptions for those undergoing renovations or an entitlement process with the city. The agen-



Meridian, a San Ramon-based real estate development and investment company, sold the 9,200-square-foot dialysis clinic at 1090 Atlantic Ave. for \$8.42 million, the firm announced last month. (Photograph by Brandon Richardson.)

da item requests city staff to report back to the council within 120 days and is sponsored by Vice Mayor Dee Andrews and Councilmembers Austin, Richardson and Uranga.

Council To Consider Zoning Amendments

The Long Beach City Council is considering an ordinance amending Title 21, which pertains to citywide zoning regulations, during its May 7 meeting.

Proposed Title 21 amendments include:

- Updating the definition for townhouses and eliminating zoning restrictions on side-by-side units.
- Deleting references to commercial zoning districts no longer in use.
- Eliminating size restrictions for single-family garages, and updating lot coverage and floor area calculations in single-family districts.
- Defining the timeline for planning commission land use decision appeals.
- Updating roofing material requirements for residential districts.
- Revising screening requirements for mechanical equipment in low-density residential districts.
- Providing guidelines to determine curb cut closures and requiring underground utilities in new projects.
- Updating school siting requirements to reflect the city’s adopted mobility element.
- Eliminating restrictions on the maximum number of zoning code amendments per year.

Current regulations only allow for front- and rear-unit designs within duplex zones. According to Long Beach Development Services Community Information Officer Rick de la Torre, the amendment simply “provides more flexibility in design and construction to the property owner.” He added that the change would not impact single-family zones, which allow for only one primary dwelling unit.

According to the agenda item, Title 21 has not been comprehensively updated in more than 30 years, causing internal conflicts among city departments.

“New development standards and policies will enable the city to assist developers, architects, landscape architects, urban designers and professional planners in making informed decisions when developing site plans,” the item reads. “Additionally, by eliminating incongruencies, vagaries and outdated code elements, city staff can provide consistent review and allow for greater code flexibility and more modern standards.”

If approved by the city council, the ordinance would require approval from the California Coastal Commission for properties within the coastal zone.

Industrial Real Estate Remains Strong In First Quarter

The Los Angeles and Long Beach industrial real estate market continues to experience low vacancy and increasing asking rents, according to Lee & Associates’ first quarter report. Vacancy rates increased from 1.4% in the fourth quarter of 2018 to 1.5% in the first quarter of this year. Average asking rent is \$1.02 per square foot, up two cents from the previous quarter. While rents are increasing, average sales price decreased \$6.14 quarter-over-quarter to \$179.92 per square foot. Total sales during first quarter of 2019 were \$153.96 million, compared to \$176.83 million the previous quarter. Approximately 122,652-square-feet of space was absorbed during the first quarter and more than one million square feet of space is under construction. The most notable lease in Long Beach during the first quarter was 105,004 square feet at 3600 E. Burnet St. The leased building is still under construction as part of Pacific Industrial’s three-building development project at 2300 Redondo Ave. The building was leased for \$1.07 per square foot. ■

Leadership Long Beach



Leadership Long Beach connects local businesses, community leaders and people who want to make Long Beach a better place to live and work. Serving Long Beach for more than 30 years.



Under the stars in Downtown Long Beach:
Night of a Thousand Lights
A celebration thirty years in the making.



June 8, 2019

Presented in partnership with THE STREETS and our 30th partners:



Long Beach Medical Center
Miller Children's & Women's
Hospital Long Beach



Michelle
Molina



Long Beach Business Journal

Long Beach Post
Press-Telegram

Palacio Magazine
Long Beach Community Action Partnership

Tickets and more information at
leadershiplb.org/lb30

Leadership Long Beach
www.leadershiplb.org • 638 Alamitos Ave • Long Beach, CA 90802 • (562) 997-9194
a 501(c)3 nonprofit organization, Tax ID# 33-0361041

Long Beach Business Journal

“30 Years of Leadership Long Beach” was prepared by the Long Beach Business Journal for Leadership Long Beach, a 501(c)3 nonprofit organization. For more information about Leadership Long Beach, please visit leadershiplb.org or call 562/997-9194. For more information about the Long Beach Business Journal, please visit lbbusinessjournal.com or call 562/988-1222.

Mayor Robert Garcia Reflects On His Leadership Long Beach Experience

■ By **SAMANTHA MEHLINGER**
Editor



Mayor Robert Garcia is pictured with rest of the members of the 2003 Institute Class of Leadership Long Beach on their first day outside the Long Beach Museum of Art. Garcia is the last person on the right in the photo.



In 2003, when Robert Garcia went through Leadership Long Beach's Leadership Institute, he had not yet ventured into politics. The future Mayor of Long Beach was nearly fresh out of college, working his first post-graduate position at St. Anthony High School. His boss, the high school's president Gina Rushing, was one of the founders of the nonprofit, and encouraged him to apply to the program.

"I had been student body president at Cal State Long Beach and was involved a little bit in the community. I wanted to continue that, so Leadership Long Beach was a natural choice," Garcia recalled. "I thought that it was a great opportunity to learn a lot about the city and immerse myself in a lot of information about the community. I really appreciated the type of training that Leadership Long Beach put us all through, and I met some wonderful people and made great friends."

The program helped Garcia develop a deeper understanding of the City of Long Beach – "everything from the health care system to the education system to the way city government works," he said. "I didn't know at the time that I would end up as mayor. It was really eye opening for me. I really appreciated all the people who loved the city so much and were involved."

Garcia continued, "The experience gave me a stronger sense of community and love of the city. And that's really strengthened my connection to the city and my desire to be involved." What's most memorable about participating in the Leadership Institute is the people you meet, Garcia said, adding that he remains friends with many of his Institute classmates.

As mayor, Garcia has encouraged several of his staffers to apply to the Leadership Institute. Numerous city employees have also completed the program, he noted. "I have stayed involved and I try to encourage people to go through the program," he said.

Leadership Long Beach has made an enormous impact in the local community, Garcia reflected. "It's the single best leadership institute and training program the city has ever had. It has really strengthened a group of people to be really civically engaged and civic-minded," he said. "We should be very proud of Leadership Long Beach. It's an invaluable partner in the city." ■

Local Executives Say Leadership Long Beach Affords Business Community With Invaluable Connections, Skills

■ By SAMANTHA MEHLINGER
Editor



P2S Inc. encourages its employees to enroll in Leadership Long Beach (LLB) programs. They have become so popular among their employees that President and CEO Kevin Peterson says there is a wait list. Pictured are: Peterson (center), Wes McKean, Executive Leadership Series (ELS) class '19; Charlotte Dean LLB Institute class '19; David Klug, ELS '18; Steven Peterson, LLBI '18; Marco Cabibbo, LLBI '17; and Travis Taylor, ELS '16.

The Community Partners Council of Leadership Long Beach (LLB) consists of local executives who understand and wish to promote the value the nonprofit's programs afford the business community, as well as the city at large. Businesses and executives become members of the council at varying degrees of commitment based on monetary sponsorships.

W. Henry Walker, president of Long Beach-based Farmers & Merchants Bank, was in the first-ever class of the organization's yearlong Institute, and he has supported LLB's efforts ever since. "Leadership Long Beach provides a deep understanding of our City of Long Beach and provides a level of connectivity within a year's time that would otherwise take many years to acquire. It creates deep relationships amongst the classmates," Walker said of the program. On a personal level, Walker said his experience in The Institute helped introduce him to aspects of the city that he would not have gleaned through his work at the bank.

Walker has encouraged many Farmers & Merchants employees to apply for Leader Long Beach's Institute or its Executive Leadership Series. "I want to develop their commitment to our city," he said. "Everybody we have who goes through it comes away with this level of apprecia-

tion and a different perspective. It's like they were on the outside of the city and now they are on the inside."

Walker said that part of his company's philosophy is that life is about relationships, both from a personal and a business perspective, and that Leadership Long Beach is a unique way to cultivate meaningful relationships with existing and future Long Beach leaders. "I think it's a great asset to the city, and businesses need to utilize it and put key people in their companies through Leadership Long Beach," he said.

Lou Anne Bynum, a member of the Long Beach Board of Harbor Commissioners and former executive vice president of college advancement and economic development for Long Beach City College, was a graduate of the 1993 Institute class. She continues to support the organization as a member of the Community Partners Council. "It has been a great resource for me in my personal and professional life," Bynum said of her LLB experience.

The leadership principles Bynum learned through the program have been valuable in her career, she noted. "I don't care what job you're doing; there are always questions of ethics that come up in the roles that we play. To be able to sift through the issues and the various, sometimes adversarial, constituencies that you

have to deal with and try to get down to what you think is the core purpose of what you're doing, the leadership principles help me with that," she said.

Leadership Long Beach helps local businesses make stronger connections in the community. "Businesses locate in Long Beach because it is a good place to live and work, and it is accessible to major economic drivers such as our port and international trade, transportation [and] health care [industries]," Bynum said. "Having employees who are aware of the local ecosystem and are able to make critical relationships in their professional and personal lives is a huge benefit to employers because it makes for a stronger and more innovative workforce."

Bynum said she hopes to introduce more businesses to Leadership Long Beach and what it has to offer. "Leadership Long Beach has helped bind people and communities together for 30 years," she noted.

Kevin Peterson, president and CEO of Long Beach-based engineering firm P2S Inc., said that his company puts one or two employees through the Institute and the Executive Leadership Series each year. Based on positive reviews from past participants, there is a waiting list of P2S employees each year who wish to enroll in the programs, he noted.

"Some of the things they mention coming out of the program, especially the longer program, is the great curriculum that really brings out their individual leadership abilities," Peterson said. "Both programs increase their connections with the entire city and give them an awareness of both nonprofits and public sector areas that we don't [necessarily] interact with in our day-to-day activities. So [the programs provide] a broader perspective on what's going on in the city."

P2S employees who have completed the programs tell Peterson that they have developed lasting relationships with other LLB alumni. Often, these relationships are made with people they otherwise wouldn't have met, and they can be useful to the business itself, he said. For example, a connection might be made with a key city employee who could assist the business in some way. "I can't think of any other way that somebody can go about doing that except just through 10 or 20 years of working here and meeting people," Peterson said.

Michael Bohn, principal of Long Beach architecture and design firm Studio One Eleven, became connected to Leadership Long Beach through his neighbor, Tom Farrand, a former executive director of the nonprofit. "It always intrigued me because it was really about learning how



The Boeing Co. is part of the Community Partners Council for Leadership Long Beach, and has sent multiple employees through the nonprofit's program. Pictured in the back row are Martin Landa (LLBI '18), John Bryant Jr. (LLBI '19), Boeing Director of Commercial Airplanes Tim Sele (LLBI '12), Frank Croes (LLBI '15), Dan O'Leary (LLBI '16) and Jaclyn Klein (LLBI '14). Pictured in the front row are: Kim Armstrong (LLBI '05), Mitra Rogers (LLBI '07) and Maria Passaseo (LLBI '11).



