

In This Issue



Container Terminal Lease Transferred
(Page 7)



Patrick West Bids Farewell
(Page 10)



Affordable Housing Project Nears Completion
(Page 16)



Long Beach Museum Of Art Downtown Opens
(Page 22)

The Companies Building Long Beach



With expansive views overlooking The Pike Outlets and the Queen Mary, the new Oceanaire residences at 150 Ocean Blvd. were completed in June, according to Jeffrey Bleak, division manager of Zwick Construction Company. Touting Long Beach as a “hot bed” for new construction, Bleak said Oceanaire is another example of a development contributing to the “culture that Long Beach offers.” (Photograph by Brandon Richardson)

■ By **DENNY CRISTALES**
Staff Writer

A high frequency of residential, industrial and retail projects have cemented Long Beach as a city undergoing considerable development, according to local construction executives. While construction firms oversee and

facilitate many of these projects, they often solicit the work of contracting firms, whether they specialize in design or physical building, to complete these city-wide developments.

The Business Journal contacted general contractors and construction firms to learn about current and past Long Beach

projects and the history of their companies.

Brandywine Homes

Based in Irvine at 16580 Aston St., Brandywine Homes was founded in 1994 by Jim Barisic with the purpose of building family developments in the re-

(Please Continue to Page 23)

Long Beach Boasts A Vibrant Art Scene; How Can Its Future Be Secured?

■ By **ALENA MASCHKE**
Senior Writer

With colorful murals going up year after year, internationally acclaimed musicians visiting the city to perform and the Long Beach Museum of Art's new campus opening downtown, it's an exciting time for art enthusiasts in the city. “The arts are quite vibrant in Long Beach right now,” Griselda Suarez, executive director of the Arts Council for Long Beach (ACLB), told the Business Jour-

nal. The ACLB is a nonprofit that promotes, advocates for and helps fund the arts in Long Beach.

As the visibility of Long Beach as a creative hub increases, more artists are encouraged to stay in Long Beach and contribute to the local art scene. This trend is particularly noticeable in the visual arts, Suarez noted. The work of local visual artists has become popular with both public and private clients eager to add a local touch to their projects. The Metro Blue Line improvement project,

which included adding artworks from Long Beach-based visual artists to local stations, is one example. So is the art in and around the Long Beach Exchange's food court, The Hangar, Suarez noted. “There's a lot of art that they've incorporated,” she said.

New developments, like the Long Beach Exchange, can provide an opportunity for artists to cash in on their talent and skills. But as such projects begin to change the face of neighborhoods

(Please Continue to Page 18)

State Legislators Pass Contested Bills On Worker Classification, Rent Control And More

■ By **ALENA MASCHKE**
Senior Writer

As the 2018-2019 legislative session comes to a close, it's time to take stock of the new laws affecting California's business community that were forwarded to the governor's desk for approval in recent weeks.

A bill to codify the California Supreme Court's 2018 *Dynamex Operations West, Inc. v. Superior Court of Los Angeles* ruling into state law passed the state legislature on September 11 and was signed by Gov. Gavin Newsom's on September 19. In its ruling, the court issued a clarification of the standards companies have to meet in order to classify workers as independent contractors rather than employees. The stricter standard, commonly referred to as the ABC Test, replaces the previously used Borello Test, which had been in use since a court ruling in 1989.

In order to classify workers as independent contractors, who are not entitled to many of the rights and protections afforded to employees, the new ruling requires companies to prove that workers are: A) free from “the control and direction of the hiring entity in connection with the performance of the work,” B) performing work that is “outside the usual course of the hiring entity's business” and C) are “customarily engaged in an independently established trade, occupation, or business of the same nature as the work performed.”

Assembly Bill 5 reflects the language of the court ruling with respect to the standards set forth

(Please Continue to Page 5)

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



From The Headlines: What Are Millennials Up To Now?

■ By Editor **SAMANTHA MEHLINGER**

basement living, laziness and student loan debt – we are complex as you are, gosh darn it!