John Bishop, CEO of MemorialCare Long Beach Medical Center and Miller Children's & Women's Hospital, is joined by members of his staff who participated in Leadership Long Beach Programs: Cathy Gies (LLBI '08), CJ Harmatz (LLBI '01), Angie West (LLBI '10), Katy Hyman (LLBI '12), Martha Gonzales (LLBI '18), Sandy King (LLBI '08), Stephanie Stembridge (LLBI '19), Rita Goshert (LLBI '11), Cathy Wieder (LLBI '19) and Terri Nikoietich (LLBI '15).

the City of Long Beach works and how to help the community," Bohn said. "With our office, our mission is about revitalizing cities and . . . creating vibrant, sustainable and equitable communities. So our missions are just so well aligned, except they are a non-profit and we are a business."

Bohn said that Studio One Eleven currently has an employee going through the Executive Leadership Series, noting that it helps connect executives with key deci-

sion makers and influencers in the city.

Studio One Eleven is helping LLB plan its 30th anniversary celebration. "When [LLB Executive Director] Jeff Williams came to us last year, he mentioned wanting to be downtown and having an event not in a stuffy hotel but somewhere within the city to celebrate our urban core. So we talked about well, maybe we should do it on the Promenade north of 3rd Street," Bohn said.

Studio One Eleven's offices are located at this intersection, which marks the entrance to The Streets – an outdoor shopping center that the firm is redesigning block by block. Studio One Eleven and Southern California Edison partnered for the anniversary event to create spherical lights to hang across The Promenade North at 3rd Street as an entryway to The Streets, where a permanent reminder of Leadership

Long Beach will be installed. "There is a passage to one of the parking garages that will have graphics on the wall that will describe Leadership Long Beach and their mission and the community projects they have done over time, including this one, which is really marking their presence in the city," Bohn said. The anniversary celebration for alumni and community partners takes place June 8. ■

Long Beach // Los Angeles // San Diego // San Jose

P2S INC



CONGRATULATIONS ON 30 YEARS LEADERSHIP LONG BEACH!

P2S Inc. is proud to have our very own alumni and current class members be a part of this great organization. You are passionate about making a positive change in our community and have our continued support!

Our Divisions

ENG
Engineering

CX
Commissioning

CM
Construction Management

www.p2sinc.com

Leadership Long Beach: Working With Businesses To Build A Stronger Community

■ By **PIERCE NAHIGYAN**
Staff Writer



Ryan Rayburn, senior advisor at Centennial Advisers and president of the Leadership Long Beach (LLB) board of directors, said that LLB co-founders like Peter Ridder helped to establish a legacy organization that continues to serve the community today. “They had the vision and the idea and the courage to develop this. And there was a risk of failure, yet they still continued to do it because they saw the need,” he said. From left: Rayburn and Ridder. (Photograph by Brandon Richardson.)

Leadership Long Beach (LLB), the local nonprofit organization that serves as a catalyst to cultivate and connect community leaders, turns 30 years old in 2019. Dedicated to serving the Long Beach community through civic-minded projects and events, LLB has created a number of programs to introduce participants to local leaders and teach them how to become better decision makers.

On the occasion of the nonprofit’s anniversary, the Business Journal sat down with Ryan Rayburn, senior advisor at Centennial Advisers and president of the LLB board of directors, and LLB co-founder Peter Ridder to discuss the organization’s 30-year journey and how it has helped shape the City of Long Beach today.

The seed that would become Leadership Long Beach was planted during a conversation between Ridder, then publisher of the Long Beach Press-Telegram, and Dr. Curtis McCray, former

president of California State University, Long Beach. “We saw in Long Beach a need to get more people involved in the community,” Ridder said. “We were just trying to have it last one year. We had no preconceived notions that it would . . . be as successful as it is.”

Ridder noted that it was the business community that originally invested in the organization, while today LLB is supported through grants and donations. The nonprofit’s founders went directly to local businesses to pitch them on creating a program to boost civic engagement. “We never even thought about writing grants or anything like that,” Ridder said. Each business that gave \$5,000 to the organization was able to enroll an employee in the first Institute class. “We would interview [them], because we didn’t want just anybody,” Ridder said. “And we got very good people.”

Enough businesses donated in 1989 that the program was not only funded

for its first year – it was also able to offer scholarships to individuals who otherwise would not have been able to apply. “It actually was not a difficult sell,” Ridder said of the initial pitch. “I think they saw the value to the community. A healthy community is going to provide an environment for businesses to grow.”

Though LLB has since graduated several city council members from its programs, Ridder said the scope of the founders’ mission was not limited to politics. The leadership qualities and skills taught by LLB are intended to serve alumni in a broad range of endeavors across the public, private and nonprofit sectors.

The organization’s longest running program, the Leadership Long Beach Institute, is a 10-month course culminating in class projects designed to improve or serve the community. Such projects have included the creation of a midnight basketball league, a commemorative walk-

way at the Aquarium of the Pacific, and summits and festivals to inform residents about a wide range of topics.

Each year’s class includes a diverse group of about 30 people that builds on the established network of LLB alumni, Ridder said. In recent years, the makeup of Institute classes has included equal participation from public, private and nonprofit sectors, according to Rayburn. Looking forward, he would like to see increased participation among the business community.

For the business owner wondering about the value of joining an LLB program, Rayburn said participation can yield an enduring return on investment. He has received positive feedback from businesses that send employees through the Institute or the Executive Leadership program. “Through conversations I’ve had with the leaders of those businesses, they can see drastic changes in these people’s leadership in the office,” he said, adding that relationships developed in LLB help participants understand better how each sector of the community works.

To date, LLB has graduated over 1,500 individuals from its leadership programs. Alumni include the likes of Mayor Robert Garcia (2003), Lou Anne Bynum (1993), member of the Long Beach Board of Harbor Commissioners and former executive vice president of Long Beach City College, Marcelle Epley (2005), executive director of the Long Beach Community Foundation, Debra Fixen (2016), general manager of Shoreline Village, and many others.

Ridder is proud that LLB has endured for three decades. Rayburn commended Ridder and his fellow founders for their vision and said that, today, the leaders of the organization are considering how its programs may evolve over the next 30 years.

“Right now leadership is a very big topic in our society. I think it’s very needed,” Rayburn said. “We understand what we do well, and part of that is bringing people together and helping them be more effective employees and community citizens.”

To commemorate its 30th anniversary, LLB is throwing a special event on June 8. Held at the Promenade North in Downtown Long Beach and sponsored by The Streets, the anniversary celebration will debut an art installation created in partnership with local businesses and Southern California Edison, which will become a permanent part of downtown. “It’s really going to give Leadership Long Beach a home, where we want our alumni to come back each year and come visit,” Rayburn said. ■

IGNITING THE FUTURE.

The next big thing is out there. At Boeing, we believe that leaders are the ones who will guide it. As a proud partner, we congratulate Leadership Long Beach on their 30th Anniversary Celebration.



Congratulations Leadership Long Beach!

Thank you for **developing**, **inspiring** and **shaping** the leaders of our community for the last 30 years.

We look forward to working with you in developing future generations.



Long Beach Medical Center

Miller **Children's** & **Women's**
Hospital Long Beach



**“THE STREETS” CONGRATULATE
LEADERSHIP LONG BEACH FOR
30 YEARS OF DEDICATED
SERVICE TO THE COMMUNITY.**

RECENTLY OPENED

- AMMATOLI
- BURGERIM
- NATURAL CULTURES
- PINOT’S PALETTE
- PORTUGUESE BEND DISTILLERY
- POKI CAT
- LOOSE LEAF BOBA COMPANY
- THE THICKSHAKE FACTORY
- TABLE 301
- 4TH STREET PARKLET
- PINE AVENUE PARKLET

COMING SOON

- SALON ROW





“THE STREETS” IN THE HEART OF DOWNTOWN IS CENTERED IN BETWEEN THIRD STREET, SIXTH STREET, PINE AVENUE AND LONG BEACH BOULEVARD. THE STREETS IS GROWING AND NOW OFFERS MORE THAN 40 RETAIL STORES, SPECIALTY SHOPS, ENTERTAINMENT VENUES, AND DINING OUTLETS.

275 E 4TH ST.
LONG BEACH, CA 90802
877-683-4016



/ THESTREETSDTLB

The Executive Leadership Series

■ By **OSCAR COSBY**
Leadership Long Beach

The Executive Quick Start Series was the second leadership program established by Leadership Long Beach (LLB) in 1995. The four-week program was initially meant to familiarize executives who were new to Long Beach with the area. For senior executives who wished to participate in Leadership Long Beach but because of their demanding work responsibilities could not devote time away from their company or organization, this condensed executive program presented an ideal opportunity.

Up until 1999, the Executive Quick Start (EQS) Series was offered twice a year. The program was then held once annually until 2009, when it was put on hiatus until 2015. The newly named Executive Leadership Series (ELS) incorporated focus group and feedback from the 2015 class participants in order to increase relevancy to today's executives. The series now features an increased number of sessions and an added emphasis on strengthening the enrollees' leadership roles within their organizations, their own lives and the Long Beach community.

Led by 2015 EQS class member and LLB Boardmember Kandice Taylor-Sherwood, ELS introduced strength-based awareness to the curriculum in order for participants to identify their leadership attributes, strengths and style. Such self-awareness can better help them manage their staff, projects and executive acumen. The Executive Leadership Series aims to shape today's executives to be more effective managers and increase their value to Long Beach.

The Executive Leadership Series is formulated with instructional, experiential, group learning and reflection activities. It is designed to take an executive's leadership to the next level and build upon their ability to connect with the city. Travis Taylor, a principal at P2S, Inc. and a graduate of the 2016 ELS program stated, "The ELS program afforded me the opportunity to look at Long Beach through a different lens and further my appreciation of the city's rich history. It is a fantastic program for those interested in connecting and building relationships with leaders of our community."

The program utilizes a small cohort size (between 15-20 participants) to maximize interactions and create greater learning opportunities. The ELS sessions are entrenched in Long Beach, using local resources such as CampFire - Angeles Council, Long Beach Playhouse and the Long Beach Conventions & Visitors Bureau. Sessions also include guest speakers, facilitators and leaders who are invested in making Long Beach better. ■



The Executive Leadership Series has a networking dinner after each session to enable participants to continue to bond with each other and interact with featured speakers and guests.



The 2019 ELS Class has 20 executive participants ranging from the corporate, nonprofit and public sectors; the ELS program has been growing steadily since 2015.



The ELS program secures key community leaders (such as Dr. Mike Walter picture above with the 2017 ELS class) and each session is held at different locations around the city to have the executive leaders experience more in the city.



The new Executive Leadership Series program begins anew with the Class of 2015 as senior executives are able to be a part of Leadership Long Beach through the intensive program.

Leadership Foundations

■ By **OSCAR COSBY**
Leadership Long Beach

The Leadership Foundations program is a one- or two-day leadership retreat that creates a strategic bond for a cohort, group or team in order to facilitate better communication. Leadership Long Beach makes this program available to companies, organizations and groups looking to build bridges of communication, create leadership awareness and facilitate team-building opportunities within their networks. The Foundations program applies an organization's values and philosophy as the building blocks around a flexible curriculum, and incorporates the key messages and culture of participating organizations.

The Foundations program came about in 2016 as a result of a grant partnership with Pacific Gateway. Over an 18-month period, Leadership Long Beach held 26 two-day foundational retreats attended by 18- to 25-year-olds recruited by Pacific Gateway to build upon their potential. The program brought young people together who didn't know each other, but by the end of the weekend were a bonded group. During the partnership, more than 350 young adults went through the Foundations program. Many gained more confidence in themselves, expanded their network of friends and furthered their motivation to focus on their future.

Since 2018, Leadership Long Beach (LLB) has offered the Foundations program to companies and organizations, and the program has flourished in meeting their leadership needs. "We are extremely grateful to have partnered with Leadership Long Beach's Foundations Program for EPIC's Leaders Institute retreat," Alyssa Gutierrez, executive director of the Economic & Policy Impact Center (EPIC), said. "Through interactive and experiential learning, LLB instilled in our participants the fundamental principles required of all leaders, giving them a strong foundation as they began their six month program."

The Foundations program utilizes a retreat experience to create a more dynamic learning environment than the usual classroom setting. LLB is able to keep the program local in Long Beach by using CampFire USA – Long Beach facilities in East Long Beach, contributing to the spirit of using local resources. ■



Small and large group activities are integral components of the Leadership Foundations program. They are used to improve group dynamics and team communication.



Challenging activities, both physical and mental, engage Foundation participants to work together throughout the program sessions.



The Foundations programs creates multiple opportunities for group learning and sharing; opening up the lines of communications from the beginning of the program to its end.



With all activities, accomplishments made by the group and individuals are highlighted toward the overall success.



Inspiring Young Leaders

■ By **ALICIA CASEY**
Youth Leadership Long Beach Class of 2018
Millikan High School Class of 2019

Youth Leadership Long Beach (YLLB) is a program inspiring high schoolers to be the change they want to see in the world. LLB offers the program free to students and their families, as the organization desires to connect students from all walks of life. The curriculum focuses on tasks challenging students to be their best selves. This includes being good listeners, accepting change and overcoming adversity. Unsurprisingly, the initiative to mold Long Beach youth into productive and bold individuals is its selling point.

YLLB was started in 1996 and has been continuous since 2001. It is modeled after the adult program as interactive, fun and eye-opening for incoming students. Typically, the program hosts 30-plus students from Long Beach high schools. The program takes place once a month on a weekend, leaving students ample time for extracurricular activities and schoolwork. Since its inception, over 600

youth have gone through the program.

Over the years, the program has remained relevant as it challenges youth to aspire to be better and puts together topic spotlights that are career-oriented and educational. In 2019, the YLLB class is focused on the environment, specifically in Long Beach. The classes were designed with a sustainability emphasis encouraging youth to think outside the box about resource conservation. A highlight of the year was an immersive trip to Catalina Island, diving deep into the marine culture and the island habitat. Other learning opportunities have encompassed class sessions at the Port of Long Beach, the Aquarium of the Pacific and City Hall.

These various lessons have given students insight into an assortment of career pathways. The events of the program are versatile and touch upon the fields of law, engineering, political science, journalism, environmentalism and human re-



Touring the Port of Long Beach provides great exposure and education to the YLLB students as they get an up close and personal view of the nation's second busiest port and learn and see the direct impact it can have on Southern California and the nation.

source management. The focus on adaptability in the workforce teaches students to dream big about their futures and plan ahead to achieve their goals.

The cohesive learning environment allows participants the freedom to speak up without judgment and be heard for their ideas. Fostering an atmosphere of acceptance, the group evolves into a collection of passionate and diverse leaders unafraid to advocate for themselves and

others in their community. Overwhelmingly, YLLB receives support from local community foundations, companies, nonprofit organizations, LLB alumni and other community leaders who know their investment continues to create an impressive generation of leaders. The students are well rounded and understand the values of compassion, accountability and morality and are able to contribute to the community for years to come. ■



California's Strongest is proud to support the Leadership Long Beach 30th Anniversary Celebration.

FMB.com



Farmers & Merchants Bank[®]
California's Strongest, since 1907.

Member FDIC

History of Leadership Long Beach

By LENA ST. MICHEL



1989

Over 100 people submitted applications to be a part of the inaugural Leadership Long Beach Institute (LLBI) class. After long interviews and much debate, 30 were chosen for the first class that began October 1989. Patti Mitchell is selected as Executive Director, Peter Ridder is Board Chair, Vance Caesar and Regina Rushing Maguire are curriculum chairs.



1992

Norm Reed, LLBI '91, is named Executive Director of LLB. Reed served from 1992 to 1995 and served Long Beach in different levels and capacities before and after his time as ED. Reed was tragically killed in a car accident in February 2001.

1995

Putt Putt on Pine invades downtown Long Beach for the first time. Lisa Lick (Cochrane) and Carol Therrien (both LLBI '94) heard of a similar event and proposed the idea to LLB to promote downtown Long Beach and help raise funds for the organization.



LLBI Class of 1995 creates a pilot program for Youth Leadership Long Beach. This project is the forerunner to the YLLB program that had 2 program year classes beginning in 1996 and then was revitalized in 2001.



The first Executive Quick Start (EQS) class started in Spring 1995. This program would prove a one-month condensed overview of the dynamics of the city. Over the first three years, programs were offered in the Spring and Fall and then annually until 2009.

(Please Continue to Page L-14)

1990

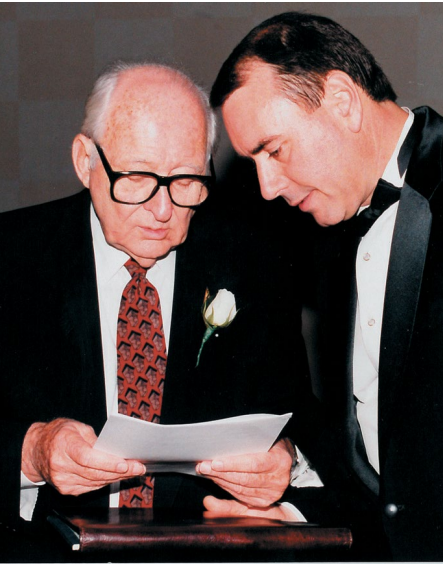
Notice to the community that Leadership Long Beach has arrived. Photos with titles and companies for the 30 graduates reflect the diverse class with a mix of business and community professionals ready to contribute their leadership skills to the city.



1994

Alumnus of the Year: Darrick Simpson, LLBI '92, is named the first Alumnus of the Year. Darick is now the Executive Director of the Long Beach Community Action Partnership.

The class of 1994 formed a local chapter of the National Association of Midnight Basketball Leagues, Inc. (MBL). Providing alternatives for young adult males to avoid drugs, crime and other non-productive activities, this program was adopted by the Long Beach Parks, Recreation and Marine Department.



1997

James Ackerman given the first Excellence in Leadership Award

LLBI Class project, Bricks by the Sea, created a commemorative brick project to provide the community with the opportunity to be a permanent part of the Long Beach Aquarium of the Pacific. Raised over \$150,000 for educational programs at the aquarium.

(Continued from Page L-13)



1998

Janey Roeder (LLBI '96) is named Executive Director. She serves until 2005 overseeing growth and expansion of LLB programs and activities.



2000

LLB Class of 2000 project, the Long Beach Diversity Mural, permanently displayed in the grand foyer of city hall, celebrating the unique and vibrant cultural diversity of Long Beach.

2003

LLB Class of 2003 project, City Slogan Contest, invited city residents and friends to come up with ideas for a new slogan for our city. “Gateway to the Pacific” was the favorite slogan.



2006

Leadership Long Beach adopts a new logo.

1999

Class of 1999 project, Queensway Bridge “Pacific Lights,” designed to create a visually dynamic focal point within the Queensway Bay area by lighting the bridge in an aesthetically pleasing way. The lighting ceremony was held on February 24, 2004.



2001

LLB Class of 2001 project, Celebrate Diversity, partnered with the City of Long Beach Human Dignity program to sponsor an essay and logo contest within the Long Beach Unified School District. The theme of both contests was “Diversity is our Strength.”

2005

LLBI Class of 2005 project, Enough is Enough, was a 41-hour television programming marathon designed to educate and engage Long Beach on the topic of youth and gang violence. The programming marathon was sponsored by Leadership Long Beach, Charter Communications, the Long Beach Press Telegram, and the City of Long Beach Youth and Gang Violence Prevention Taskforce, and was televised May 12-14 simultaneously on seven local Charter cable television channels reaching the communities of Long Beach and Signal Hill.



2007

The Connected Corridor project was granted by the Long Beach Community Foundation through funding from the John S. and James L. Knight Foundation to transform neighborhoods by creating connectivity and empowering stakeholders from North Long Beach to Downtown along Atlantic Avenue.

2011

At the 2011 Welcome Reception, Sara Pillet (Myers) LLBI '12, is the recipient of the Mark Bixby (LLBI '96) Scholarship. The LLBI '96 class donated money for the scholarship to honor the life of classmate Mark Bixby.

Karissa Selvester (YLLB '98 & LLBI '11) is selected to represent the 1000th Graduate of LLB programs. Karissa was a student at Wilson HS when she went through the youth program and she now works for Long Beach Transit and is active in the community through Junior League and other organizations.

2014

LLB celebrates its 25th Anniversary at a celebratory event at Westerly School recognizing an outstanding alumnus from each year and the graduation of the 25th Class.



2015

The Executive Leadership Series (formerly Executive Quick Start) is reinstituted by LLB and senior executives are able to learn, grow and strengthen their leadership abilities through the updated program curriculum.

2016

LLB celebrates its 25th Anniversary at a celebratory event at Westerly School recognizing an outstanding alumnus from each year and the graduation of the 25th Class.

2009

Leadership Long Beach celebrates its 20th Anniversary.



2013

Leadership Long Beach kicked off its 25th year and welcomed its 25th Institute Class, its 15th Youth program and hosted its 25th year celebration in June 2014.

2012

The Class of 2010 wins the inaugural "Best Class Ever" award for the Leadership Long Beach Annual Campaign.



2019

Leadership Long Beach celebrates its 30th Anniversary at "The Streets" in Downtown Long Beach with a "Night of a Thousand Lights" celebrating its 30 years of alumni through an art piece showcasing the LLB alumni and their classes.