Occasionally I peruse the web for inspiration. “What are people saying about us today?” I'll wonder, and am typically treated to a variety of think pieces about dearly held traditions

(Please Continue to Page 26)

When we started this column, my goal was, as it remains, to present a more realistic picture of the Millennial generation than what is portrayed in the media, ridiculed in late night skits and by aging radio hosts, and, in general, by anyone over the age of 40. We are not to be whittled down to a summation of parts composed of avocado toast,

Long Beach Business Journal

Vol. XXXVIII No. 18 • September 24–October 7, 2019

PUBLISHER
April Economides

EDITOR
Samantha Mehlinger

SENIOR WRITER & PHOTOGRAPHER
Brandon Richardson

SENIOR WRITER
Alena Maschke

STAFF WRITER
Denny Cristales

COPYEDITOR
Virginia Gonzales

GRAPHIC DESIGNER
KDA Consulting


PUBLISHER EMERITUS
George Economides

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


SUBSCRIPTIONS:
1 year: 25 issues
Standard Bulk: \$30

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.

 Follow us
@LongBeachBusinessJournal

 Follow us @LBBizJourn

 Follow us @LBBusinessJournal

lbbusinessjournal.com



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.



PortSide: Keeping Up With The Port Of Long Beach

■ By **ALENA MASCHKE**
Senior Writer

When Anthony Pelesasa applied for the Port of Long Beach’s internship program in 2017, he did not expect to spend two years working for the port’s public relations office. As a senior at California State University, (CSU) Fullerton, Pelesasa applied with the expectation of a standard, three-month internship, but ended up staying with the port as a paid intern for two years. Once accepted, he quit his part-time job, and, after graduation, he dedicated himself fully to his work with the port. In the end, it was all worth it, Pelesasa noted. This year, at the end of his internship, he was hired to join the port full-time as a communications specialist.

“From not knowing what I wanted to do in high school, to being in this position at such a young age, it’s really awesome,” 23-year-old Pelesasa said. His position as an intern at the port helped ease the transition from college to professional life, he explained. One of his favorite projects so far: the launch event for the Maritime Center of Excellence at Long Beach City College (LBCC). “That was the first event that related to me on a special level,” Pelesasa, who transferred to CSU Fullerton from LBCC, said. Looking back at the first steps in his communications career, he said he wants others to know that there’s a pathway for following their passion, even if it may seem daunting at first. “I just want people to know that it’s possible,” he said. ■

TWO YEARS FREE

LBUSD students can receive two **tuition-free** years at LBCC.

It’s not too late to become a Viking this Fall!

SEPT. 23: 12-week classes begin
OCT. 21: 8-week classes begin



LONG BEACH CITY COLLEGE

LBCC.EDU

Marvelous music that happens once in a blue moon.

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

Sept

Musica Angelica

Opening Night Virtuoso Strings

Beverly O'Neill Theater

Fri, Sept 27 | 8pm

Long Beach Symphony

Opening Night 85th Anniversary

Terrace Theater

Sat, Sept 28 | 8pm

Oct

LB Camerata Singers

Opening Night Gala

Terrace Theater

Thurs, Oct 10 | 6pm

Peace Project III: Beyond the Golden Door

Beverly O'Neill Theater

Sun, Oct 13 | 4:30pm

Community Roundtable Discussion | 3pm

International City Theatre

Lady Day at Emerson's Bar and Grill

Oct 16 – Nov 3

Previews Oct 16 – 17 | 8pm

Thu-Sat: 8pm | Sun: 2pm

Talkback w/cast Sun, Oct 27

Long Beach Symphony

Pops! An Evening with Lucia Micarelli

Terrace Theater

Sat, Oct 26 | 8pm

Check out Long Beach's

Terrace and Beverly O'Neill Theaters.

Host to the city's premier theatrical groups

— operatic, Broadway, choral, plays,
musicals and dance — this season is full

of the finest and most exciting in the
performing arts. Glittering chandeliers,
continental style seating and the rich
acoustics 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 our 2019-2020 Schedule.