2018

The Key to the City honor is bestowed to Leadership Long Beach, the first nonprofit organization to receive the honor from Mayor Robert Garcia during a ceremony at City Hall.



Working for Tomorrow

The Port of Long Beach works to ensure our community's continued prosperity by helping develop our future leaders. We are proud supporters of Leadership Long Beach, with many alumni on our staff. Congratulations on 30 years!



Port of
LONG BEACH
The Green Port





Long Beach Airport is committed to being a major driver of the local economy, providing excellent services in an eco-friendly and safe manner. Travel Well. Travel Long Beach.



long beach
airport

anniversary
celebration **95** ✈️

Long Beach Airport Redistributes Flight Slots, Welcomes New Development

■ By **PIERCE NAHIGYAN**
Staff Writer

Passenger activity at the Long Beach Airport (LGB) is anticipated to reach about 3.7 million arrivals and departures in 2019, according to Airport Interim Director Claudia Lewis. That's down from last year's 4 million, but Lewis noted that 2018 was a record high year for the airport. Despite the dip in overall passenger activity, LGB remains the 10th busiest airport in California, according to the most recent data published by the Federal Aviation Administration.

Prior to the January retirement of former director Jess Romo, Lewis served as the airport's manager of finance and administration. She said her top priorities as interim director are operational and business continuity, sound financial management and overseeing the various improvement projects scheduled at the airport. These projects, scheduled for completion in summer 2020, include a new ticketing facility, a new checked baggage inspection system (CBIS), and an integrated baggage claim. Construction on the CBIS is anticipated to begin in October of this year. Another round of projects, including the renovation of the airport's historic terminal, storage for rental vehicles, and enhancements to the meet and greet plaza, are estimated to be completed in 2021.

Representatives from commercial air carriers American Airlines and Hawaiian Airlines both expressed their support for the improvement projects. "American Airlines shares LGB's excitement for an increasingly modern and improved customer experience at the airport," Curtis Blessing, manager of Los Angeles communications for American, told the Business Journal.

"Investing in improvements to the airport passenger experience benefits everyone who uses LGB," Brent Overbeek, senior vice president of revenue management and network planning at Hawaiian, said. "We appreciate LGB's efforts to provide a first-class experience for guests and crew prior to their flights, and look forward to the successful completion of the projects."

Adam Decaire, vice president of network planning for Southwest Airlines, noted that his company has received positive responses from their Long Beach customers and was in favor of improving their experience at the airport. "Anytime we can make the process efficient, we're in favor of those types of things," he said. "If that's what's happening at Long Beach [Airport] then of course we would be big fans of that."

Changes In Flight Allocations

Apart from the planned upgrades, another recent notable change at LGB was the implementation of a new minimum use requirement for flight slots. Since January 2019, commercial and cargo carriers operating at LGB must use their allocated slots at least 60% of the time each month, 70% each quarter and 85% each year. Under the city's Flight Slot Allocation Resolution, failure to comply with this requirement can result in the forfeiture of flight slots. JetBlue complied with the new resolution by voluntarily giving up 10 of its 34 flight slots in April.

Prior to the forfeiture, JetBlue had decreased its total flights to LGB and allowed its flight slots to be used on a temporary basis by other carriers. While this state of affairs enabled carriers like Southwest to use the slots, the fact that the slots were still nominally in JetBlue's possession led to uncertainty about scheduling, a spokesperson for Southwest told the Business Journal. Now that the 10 slots have been given up, the airport intends to reallocate four to Delta Air Lines and six to Southwest on a permanent basis starting in October, Lewis said.

Whether on a temporary or permanent basis, Southwest is committed to increasing its footprint at Long Beach Airport, Decaire said. "We've been very aggressive on using those [flight slots] that become available," he commented. "As we get more slots, we'd love to add more opportunities for people from the Long Beach area to reach other places in our network."

Overbeek said that, in the future, Hawaiian may also be interested in additional flight slots. "Our Long Beach service has proven to be a popular complement to the six daily flights we operate from nearby LAX to the main Hawaiian islands," he commented. Since launching its LGB service in June 2018, Hawaiian has flown more than 74,000 travelers between Honolulu and Long Beach, Overbeek noted, with most planes filled over 80% capacity. "We have experienced robust demand not only from our California guests, but also from Hawaii residents who enjoy the convenience of flying into a smaller airport that is closer to many popular attractions."

Fewer JetBlue flights led to an 18% reduction in passenger activity in the first quarter of 2019, according to Lewis. Over the same time period, airport records show



"As we grow our fleet of the quiet and fuel-efficient A321neo to 18 aircraft by next year, we plan to announce more flights between the West Coast and our islands to make our authentic Hawaiian in-flight hospitality accessible to more travelers," Brent Overbeek, senior vice president of revenue management and network planning at Hawaiian Airlines, told the Business Journal. From left: Chris Walrath, LGB General Manager at Hawaiian Airlines; Danny Camacaro, Region 2 Manager, North America Maintenance at Hawaiian Airlines. (Photograph courtesy of Hawaiian Airlines.)



Your Catalina Island journey begins with us.

HOURLY BOAT RIDE. UP TO 30 DEPARTURES DAILY.

Catalina Island, just an hour boat ride from Southern California's coast! Experience scenic beauty and high adventure activities with up to 30 departures daily from San Pedro, Long Beach and Dana Point.

Take the trip for a day, or stay overnight

CatalinaExpress.com | 800.914.4562

that the total volume of cargo transported by LGB's two cargo carriers has risen. In March 2019, the latest month for which data is available, total tonnage of inbound and outbound cargo rose 14.7% year-over-year – marking the sixth month in which year-over-year cargo volume increased.

Cassie Chauvel, public affairs officer for LGB, said that the increase was partly due to UPS picking up additional flights during the winter holiday season, which it was not able to do in 2017. FedEx, the airport's other cargo carrier, has also reported a rise in tonnage following a period of decreased volume in 2018.

Looking Towards The Future

With summer on the horizon, Lewis said she and her staff expect to see increased activity among the commercial airlines. Representatives from Southwest and American said they anticipate healthy summer traffic as well.

"Summer is a very busy time of year at American, with increased vacation travel and families traveling with children more often," Blessing said. "Our team members are working hard to ensure our operation is prepared for the challenge of higher load factors . . . to ensure our customers get to where they need to go safely and on time."

Lewis said she and her staff were dedicated to creating a positive impact on the City of Long Beach through job

creation, communication and continual improvements to their facilities. "We work very hard at maintaining our stakeholder relationships, not just with our air carriers but with everyone who operates here in the airport complex," she said.

Diversification of revenue sources continues to be an important issue for the airport, as with all airports, she noted. "No airports rely solely on aeronautical revenue," she said. This diversification of revenue includes commercial development on airport land, ground transportation programs and advertising opportunities. Revenue from their advertising program saw a significant increase in 2018, she added.

Lewis said that maintaining communication between LGB and the city council, as well as the businesses that lease space at the airport complex, is essential to ensure a seamless transition between her stewardship and the airport's next director. "The airport team here is very knowledgeable and they're highly skilled in what they do. That has helped me to carry out these priorities and to ensure that the goodwill we've developed with all of our stakeholders continues," she said.

Kevin Lee, public affairs officer for the Long Beach city manager, said interviews to fill the permanent director position are scheduled for May, with a selection to be made as early as the beginning of summer. ■

Aviation Industry Reports Strong Business, Expansion At Long Beach Airport

■ By **PIERCE NAHIGYAN**
Staff Writer

The Long Beach Airport (LGB) serves not only as a regional nexus for domestic travelers, but also as a major commercial hub. According to Interim Director Claudia Lewis, LGB and the businesses that lease space on its property generate \$360 million in state and local tax revenues, and \$790 million in federal tax revenues. "The airport itself employs approximately 130 people," Lewis said. "However, about 45,000 high-paying jobs are created as a result of the Long Beach Airport aviation complex," Lewis noted that the figure equates to about 6.4% of all jobs in the City of Long Beach.

According to a 2016 economic impact report conducted by Jacobs Engineering, the LGB complex and its tenants contrib-

ute an annual \$10.3 billion to the economy. A number of aviation and aerospace businesses operate from the 1,166-acre airport, including Gulfstream Aerospace Corporation, Airserv, Long Beach Flying Club and Academy, and Anthelion Helicopters. DASCO Engineering Corporation, a component manufacturer for commercial and military aircraft, only leases a parking lot from LGB, but its 40,000 facility is directly adjacent to the airport.

The largest leaseholder at LGB is jet manufacturer Gulfstream, which employs close to 900 workers and has operated at LGB since 1986. Its 22 acres include five hangars, a completions center for servicing its G650 and G550 aircraft, and a ser-

(Please Continue to Page 18)

We're back. And this time, we marine business.

AquaLink service is now year-round.



LBT Water Taxis are the most exciting and unique way to explore Long Beach. Now that AquaLink and AquaBus are taking to the Pacific all year long, residents and visitors will have more opportunities to help your business make waves.

Water Taxi service is currently running on weekend schedule (Fri-Sun), with 7-day service starting Memorial Day. For full schedule and fare information, visit ridelbt.com/aqualink





The aviation industry is currently experiencing a high demand for pilots, Richard Garnett, chief flight instructor at Long Beach Flying Club and Academy, told the Business Journal. (Photograph by Brandon Richardson.)

(Continued from Page 17)

vice center for all Gulfstream models. In late 2017, the company submitted to the city a proposal to develop an additional 31 acres on the west side of the airport. Thomas Anderson, vice president and general manager of Gulfstream's Long Beach operations, told the Business Journal that discussions on the expansion are ongoing.

Anderson called LGB "a prime location" for its operations due to the large surrounding population and a high volume of Gulfstream aircraft in Los Angeles County. "Having a maintenance facility near our aircraft operators and owners gives them a convenient location to bring their aircraft to us for service and support," he said. "Gulfstream Long Beach is also a more readily accessible location for customers and prospects based on the West Coast, Asia Pacific – our biggest international market – and Latin America."

In an era of increasing environmental concern over emissions, Anderson noted that, beginning early this month, Gulfstream will begin selling sustainable alternative jet fuel (SAJF) to customers at its Long Beach facility. SAJF is an industry term for nonpetroleum-based fuels that are more economically and ecologically sustainable than traditional fuel. Anderson said that Gulfstream's SAJF is a biofuel produced by World Energy at its refinery in Paramount, located only 10 miles from its Long Beach facility.

Kevin McAchren, president of Airserv, a ground support and leasing company for charter flights, noted that cleaner jet fuel is becoming more common across the nation. His operation is dependent on automotive fuel, which becomes more expensive in the summer months. Despite the cost, however, McAchren said that business is doing well.

Inbound and outbound flights of local

and visiting sports teams keep Airserv occupied at an almost perpetual clip, he said. "We just finished a couple weeks ago the NCAA [National Collegiate Athletic Association] men's basketball teams," McAchren said. "Baseball finishes up at the end of September, but then hockey season starts in the middle of September. So we have nearly a year-round and steady schedule of teams coming in, which is great."

Earlier this year, the City of Long Beach expressed interest in making Downtown Long Beach the new home of the Los Angeles Angels of Anaheim. McAchren threw his support behind the plan. With the exception of late-night flights that go to Los Angeles International Airport, all departing and arriving flights for the team have been from LGB, he said. "We like that, and we look forward to that being the case for many years – especially if they move here, which I certainly hope happens."

McAchren has been running Airserv at LGB for 47 years, and said he plans to continue doing so at least until the company reaches the half century mark.

Richard Garnett has been teaching students at the Long Beach Flying Club and Academy since 2002, and has served as chief instructor since 2011. The company offers multiple tiers of flight training, beginning with private pilot training and moving all the way to commercial pilot and multi-engine courses. Garnett said that the academy is handling more students now than it ever has before, at a record 125.

The academy is one of only two or three flight schools in the area that offers international flight training, according to Garnett. "Right now, we have 25 international students training out of 125," he said. While demand for new pilots is high across the United States, Garnett said it's even greater overseas – especially in Asia.

Garnett said Long Beach Airport is an ideal training airport. Students are able to train over the ocean, which is located just five minutes from LGB. "We have a whole area over the breakwater that's smoother and cooler and has lots of room," he said. LGB also provides students with the experience of communicating with a mix of general and commercial aviation businesses. "It gives students a good insight into the operations of the airlines, so they're not intimidated later on," Garnett said.

Alex Chaunt, CEO and founder of Anthelion Helicopters, also praised LGB as a training airport. With a fleet of nine helicopters and 12 employees, the company offers charter flights, tours, photo and video excursions, as well as pilot training. Anthelion's range of services keep its pilots fairly busy, though the record rains in January and February of this year reduced flyable days by about 30%, Chaunt said. In the last few months, the price of fuel has also risen about 30%, leading to a bumpy start to 2019, he noted.

Chaunt is undaunted, however. Anthelion's fifth anniversary is in June, and Chaunt said he's constantly thinking about ways to expand revenue and operations. He recently returned from a demonstration in Las Vegas of a new high-definition camera system for Anthelion's two-seater helicopter. The Shotover B2 is a miniature six-axis camera that offers 4K resolution, giving it a competitive edge

over less sophisticated drone cameras, he explained, adding that Anthelion was the first helicopter company in the world to use it. "It's a completely new vertical for us. It's on the cinematography side, but we're doing something to completely disrupt the market right now."

DASCO Engineering has expanded its Long Beach operations, adding to its current two manufacturing facilities with two adjacent buildings on Airport Way. While some of their intended services remain confidential, Vice President Terry Rogers said a portion of the buildings will be used for offices and assembly operations.

DASCO employs 120 people, the majority of whom have operated out of the private company's 66,000-square-foot Torrance facility. Rogers said that the company plans to vacate one of its Torrance buildings and migrate its administrators, program managers and accounting to the new buildings it has acquired in Long Beach. When the process is completed, Rogers estimated that DASCO's Long Beach workforce will expand from 30 to 80 people.

The private company has exhibited steady growth every year, Rogers said. "Even during the down times we're still growing." DASCO's interest in increasing its Long Beach footprint is part of a larger desire to maintain that upward trend, he explained. "We don't want to limit ourselves on the facility side." ■

THE DESTINATION FOR ALL AUTOMOTIVE SERVICES

- Repair & Maintenance
- Air Conditioning
- Oil Change
- Smog Check
- Fleet Service
- Tires
- AND
- Classic Cars

562-981-2222
1000 E Wardlow Rd., Signal Hill
LBWalkerAuto.Com

Follow Us:

A Trip to Italy For Only \$9.99!

Enjoy our Lunch Buffet featuring a
Spring Garden Salad Bar plus a rotating
menu of 7 or more authentic Italian specialties!

Farfale Alfredo w/ Chicken & Broccoli
Rigatoni al Forno
Ziti w/ Sun Dried Tomatoes & Mushroom
Linguini e Vongole
Penne con Pesto Parmigiano
Lemon Chicken Piccata
Meat Balls in Meat Sauce
Italian Sausage w/ Peppers & Onions
An assortment of traditional & gourmet
pizzas & more...

Mon. - Fri.
11am-2pm



facebook.com/buonosauthenticpizzeria
twitter.com/buonospizzeria

562.432.2211
250 W. Ocean Blvd., L.B.

562.595.6138
401 W. Willow St., L.B.

ORDER ONLINE
BUONOSPIZZA.COM

EJ's pub

ESTD 2001

PROUD BIXBY KNOLLS BUSINESS SINCE 2001.

Join us for our new whiskey,
wine and scotch Wednesday.

\$2 off our list 5:00-10:00
(restrictions may apply)

Open for lunch at 11:00 am.
Saturday and Sunday breakfast starts at 9:00am.

EJSPubBK.com

562-424-5000

4306 Atlantic Avenue, Long Beach, CA 90807

Long Beach

Ace Is The
Helpful Place

ACE Hardware

Downtown (East Village)



Screen & Glass Shop

- * Custom Made or Repaired Screens
- * Repair Broken Windows



Lock & Key Shop

- * Key Cutting/ Chip Keys
- * Re-Keying Locks



Full Plumbing Dept.



Special Orders

- * We Can Order Anything



Paint Mixing

- * Computerized Color Matching



Stainless

- * Complete Fastener Section
- * Marine Supplies

Apartment Supplies

Commercial Accounts



ACE is the place
Service • Price • Convenience = **ACE**

Two locations
to serve you!

• 746 E. 4th St.
562-432-2100

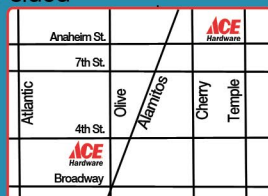
• 2720 E. Anaheim St.
562-438-8983



Free
2 Keys Cut
single-sided



Long Beach
Ace Hardware
746 E. 4th St.
Anaheim
Ace Hardware
2720 E. Anaheim St.



One coupon per customer

LOCAL LONG BEACH PLUMBER

FREE ESTIMATES

The Trusted Name In
Southern California

All Calls Answered
By A Live Person
24/7



**FAST 24 HOUR
EMERGENCY
SERVICE**



**A-1 PERFORMANCE
ROOTER & PLUMBING**

FASTEST SERVICE GUARANTEE

30 Years Of Quality Service

Family Owned & Operated

Residential • Commercial

Special Pricing For Property Management
& Apartment Owners

**Receive \$25 OFF
Mention This Ad ****

License # 896712
Insured

**100%
WORK
GUARANTEED**

Open 24 Hours
7 Days A Week
**Not To Be Combined
With Any Other Offer

Serving Long Beach • Belmont • Naples • Seal Beach
Sunset Beach • Surfside • Dominguez • Signal Hill
Bixby Knolls • Lakewood • North Long Beach

562-420-6458

www.Fast24HrPlumber.com

- ALL GUARANTEES
ARE IN WRITING**
- Sewer Line Repairs
 - Line Locator/Leak Detection
 - Copper Repipes
 - Drain Cleaning
 - Gas Line Installation & Repairs
 - Garbage Disposals
 - Toilets & Sinks
 - Water Heaters Installed FAST
 - Tankless Water Heaters
 - Trenchless Sewer Line Replacement
 - Hydro Jet Drain Cleaning





Dr. Leila Yoonessi is a pediatric pulmonologist at the My Pediatrics and Respiratory Care Clinic. “The closer you are to highways, we’ve found, can accelerate lung function decline,” she told the Business Journal. (Photograph by Brandon Richardson.)

(Continued from Page 1)

Los Angeles and Long Beach are ranked first in the nation for most polluted ozone, fifth for year-round particle pollution and seventh for short-term particle pollution, according to the ALA report. Dr. Leila Yoonessi, a pediatric pulmonologist at the My Pediatrics and Respiratory Care Clinic, said small particles emitted by diesel combustion can lodge in lung tissue. Both ozone and particle pollution contribute to lung inflammation and asthma attacks. In the long-term, particles lodged in the lungs can lead to heart attacks, stroke and cancer.

Children, senior citizens, people with asthma and those living in lower-income communities tend to be disproportionately affected by particle pollution, according to ALA Director of Clean Advocacy Will Barrett.

A major factor influencing the ALA’s most recent State of the Air report was the continued impacts of climate change. Barrett pointed out that, between 2015 and 2017, California experienced seven of the 20 most destructive wildfires in its history. “The wildfires in 2017, especially the Thomas Fire, had a real impact on particle levels. For example, Ventura County went from an A [rating] to an F this year, as did Santa Barbara County,” he said.

The Long Beach and Los Angeles ports are working together to reduce air pollution in the San Pedro Bay harbor. The Clean Air Action Plan is a joint effort to cut the emissions of sulfur oxides (SOx), nitrogen oxides (NOx) and diesel particulates. Policies implemented by the ports have reduced SOx by 97%, NOx by 48% and particulates by 84%, since 2005 levels.

The ports are now working to transition to near-zero emission (NZE) and zero emission (ZE) equipment by 2030 and NZE and ZE vehicles by 2035. Renee Moilanen, environmental specialist associate at the Port of Long Beach (POLB), said it is possible to achieve both economic and environmental success without sacrificing the health of the community. “We know the emissions associated with the trucks, trains and ships have an impact on the environmental health of the community,” she said. “We are very much committed to making sure we minimize those impacts.”

Barrett said the progress achieved by

the Clean Air Action Plan is significant. He also lauded the City of Long Beach for deploying zero-emission buses and becoming more walkable and bikeable. He encouraged all city residents to continue to reduce vehicle use and to visit lung.org/sota to stay informed about the quality of their air.

Hazards Posed By Oil Refineries

Oil refineries and storage facilities pose additional air quality risks to Long Beach residents, Pettit noted. These risks extend beyond pollution into the realm of physical and potentially lethal endangerment, according to the Los Angeles County Public Health Agency (PHA).

In an April press release, the PHA announced it is not prepared to handle the injuries that may result from a release of modified hydrofluoric acid (MHA) from refineries located in Torrance or Wilmington. Used in the refining process at the PBF Energy Refinery in Torrance, MHA is acidic and poisonous, according to the U.S. Chemical Safety & Hazard Investigation Board. If fluoride ions absorb into human skin, essential biological processes can be disrupted and result in death.

Were a catastrophic event to release MHA from the refinery, the toxin “could extend up to ten miles from the refinery,” putting millions at risk, Angelo Bello-mo, director of health protection for L.A. County, said in a public statement. “Emergency responders, emergency rooms and burn centers would be overwhelmed and unprepared . . . due to the uniquely hazardous nature of MHF.”