(562) 436-3636 | longbeachcc.com

Canadian Businesses Consider Expanding In Long Beach



Since the City of Long Beach and the MAPLE Business Council established a partnership last November to connect Canadian businesses to Long Beach, Chrilleks, a Toronto-based digital agency founded in 2011, has expanded to the city. Pictured, from left: Seyed Jalali, the city's economic development officer; Stephen Armstrong, co-founder of MAPLE Business Council; and Chris Grubisa and Aleksandra Lason, co-founders of Chrilleks. (Photograph by Brandon Richardson)

■ By **DENNY CRISTALES**
Staff Writer

Since city officials promoted Long Beach as a prime destination for business growth in Vancouver earlier this year, multiple Canadian businesses have expressed interest in expanding their operations to Long Beach, according to Seyed Jalali, the city's economic development officer.

During a Vancouver tech conference in late February, city staff delivered a 90-minute presentation detailing the status of technology innovation in Long Beach, the increase in citywide real estate developments and the economic influence of educational partners such as California State University, Long Beach and Long Beach City College.

The trip was one of many steps to strengthen Long Beach's economic relation-

ship with Canada, per the city's partnership agreement with the MAPLE Business Council established last November. The council, based in Tustin, was founded in 2015. "Our mission is to promote cross-border investment trade and entrepreneurship between Canada and Southern California," said Co-founder Stephen Armstrong.

"The genesis of the partnership goes back to the [Economic Development] Blueprint, which specifically called for ways to help expand outreach to the global market," Jalali said of the city's partnership with MAPLE.

Armstrong said February's conference generated interest from some Canadian businesses, one of which was a startup tech company. After attending the conference, the firm's CEO visited the Long Beach Regional Economic Forum in April at California State

University, Long Beach to learn about the city's small business programs. Currently, the CEO is still developing his business concept, Armstrong said.

In June, MAPLE representatives visited Toronto to brief area executives about their partnerships with Southern California entities, including the City of Long Beach.

As a result, Jalali said the city has received inquiries from Canadian companies, particularly financial and tech businesses. Currently, there is only one confirmed Canadian business that has expanded to Long Beach. "We are just hoping to open up the market," he said. "We would love to have more of these businesses settle downtown or anywhere in the city. We just want to be a facilitator."

The MAPLE Business Council serves as a "welcome mat" for Canadian business

owners. Both American and Canadian companies looking to expand their operations across the border can consult MAPLE experts to learn about resources or potential challenges moving to another country.

Some entities have learned the challenges of moving to another country the hard way. Chrilleks, a Toronto digital agency founded in 2011 by Aleksandra Lason and Chris Grubisa, expanded to Los Angeles in 2016. Lason said the initial move to Downtown Los Angeles was hectic due to a lack of guidance. Eventually, they moved their business to Playa Vista and then Huntington Beach before settling on Long Beach at 320 Pine Ave. this April.

The couple learned about MAPLE a few months after moving to the city, and Lason said the council's guidance has become a major factor in the company's success. She said MAPLE's consultations have allowed the couple to operate Chrilleks more effectively in the regional market, such as by using social media or learning about city resources for businesses.

"Since joining MAPLE and moving to Long Beach, our business has tripled," she said. "It's been a lot easier for us to find the right people with the right mentality to come work for us. I wish [MAPLE] came into our lives much sooner, because I think we already would have been at this point two years ago where our business stands now."

As more businesses seek to make the move to Southern California, Armstrong said community members are welcome to attend MAPLE's public quarterly meetings to learn about the council's progress in its mission. More information is available at maplecouncil.org.

Jalali said efforts to expand Long Beach's foreign presence will continue with the GetGlobal conference at the Long Beach Convention & Entertainment Center from November 5 to November 7. The summit will feature workshops and guest speakers that will inform entrepreneurs about strategies in global trade.