The South Coast Air Quality Management District (SCAQMD), which approves refinery activities in the Southern California region, has been questioned by advocacy groups for its decision to sign off on refineries that emit such harmful toxins. When asked by the Business Journal if MHF should be phased out of refinery operations, a spokesperson for SCAQMD said discussions on the topic are ongoing.

Water Pollution

The nonprofit Heal the Bay monitors bacteria levels in the coastal waters of Southern California. Heal the Bay Water Quality Scientist Luke Ginger said Long Beach’s water is heavily affected by debris that washes down the Los Angeles and San

Gabriel rivers.

During rainy winters, the effluence that builds up in the streets and homeless encampments gets pushed into storm drains, Ginger said. This is how pesticides, metals, pharmaceuticals and bacteria enter the marine ecosystem. “Long Beach is a highly urbanized area, [and] highly industrial, so there’s a lot of surface runoff,” Ginger said.

The Environmental Protection Agency requires cities to test for bacteria, and in particular the genus of enterococcus, coliform and E. coli, which can cause gastrointestinal illness and infections, especially in beachgoers with weakened or compromised immune systems, Ginger said.

According to Nelson Kerr, the environmental health manager at the Long Beach Health and Human Services Department, beach cities are required by state law to test their water once per week between April and October. This data is what Heal the Bay uses to create its Beach Report Card, an online tool for reporting bacteria levels at California beaches. Kerr said Long Beach goes beyond the requirements of the law by testing its beach water every month of the year and three to four times per week.

“The city has been so committed to improving the water quality here,” Kerr said. He expressed support for the Long Beach Municipal Urban Stormwater Treatment facility, currently in its design phase, which would intercept water from city storm drains to filter out harmful contaminants.

Water quality has been an ongoing concern at the Port of Long Beach since the early 1990s, according to the port’s acting director of environmental planning, Matt Arms. “Our mission is to not only promote navigation and commerce but to be stewards of the environment and the harbor. That includes the water and the wildlife,” he said.

A combination of state and local programs, as well as careful monitoring by the San Pedro Bay ports, has resulted in a much cleaner marine environment than decades past, he said. The ports conduct a biological survey every five years to evaluate the state of water, sediments and animals in the area. In the most recent sur-

vey, Arms reported marked improvement in sediment-dwelling creatures as well as new species of fish and abalone.

Other Environmental Hazards

With over 300 employees and a \$117 million annual budget, the Long Beach Health Department oversees a range of issues, including homeless services, housing, nutrition, disease prevention, beach water contamination and vector-borne illnesses. “Basically, our mission is to protect the public’s health by preventing exposures to toxic substances, preventing exposures to unclean conditions and eliminating general environmental hazards,” Kerr said.

The health department has invested significant effort in eliminating mosquitoes, which can carry debilitating diseases like Zika virus, dengue fever and chikungunya. Of particular danger are the Asian tiger mosquito (*Aedes albopictus*) and the yellow fever mosquito (*Aedes aegypti*). “These are aggressive mosquitos that bite during the day,” Kerr said.

Kerr’s department has helped reduce the population of these disease-carrying insects by treating them with bacterial sprays and enlisting the public. “We established a mosquito hotline and the community basically helped us find that mosquito,” he said. The hotline number is 562/570-7907.

Other programs managed by the health department include an Asthma Life Skills Academy for Adults created in partnership with POLB. The program includes in-home asthma care visits as well as seminars and workshops about how to manage their asthma.

The department also developed an environmental lead mitigation program 25 years ago to prevent lead poisoning in children and rehabilitate high-risk affordable housing where lead may still be in the environment. Long Beach was recently awarded a competitive \$4.1 million grant from the U.S. Department of Housing and Urban Development for this program. Because of HUD’s program and the efforts of cities like Long Beach, lead poisoning in children has reduced from millions to approximately 50,000 nationwide, Kerr said. ■



NEED A GREAT DOCTOR?

Check out our website to find a doctor in your area...



prohealth
PARTNERS
A Medical Group, Inc.

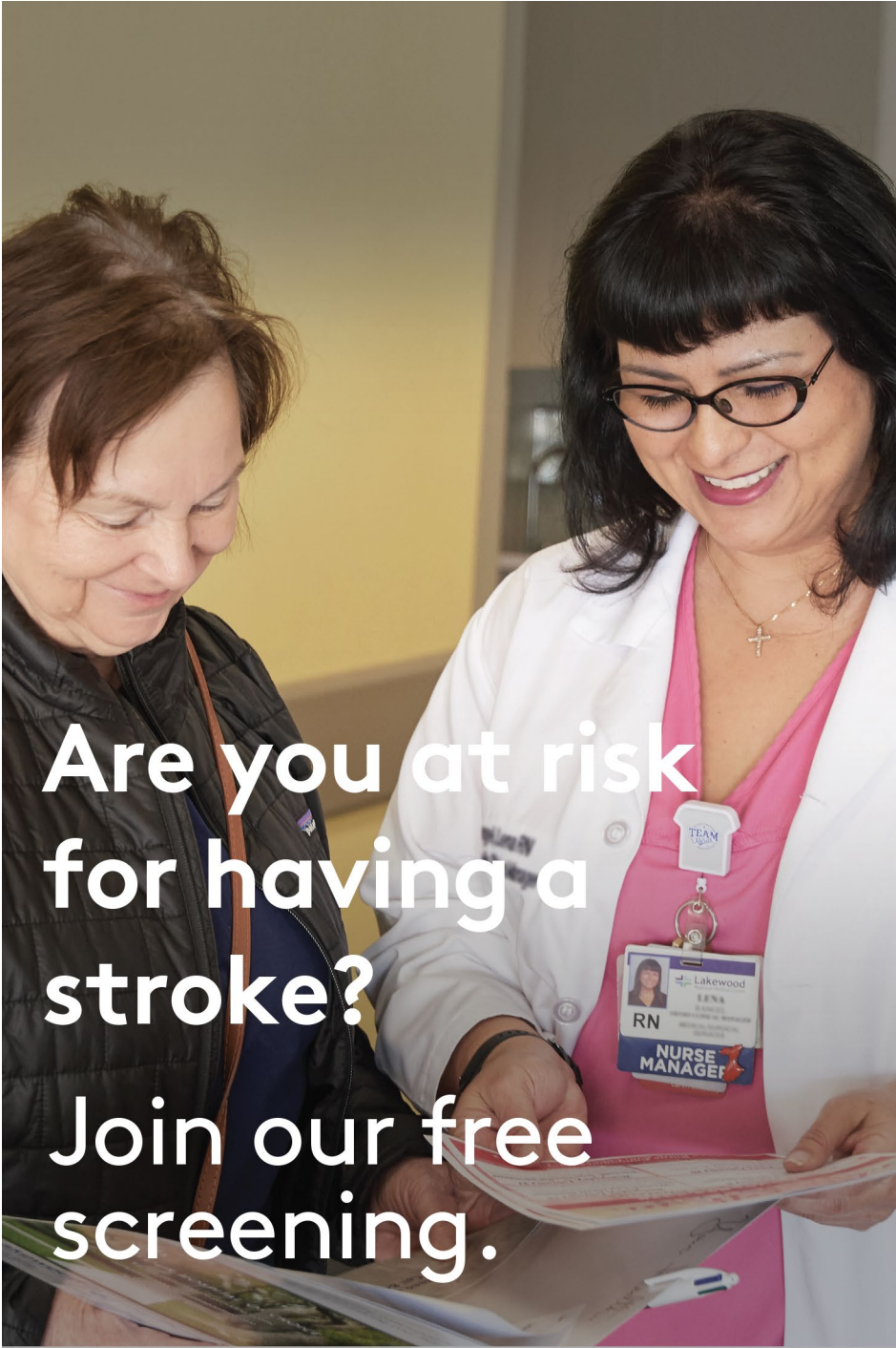
www.ProHealthPartners.com

Stroke Is The Leading Cause Of Disability: Know The Risks

By SAMANTHA MEHLINGER
Editor

The leading cause of disability in the U.S. is stroke – a medical emergency in which blood flow to the brain is cut off or a hemorrhage occurs causing injury to brain tissue. Depending on the severity of the stroke and how quickly treatment is administered, victims suffer mental and physical deficits ranging from slurred speech to vision loss to paralysis. According to the National Stroke Association, someone has a stroke every 40 seconds, affecting nearly 800,000 people per year. May is Stroke Awareness Month, observed to educate the public about the fifth leading cause of death in the U.S. Lakewood Regional Medical Center, located in the city of Lakewood adjacent to North Long Beach, is in the process of expanding its stroke care services in order to become a certified comprehensive stroke center. This recognition, which hospital CEO John Grah expects to re-

ceive by October, will designate the hospital as a receiving center for stroke patients transported by Los Angeles County Emergency Medical Services (EMS). "County EMS has pretty much adopted the national best practices for care for stroke treatment. They want patients to get to a location where they can get advance care, and you want them from onset of symptoms to . . . [receive care within] 45 minutes," Grah said. "EMS made changes to their program back in January 2018. . . . They started a program where they divert to only comprehensive centers or designated centers that can do thrombectomies," he explained. A thrombectomy involves placing a small catheter into a patient's blood vessel, usually the ephemeral artery, through a minimally invasive procedure, then unblocking the blood vessel that caused the patient to have a stroke, according to Dr.



Are you at risk for having a stroke? Join our free screening.

CITY OF LONG BEACH
BID OPPORTUNITIES

Table with 3 columns: TITLE, BID NUMBER, DATE. Rows include: Angle Meter Stops, Misc. Water Works Material, RFQ, 05/08/2019; Cannabis Business Tax & Compliance Auditing Svc., RFP FM19-076, 05/09/2019; Workers' Compensation Med Provider Network Svc., RFP LW19-090, 05/09/2019; Mitsubishi Forklifts - Quantity 4, ITB FS19-091, 05/09/2019; Eurocopter Helicopter Parts & Services, ITB FS19-046, 05/14/2019; Improv. of Orange Ave between 64th St. & 72nd St., R-7144, 05/15/2019; Concessions & Rentals Opportunities at the Beach, RFP PW19-018, 05/16/2019; Firefighter Personal Protective Equipment (PPE), ITB FD19-089, 05/21/2019; Wrigley Greenbelt, R-7077, 05/22/2019; Citywide Safety Footwear REBID, ITB LB19-032, 05/30/2019; Temporary Medical Staffing, RFQ HE19-072, 06/04/2019; Qualification and Selection of Peer Reviewers, RFQ DV17-112, Continuous.

Some of the listed projects have scheduled mandatory pre-bid meetings which may have already occurred due to publication lead times

Bidder Registration

To receive notifications of bid opportunities, register with the City of Long Beach at www.longbeach.gov/finance/business-info/purchasing-division/purchasing-division/. Additional details on upcoming bids and how to register can be found on the website.