GetGlobal is an international team comprised of market professionals who work to promote American entrepreneurship globally. The organization hosts events annually to inform entrepreneurs about their options in global trade. More details can be found at 2019.getglobal.co. ■



**LET US PARTNER WITH
YOU TO BUILD A
SUCCESSFUL BUSINESS!**



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

(562) 570-6172

www.longbeach.gov/economicdevelopment/

State Legislators Pass Contested Bills

(Continued from Page 1)

for classifying workers, but carves out exemptions for licensed professionals in certain industries, including insurance agents, certain health care workers, barbers and cosmetologists.

The California Chamber of Commerce (CalChamber) placed Assembly Bill 5 on its 2019 Job Killer List, and the bill has received pushback from a number of major players in the gig economy, such as Lyft, Uber and Doordash, who rely heavily on independent contractors. The bill is supported by the California Labor Federation and labor unions. On the day of its passage in the state assembly, a California Uber driver filed a proposed class action lawsuit against the company, invoking misclassification.

Rent Control And Tenant Protections

A bill seeking to place a temporary cap on rent increases, as well as set forth stricter rules for tenancy termination, is also awaiting Newsom's signature after passing the state legislature on September 11. Assembly Bill (AB) 1482 would prohibit rent increases of more than 5% plus cost of living increases, or 10% of the lowest rent charged for the same unit in the preceding year—whichever is lower—until January 1, 2030.

The bill would also require landlords to provide tenants with a cause for terminating their lease and offer an opportunity to rectify issues leading to the termination of their tenancy. If a tenant's lease is terminated without just cause, as defined by the bill, tenants are entitled to relocation benefits equal to the cost of one month's rent or a rent waiver for the final month of their tenancy. Only tenants who have lived in their unit for 12 months or more qualify for the protections set forth in the bill.

If signed into law, the bill would supersede any less protective local laws, including an ordinance recently adopted in Long Beach that carved out exemptions for small property owners. AB 1482 instead includes exemptions for some live-in landlords, specialty housing such as college dormitories, and housing that was certified for residential use within the past 15 years.

The bill went through a series of amendments, with realtor and landlord associations remaining neutral on some versions of the bill while opposing others. In its final version, AB 1482 is opposed by the California Association of Realtors. Newsom, who was involved in crafting the bill's final version, released a joint statement with the bill's authors on August 30.

"The high cost of housing and rising rents are preventing California families from getting ahead. These steep housing costs drive inequality and threaten to erode California's economic growth," the joint statement by Newsom, Senate President pro Tempore Toni Atkins, Assembly Speaker Anthony Rendon and Assemblymember David Chiu read. "That's why we

are pleased to announce we have come to an agreement on a series of amendments to AB 1482 that would create strong renter protections. The bill will protect millions of renters from rent-gouging and evictions and build on the Legislature's work this year to address our broader housing crisis."

Assembly Bill 9, which would extend the period during which employees or tenants can file a discrimination complaint based on the California Fair Employment and Housing Act, also passed the state legislature on September 9. Currently, employees and tenants have one year from the date the alleged discriminatory action took place to file a complaint. AB 9 would extend that period to three years. The bill has been forwarded to the governor for final approval.

Extended Alcohol Sales

Senate Bill 58, State Senator Scott Wiener's second attempt at extending last call for alcohol sales, made it through the state senate following several amendments, but failed to pass the assembly. In its current version, the bill would have given 10 California cities, including Long Beach, Los Angeles and West Hollywood, the option of extending last call to 3 a.m. The bill's co-author, Assemblymember Miguel Santiago, whose district includes Downtown Los Angeles, filed a motion to reconsider the bill when it failed to pass the assembly on September 14.

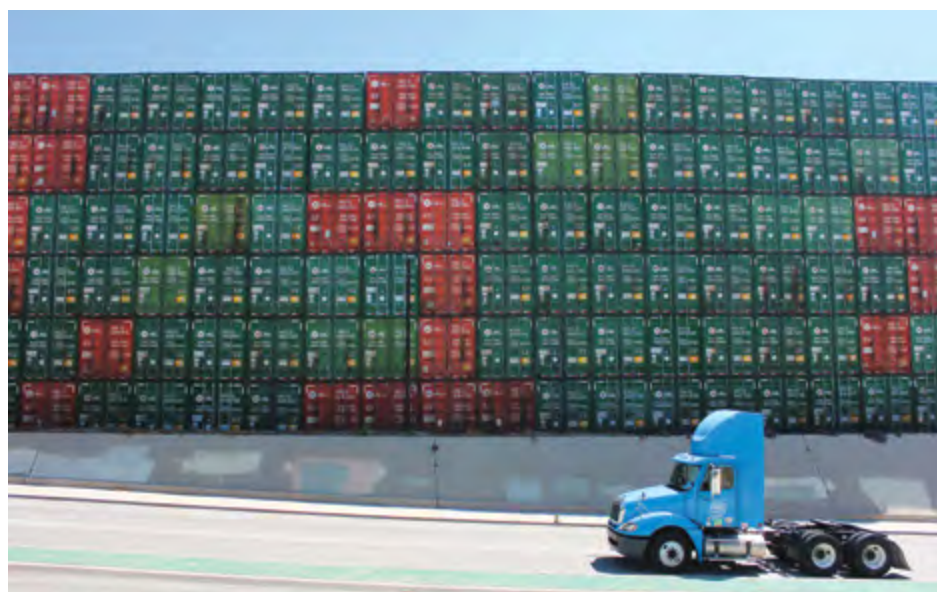
Arbitration Agreements

In another returning legislative proposal, Assemblymember Lorena Gonzalez has brought back a bill that would prevent employers from requiring prospective employees to sign arbitration agreements as a condition of employment. Assembly Bill 51 is Gonzalez' second attempt to curb employment-related arbitration agreements, after last year's bill was vetoed by then-Governor Jerry Brown. CalChamber included the bill on its 2019 Job Killer List. AB 51 passed both the state assembly and senate and is on its way to the governor's desk.

Hotel And Consumer Products

A bill banning small plastic bottles of shampoo, body wash and other personal hygiene items commonly provided to hotel guests passed the state assembly on September 9 and has been forwarded to the governor for final approval. The bill is part of a larger effort by state legislators to reduce the amount of single-use plastics in circulation in California and promote re-usable or refillable options instead. Starting January 1, 2023, for hotels with 50 or more rooms, and a year later for hotels with 50 rooms or less, Assembly Bill 1162 would make the distribution of these small plastic bottles to hotel guests punishable through fines of up to \$2,000 for repeated violations.

Another bill that passed the state legislature this month and is awaiting the governor's signature would ban the import, production and possession with intent to sell any fur products in the state. Assembly Bill 44, which was authored



The trucking industry stands to be greatly impacted by the new standards for worker classification set forth in Assembly Bill 5. While unions have rallied in support of the bill, some owner-operators and small trucking companies have expressed concerns that the new standards would make it harder for them to operate independently. (Photograph by Brandon Richardson)

by 43rd District Assemblymember Laura Friedman, carves out exemptions for taxidermy pieces, cowhides and several other products involving animal skin and hair. Used fur products are also exempt.

Charter School Reform

The end of this year's legislative session also had some significant changes in store for California's charter schools. Two bills, both co-authored by 70th District Assemblymember Patrick O'Donnell, passed the state legislature earlier this month.