AUTO LIEN SALE AUCTION

3111 E. Willow Street May 14 & 28, 2019
Long Beach, CA 90806 Registration & Viewing Hours:
(562) 570-2828 8:00 A.M. - 9:50 A.M.
http://www.longbeach.gov/finance/services-and-permits/towing-and-lien-sales/auction/

A COMMUNITY BUILT ON CARE

Saturday, May 18, 2019
9:00 am - 12:00 pm
3700 E. South Street
Lakewood, CA 90712
LakewoodRegional.com
Please Call 844.361-5150 RSVP

FREE STROKE SCREENING INCLUDES:

- Blood Pressure
- Body Mass Index
- Cholesterol Screening
- Hemoglobin A1C Glucose Screening*
- Risk Factor Assessment- Go to www.KnowMyrisk.com
- Stroke Education Materials
- Counseling with a Licensed Health Professional
- Balance Testing

*Hemoglobin A1C Glucose Screening - 38 slots available for Hemoglobin A1C screening.
Results of the Hemoglobin A1C screening will be mailed out one week following the screening. Fasting is not required.

Radoslav Raychev, neuro-interventionist at Lakewood Regional.

Lakewood Regional services an area home to about 3.5 million people. For neighboring communities to the north, the hospital is much faster to access than certified stroke centers further south, Grah noted. “If you start looking at traffic patterns and housing density, you can see that during rush hour, getting from, say, Downey to Long Beach Memorial or St. Mary’s is probably not possible,” he said. For this reason, Grah and his staff are intently working to achieve certification. To do so, the hospital is expanding its neurology staff and stroke support services such as neurosurgery and neuro-intervention.

The most common type of stroke is an ischemic stroke, which occurs when a blood vessel to or within the brain is blocked by a clot, according to Raychev. The less common type is called a hemorrhagic stroke, in which bleeding in the brain occurs. Both types cause damage to brain tissue. In 2015, thrombectomies became standard of care in treating ischemic strokes, Raychev said. “We have a window of 24 hours to do this procedure,” he said. “Time is very important.”

Raychev explained, “Whenever there is a blocked brain vessel, there is poor blood flow to the brain, and the brain is suffering a lack of oxygenation, blood flow and important nutrients. That’s what stroke is. The sooner you open the vessel, the more likely the patient will recover.”

As Grah put it, when it comes to strokes: “Time is brain.”

The risk factors for strokes are similar to those for heart attacks, Raychev noted. These include high blood pressure, hypertension, obesity, diabetes and high cholesterol. “There is another condition that is unique to stroke; it is called atrial fibrillation,” Raychev said. “That’s a condition in which the heart doesn’t beat in a regular fashion and tends to form clots. When a clot forms in the heart, it tends to go up into the brain.” These are considered modifiable risk factors they can be minimized through dietary changes, exercise or medication.

Dr. Nima Ramezan, stroke medical director at MemorialCare Long Beach Medical Center, said there are also non-modifiable risk factors for strokes. Age is one such factor. An uncommon condition

called hypercoagulability, which causes thicker than average blood, is another.

Strokes are often referred to as “minor” or “major.” According to Ramezan, a minor stroke is when the area of brain it affects is small. A major stroke occurs when a major artery is blocked or there is a large hemorrhage in the brain. Raychev compared the concept to plumbing. “The bigger the pipe, the bigger the blockage, the more severe the stroke is,” he said.

The resulting health impacts of strokes vary depending on the individual, the length of time it takes to receive care, and the areas of the brain that were damaged. “I cannot predict how much injury somebody will have,” Ramezan said. “Somebody can have a really tiny stroke in a critical part of the brain that could make half their body not work at all, or somebody can have a very large stroke and you only see mild deficits.”

Raychev said resulting disabilities might include a loss of speech or movement that varies in severity. “Patients who receive proper treatment can recover within 90 days to completely normal. Patients who don’t receive the treatment will be disabled for life with very little recovery. . . . It highly varies,” he said.

Michelle Chung, a clinical specialist in neurologic physical therapy at Long Beach Memorial, and Jane Latham, a speech pathologist at the hospital, assist stroke patients in their recovery. Common issues experienced by stroke victims include weakness on one side of the body and/or in facial and tongue muscles, as well as slurred speech, according to Latham. “We can also see cognitive impairments, like difficulty with memory and reasoning. Sometimes we see aphasia, which is a language impairment where they know what they want to say but they have trouble getting the words out.”

Chung added, “We also see issues with sensation. They may be able to move their leg, but if they can’t feel it or know where it is, then it makes it very challenging for things like standing and walking.”

Chung and Latham are part of a large team of physicians, therapists and nurses who ensure patients remain medically stable and receive individualized rehabilitation plans. Every plan also takes into account a patient’s support system, including family support, caregiver support and other resources. The first step is



From left, physical therapist Michelle Chung, Stroke Medical Director Dr. Nima Ramezan and speech therapist Jane Latham of MemorialCare Long Beach Medical Center dedicated to helping stroke patients recover. (Photograph by Brandon Richardson.)

to initiate mobility as soon as possible, Chung said.

When it comes to speech therapy, Latham said the first step is to determine the cause of speech impairment and what needs to be treated. “If they are having trouble speaking, is it because those muscles aren’t getting the impulses from the brain to make them move? Do I need to work on strength? Or is it because they can’t put the sentences together to get the words out to communicate what they want to communicate?” she said.

Latham explained that the overall treatment plan is “a combination of looking at what the patient needs to do and how much therapy can they tolerate. . . . Some patients might be able to do two or three hours of therapy in one day, and some patients might not be able to tolerate that much.”

Know The Signs

Health care professionals encourage the public to learn the BE FAST technique to help recognize stroke symptoms. According to MemorialCare, the letters stand for:

- Balance lost
- Eyes blurring
- Facial drooping
- Arm weakness
- Speech difficulty
- Time to call 911

“Family members have to be observant when all of the sudden their loved ones look different or sound different,” Raychev said. Often, people are able to realize they are experiencing a stroke but unable to call 911 if the stroke is affecting their ability

to speak or move, he explained. This is particularly problematic for people who live alone. “That is the time when we rely on medical technology,” he said, referring to buttons that patients can wear that connect them immediately with emergency services.

Prevention

To prevent a stroke, the best thing a person can do is simply to be healthy, Raychev said. “Everything that you can do to be healthy, do it. And go to your doctor regularly,” he said.

If patients are seeing a doctor for diabetes, high cholesterol or other conditions that are risk factors for stroke, Latham emphasized that adhering to their medications is crucial. “I see a lot of people who, especially with blood pressure and diabetes meds, they don’t realize that just a day or two of going off medications can result in a stroke,” she said.

Chung highlighted exercise as an important strategy for minimizing stroke risk. “I don’t think people realize that if you participate in a regular exercise program – even just 20 minutes a day – you decrease your risk factor,” she said.

Technology is evolving in ways Raychev expects will help prevent strokes in the future. The Apple watch, for example, now has an app that is proven to detect atrial fibrillation, he explained. “I think future technology is going to alert us about our risk factors being heightened,” he said. ■



“Mental Health America of Los Angeles works to ensure that people with mental health needs achieve meaningful, healthy lives in their communities.”



- | | | |
|--|-------------------------------------|--------------------------------------|
| • Outreach and Engagement | • Housing Services | • Employment and Vocational Services |
| • Mental Health Care | • Benefits and Income Services | • Transition Youth Services |
| • Psychiatry and Medication Management | • Wellness and Life Skills Programs | • Specialized Veterans Services |

We Serve: Adults and transitional age youth (TAY) who are dealing with mental health needs and do not have financial resources, including Veterans and people who are homeless or previously homeless. We target those who are the most vulnerable and most in need of help.

Cruise to Recovery After Stroke



Darren Smith, 52,
cruises with confidence after
a life-threatening stroke.

Slurred speech, facial drooping and arm weakness — all are signs of a stroke and what Darren Smith, 52, experienced. He was rushed by ambulance to the Comprehensive Stroke Center at MemorialCare Long Beach Medical Center. With a stroke, time is of the essence. Within 90 minutes, the clot preventing blood from reaching his brain was removed by our Interventional Neuroradiology care team, who are experts in advanced, minimally-invasive neurological procedures. Strokes can cause long-term severe disabilities, but just three weeks later, Darren was ready to ride.

We're dedicated to one thing: **what's best for you.**

Efforts To Reopen Community Hospital Are On Track, But City Funding Sources Remain Unclear

■ By **ALENA MASCHKE**
Staff Writer

Efforts to reopen Community Hospital and its emergency room are well underway. Temporary lease agreement in hand, the City of Long Beach and the hospital's new operator, Molina, Wu, Network, LLC (MWN), have filed applications for a hospital license and an extension to complete the significant work needed to bring the facility into compliance with seismic safety standards. The two parties are planning to sign a long-term lease within the next two months.

It's not just the need for an emergency room on the city's east side that motivates city staff to move swiftly on the project. Since MemorialCare Health System withdrew as leaseholder and operator of the facility, the city has been responsible for maintaining it. "These properties are extremely expensive to keep up and running, even if there's no people in them," Economic Development Director John Keisler told the Business Journal. Maintenance staff and 24-hour security rack up monthly costs of approximately \$200,000 each month, according to Keisler. "Up until we sign a long-term agreement, the city has continued to carry these costs."

Employment contracts with the workers currently maintaining the property, as well as leases for offices in an auxiliary building, have to be transferred to MWN, a process the city is currently undertaking. In addition, the new operator is hoping to hire back more than 200 of the employees who staffed the hospital prior to its closure in July 2018 with help from the city's workforce development agency. "There's a tremendous amount of work that's ongoing on a day-to-day basis," Keisler said, adding that he doesn't expect the workload to ease anytime soon. "We'll be involved in it for the rest of our lives."

According to MWN's John Molina, the company is expecting to start interviewing candidates for hospital positions in May. "The first thing we're doing is we are hiring directors of various departments," Molina said. "We have a project plan, and we're just marching down line item by line item."

Among the bigger items on that list is the application for a license to operate the reopened hospital, which will be issued by the California Department of Public Health (CDPH) following an inspection of the facility. "In order to do that, we have to make sure we have all the equipment, [and that] the equip-

ment has been updated and maintained and certified," Molina said. MWN is currently awaiting a response from the CDPH to determine the date of the inspection.

In a preliminary lease agreement, the City of Long Beach and MWN agreed to share the first \$50 million worth of seismic retrofitting necessary for the hospital to remain open in the years to come. "Getting the facility ready is no small task," Molina said. According to a March 12 press release, MWN committed to paying up to \$40 million for "deferred maintenance remediation, the purchase of necessary equipment, for operating capital and for any additional seismic retrofit costs." According to MWN, deferred maintenance remediation will include upgrading the elevators, roof repairs, updating

the utility systems, and construction of the new central power plant.