Assembly Bill 1505 changes the process for authorizing or renewing a charter school application by allowing the governing board of the authorizing school district to consider how the charter school would impact the district and other schools in it. Assembly Bill 1507 would mandate charter schools to operate only within the geographic boundaries of the school district that authorized their application. Previously, a charter school could receive authorization in one school district and, once approved, set up shop in another. ■

ChristianCharles
INSURANCE SERVICES, INC

Helping Long Beach area businesses protect their future

- General Liability
- Workers Compensation
- Commercial Auto
- Commercial Property
- EPLI
- Group Health
- Portfolio Review and Consulting
- Loss Prevention
- Premium Financing
- Claims Management
- Audit Disputes

Over 20 years of experience serving Long Beach businesses

562.264.1437
info@christiancharlesinsurance.com
www.christiancharlesinsurance.com

Long Beach Councilmember May Be Investigated For Potential Conflict Of Interest

■ By **SAMANTHA MEHLINGER**
Editor

Following a city attorney-commissioned independent review of Councilmember Jeannine Pearce's employment by an executive with Urban Commons – the company that owns the lease to the Queen Mary in her district – the Fair Political Practices Commission (FPPC) confirmed it had received a complaint regarding a potential conflict of interest and was weighing whether to investigate.

"I can confirm the FPPC Enforcement Division received a complaint regarding the councilmember on Monday [September 9]," FPPC Communications Director Jay Wierenga said via e-mail. "All complaints are taken under review to determine whether or not to open an investigation. . . . A review generally takes a few days to 14 days, although some can by regulation take longer. Complaints are either rejected or opened into investigation." If an investigation were to be opened, he stated, "There is no set timetable on an investigation . . . but generally speaking the majority are concluded with[in] a half year and up to a year. A small number, generally speaking, take longer than that. It all depends on each case."

City Attorney Charles Parkin sent the FPPC a letter on September 12 indicating that his office is "fully prepared to cooperate" with an investigation.

Although Pearce claims to have informed the city attorney's office of her business relationship with Dan Zaharoni, chief development officer for Urban Commons, before it commenced in 2018, Parkin told the Business Journal that he first heard of it in a May 30 article by the Long Beach Post.

"I know she said she asked our office, but we have no record of her ever asking for an opinion from my office. So she never reached out to us," Parkin wrote in an e-mail to the Business Journal. "We contacted her when we opened our review and she obtained her attorney and then we worked with her counsel."

According to findings by Best Best & Krieger, an outside law firm hired by the city attorney's office to look into the facts of the matter, Pearce received \$11,222 in income from Zaharoni's firm, DHS Verde LLC, in 2018. She did not disclose this income in her Form 700 – which elected officials and public employees who influence governmental decisions must submit to ensure that they are making decisions in the best interest of the public and not for personal financial gain – for that year. However, she later amended that form on July 10, 2019, following a report on her work for Zaharoni by the Long Beach Post – but she only reported \$10,000 in income.

According to the Best Best & Krieger report, Pearce's work for DHS Verde LLC involved securing a cannabis dispensary

permit in Culver City for From the Earth, another of Zaharoni's companies. Ultimately that effort proved unsuccessful, per the report.

In 2019, Pearce received \$30,000 from Zaharoni's firm Global Growth International, a property management enterprise controlled by Zaharoni, for work performed for From the Earth related to establishing an associated nonprofit entity. Best Best & Krieger did not receive an explanation as to why Pearce was not paid directly through From the Earth. The report noted that Zaharoni was responsible for structuring payments to Pearce. "It raises the question of whether there has been an effort to conceal the true purpose of the work and source of payments to Ms. Pearce as being for and with other than a full-service cannabis management company with potential interests in the city," the report stated.

Asked about this payment structure, Zaharoni told the Business Journal via e-mail that the nonprofit entity Pearce had been asked to assist with – a foundation – was in its infancy when she joined the effort, so "there were no accounts or funds established, and we could not hire anyone under that banner." He continued, "Until we could establish active accounts and the necessary approvals for the foundation, we sought her assistance with real estate matters. Because her work at the time was in real estate, it was appropriate to pay her through GGI. She was never paid by Urban Commons or associated with the Queen Mary."

The Best Best & Krieger report also questioned why Pearce failed to report income from Zaharoni-controlled businesses on her Form 700 for 2018. "Further, Ms. Pearce failed to disclose the income from DHS Verde in her 2018 Annual Form 700, and there is a question whether that failure to disclose was inadvertent or deliberate," the report stated.