The project has also received support from the Community Hospital Long Beach Foundation, which has awarded the city a \$1 million grant for seismic retrofit plans to be drawn up by architecture firm Perkins + Will. The firm was also contracted to design the proposed seismic retrofit plan necessary to file for an extension with the California Office of Statewide Health Planning and Development (OSHPD). Work on the detailed plan will begin following approval of the application by OSHPD.

According to Keisler, external contribution of up to \$5 million will constitute additional funds added to the project's budget. Once external contributions surpass that threshold, "then

that would start to eat into our obligation," Keisler said. The city has agreed to annual contributions of \$1 million for the first five years and \$2 million for the following 15 years for the facility's seismic retrofit.

Without an extension, the hospital would be out of compliance come July 30, 2019, according to Government Affairs Manager Diana Tang. Assembly-member Patrick O'Donnell of District 70, which includes the hospital property, has offered legislative support in the form of a bill that would specifically address the compliance issues faced by Community Hospital. For now, Keisler said legislative action wasn't necessary. "At this point we haven't identified a need for a bill," he said.

Where the funds for the city's contributions to the seismic retrofit will come from remains unclear at this point. "Basically, the city manager and the city council have agreed that we will have to find those funds on an annual basis, either by cuts or some sort of other increase in revenue," Keisler said. The issue will be discussed in further detail during the city's budgeting process at the end of the summer, he explained. The \$1 million already paid for property maintenance came from surplus funds from the city's Fiscal Year 2018 budget. City staff and MWN have not provided a projected reopening date, citing pending approval by state agencies. ■

FREE

GAMES & ACTIVITIES

FOOD BY CERTIFIED BLUE RESTAURANTS

ENTERTAINMENT

CALIFORNIA-FRIENDLY PLANT SALE

SUSTAINABILITY RESOURCE FAIR

8th Annual Tour & Festival

LAWN-TO-GARDEN

GROW LOCAL LOVE

Saturday, June 1, 2019

Tour: 9 a.m. – 1 p.m.
(throughout City)

Festival: 11 a.m. – 2 p.m.
(Long Beach Water, 1800 E Wardlow Road)

8TH ANNUAL

L2G

TOUR & FESTIVAL

Start your day by touring up to 20 newly transformed gardens throughout the City and speak to the homeowners about their water-wise transformations. After your tour, join the festival at Long Beach Water for more family fun.

The Lawn-to-Garden program is offering an increased incentive and more square footage to help you create a beautiful, California-friendly landscape.

Presented by

Long Beach Water

LAWN-TO-GARDEN PROGRAM

Register for tour map at

lblawntogarden.com

An ER that knows it's nice to have an ETA.

Let's face it: No one wants to spend extra time in a waiting room. If your emergency is not life-threatening, simply select an estimated arrival time – then wait in the comfort of your home. Make the best of the unexpected and check estimated arrival times at dignityhealth.org/stmary or call 888.4STMARY.



Hello humankindness®

Long Beach Parks, Recreation and Marine

SUMMER CLASS REGISTRATION GOING ON NOW

Hundreds of classes are starting in June for fun in the summer sun

Adaptive Recreation • Art • Cooking • Computers • Dance
Dog Training • Enrichment • Fitness • Sailing • Swimming and more

Includes Summer Day Camps
Register at LBParks.org



HD ORTHODONTICS

EMBRACE YOURSELF™

Dr. Heather Desh, DMD, MS



Personalized &
State-of-the-Art
Orthodontic
Treatment for
Adults,
Adolescents &
Children



562.283.6590

4714 E. Los Coyotes Diagonal
Long Beach 90815

www.HDOrthodontics.com

(Continued from Page 1)

night, wondering if marriage is actually a thing anymore or if you should just go out with the guy who didn't even bother to ask you a question about yourself before inviting you out for drinks past 10 p.m., which is presumably when he is done with his post-day drinking nap-a-thon.

You really want to eat better, but cooking requires time and money, and you have little of both.

Every time you attempt to watch the news you're confronted with a handful of people, who all look the same, shouting at each other about the current events that your high school reading taught you should be the warning signs of an encroaching dystopian society.

Listen, it's tough out there for a Millennial. So do as I do – when you get home to rest your weary haunches, don't turn on the news. Avoid watching something that mirrors our current reality. Instead, view something refreshingly escapist. Pretend, perhaps, you are from another era. Or you live in another place. May I recommend:

Fixer Upper

Although now over after five glorious seasons, you can still watch re-runs of this charming HGTV reality show about a lovable couple with a zillion children who help people find fixer uppers and turn them into their dream homes. Shot in Waco, Texas, Chip and Joanna Gaines are typically able to help folks buy homes and turn them into cavernous dream castles (by Southern California standards) for fewer than \$300,000. It's enough to make a Millennial consider packing up and moving. Sure, there might be the occasional tornado, and the bugs might be bigger, but hey – you might actually be able to afford your own house. All you have to do is move – even if for now it's just in your mind's eye.

Call The Midwife

If "This Is Us" is your jam because you revel in the emotional catharsis of crying over a bunch of fictional people going through alternately touching and trying situations, I highly recommend this BBC hit series. Flown in from across the pond and available on PBS, "Call The Midwife" offers all the sweet tears "This Is Us" is known for, but without the bitter taste of reality. Set in post-war England, the show follows trained midwives – a mixture of nuns and young professional women – tasked with caring for the pregnant women of a small urban port town. Sit back and watch the trials and tribulations of strong woman of all ages helping along the miracle of life – but without the modern backdrop most dramas offer today, this show allows you to indulge in the tempting nostalgia of the 1950s AND imagine what it would be like to have free health care.

Pen15

I am only a few episodes into this show, but I am confident enough in it to recommend it (and so is the rest of the Internet – look it up). Watching Hulu's

"Pen15" is like opening up my middle school scrapbooks (of which yes, there are multiple) and having intense late-90s/early 2000s flashbacks. If you'd rather reminisce about the problems of yesteryear and youth, steeped in Britney Spears and choker necklaces and butterfly clips and awkward growth spurts and bad haircuts, this is the series for you. I am one of those people who has trouble watching shows that involve a lot of cringe-worthy embarrassing moments, but this show is so well-written and such a nostalgic love letter to the friendships of youth that I'm able to get past my empathetic embarrassment syndrome.

Miranda

If you haven't caught on, here it is plain and simple: I love BBC programming. This comedic gem is finally available on Amazon Prime, and has been on Hulu for a few years now. A huge hit abroad but little known in America, "Miranda" is the kind of sitcom that will have you ungraciously snorting with laughter, gasping at unthinkable slapstick stunts, and aw-ing over sweet romantic gestures. It is, by all accounts, solidly British in its humor. For Millennials, it's a great fantasy trip from reality. Miranda owns a joke shop and the apartment above it, yet somehow is not broke despite making what appears to be only the occasional sale. She is too interested in pursuing her own antics and her adorable friend Gary to pay customers – or the realities of adulthood in general – much mind. Self-deprecating in her admitted oafishness, Miranda is what we wish we could be in daydreams: totally herself and loved for it, comfortable and happy. And she'll make you laugh.

The Handmaid's Tale

Last week I sheepishly admitted to my book club that I do not watch "Game of Thrones" because I just can't deal with the stress. When I get home, I want to relax – not brace myself for an hour and a half of bloodshed and backstabbing. Yet, I await the premiere of Season 3 of "The Handmaid's Tale," one of the darkest shows out there, with the patience of a four-year-old whose mom is in the bathroom. Why am I so pumped to settle onto my couch with my trustee feline friend and a glass of wine to endure the emotional hurdles of a fascist society riddled with inhumanity and teetering on the edge of catastrophe? Well, because it's so much worse than what's going on in our own world right now. At least, worse than what's happening in America, anyway. Sure, we've got mass shooters and Neo-Nazis. But we're not all forced to wear uniforms, join a caste system and completely lose all agency over ourselves and our government. And it will never get that bad. I can rejoice in that. Right? RIGHT?

Admittedly, many of these shows are female-focused. I make no apologies for this. Remember, guys – the majority of shows have been about you for decades. Watch something about us, for a change. You might like it. ■



32
Years
& counting!



**Come Join The 3rd Generation of
Big E Boys For Dinner In Our
Expanded Dining Room!**

3225 E. Pacific Coast Hwy.

**Fast Delivery
7 Days a Week**

562.498.8788

www.bigepizza.com

The Best Nail Spa

Permanent Make-Up

5221 Atlantic Avenue • Long Beach, CA 90805

562 • 423 • 7830

M-F: 9:30 a.m. - 7 p.m. • Sat: 9 a.m. - 6 p.m. • Closed Sunday

**Eyebrow Microblading
& Shading
\$200**

**Lip Liner
\$200**

**Eyeliner –
Upper & Lower
\$100**

**Eyelash Extensions
Lasts up to 3 weeks
\$40**

**Full Lip
\$300**

**Anti-Aging Facial
& Collagen Mask
\$45**



We Have a Lot of Competition, but our Ribs Don't!

- Also Featuring: Steaks, Tri-Tip, Chicken, Prime Rib, Fresh Fish, Sandwiches and Salads
- Family Owned & Operated
- Kids Menus
- Cocktail Lounge w/ 3 T.V.'s
- Tableside Magic Sunday Nights
- Warm & Comfortable Booths
- Reservations accepted
- Open at 4pm Monday-Friday
- Open at Noon Saturday-Sunday
- Take-out available after 10:30 a.m.
- Buckets, Party Paks, and Trays!

**NAPLES
RIB
COMPANY**

Naples Rib Company

5800 East 2nd St, Long Beach

(562) 439-RIBS

RibCompany.com

f i s t

*A Rose to all
Mother's who
dine in with us
on Mother's Day*

\$10 OFF

**Your Order of
\$75 or more**

Not redeemable with any other offer,
discount, coupon or price special.
Expires August 31, 2019 LBBJ

Working for Long Beach

Trade at the Port of Long Beach supports 1 in 5 jobs in the city – that's 51,000 jobs from port pilots to warehouse drivers to construction workers and more. Our operational excellence and sustainable development will continue to drive our economy.



Port of
LONG BEACH
The Green Port



Nurses only need a moment to improve a life forever.

Nursing takes time, a lot of time. The paperwork, the hours, the commitment. And as a nurse, you take the time to get it right. Grabbing an extra minute to hold a child's hand. Calming a worried family. Encouraging your team members for a job well done.

All the small and big things you do add up to being an amazing nurse. We believe there's power in it. We know there's grace in it. And there is humankindness within all of it. Thanks for all you do.

Happy Nurses Week

Hello humankindness®



California Hospital Medical Center – Downtown LA | Community Hospital of San Bernardino | Dignity Health Medical Foundation
Dignity Health Urgent Care Fontana & Highland | Glendale Memorial Hospital and Health Center | Northridge Hospital Medical Center
St. Bernardine Medical Center | St. Mary Medical Center – Long Beach | St. John's Pleasant Valley Hospital | St. John's Regional Medical Center