Ultimately, the consultant found that, per the Political Reform Act, Pearce has a "prohibited and disqualifying financial interest in any governmental decision that has a reasonably foreseeable material financial effect on Mr. Zaharoni." The report explained that while it is difficult to determine what impact on Zaharoni's personal finances any decisions related to the Queen Mary might have, it is likely that decisions affecting Urban Commons and the Queen Mary will have "a measurable financial benefit or loss on Mr. Zaharoni as an employee and Director of Development of Urban Commons Queensway."

Pearce was found to have made at least one action as a councilmember that might have violated the Political Reform Act due to this conflict of interest. At a city council meeting on March 12, 2019, Pearce proposed an item requesting the city manager work with Urban Commons to determine the cost of a feasibility study pertaining to a gondola system that

would connect Downtown Long Beach to the Queen Mary. According to Best Best & Krieger, this proposal was originally brought to the city by Zaharoni.

"At the time Ms. Pearce brought this matter to the city council, spoke on it, moved for its approval and voted on it, she had financial interest in Mr. Zaharoni under the [Political Reform] Act. . . . Thus, her actions and vote could have been in violation of the Act, and her vote would be a nullity or void," the report stated.

In a September 6 memo to the mayor, city council, city manager and assistant city manager, Parkin stated that Pearce and her staff should not be contacted by the council or city staff regarding issues related to the cannabis industry, and that Pearce "may reduce herself from voting on or seeking the influence voting on any city council items affecting the cannabis industry."

Following the issuance of the report, Pearce sent out a statement applauding the work of the city attorney's office in addressing the matter and noting that she had cooperated fully with Parkin. "As is always the case with every elected official, I will continue to weigh potential conflict of interest issues on a case-by-case basis and will recuse myself when appropriate," she stated.

When asked if she would like to comment further, her office sent the Business Journal a formal letter, addressed to Parkin, from the Law Offices of Olson Hagel & Fishburn LLP. The letter argued that the Best Best & Krieger's findings did not accurately consider Pearce's financial interests, noting that the work she performed for Zaharoni's companies was unrelated to Urban Commons or the Queen Mary. Further, the report stated, "Councilmember Pearce is not aware of any facts to indicate that Mr. Zaharoni stands to receive any financial benefit or detriment as a result of the city council deciding to authorize the feasibility study [for a gondola system]. . . . nor was she aware of any such facts at the time of the governmental decision."

In an e-mailed statement sent with the letter, Pearce said: "As stated in the attached letter from my counsel, the report released by the City Attorney's office does not consider all the relevant facts, and therefore cannot conclude that a conflict of interest violation in fact occurred. When concern was raised months ago, I asked the City Attorney for a meeting so we could address the concerns immediately. I will continue to cooperate fully as I have already done with the City Attorney's office should there be an inquiry from the FPPC. I look forward to the conclusion of this process and to continuing to serve as the Councilmember of the Second District."

A spokesperson for Urban Commons said the company "was neither aware of nor familiar with discussions held be-

tween Daniel Zaharoni and Long Beach Councilwoman Jeannine Pearce, and it was not privy to or associated with any payments made by Mr. Zaharoni to the councilwoman."

Zaharoni's Take

When sought for comment for this article, Zaharoni agreed to respond to a handful of questions via e-mail.

Regarding how Pearce came to work for entities controlled by Zaharoni, he said, "Councilmember Pearce and I had a great friendship for several years. Last year, we spoke about our interest in nonprofit work. Following the conversation, we agreed that her experience and skill set would be an ideal match to help support my vision for the From The Earth Foundation, a 501(c)(3) organization dedicated to empowering communities and seeking judicial reform. Because we share the same sentiments to give back to our communities, she was brought on as an independent contractor several months later to help establish the foundation."

Asked whether he felt that Pearce should be precluded from voting on items related to the Queen Mary or Urban Commons, Zaharoni stated, "Councilmember Pearce should preclude herself from voting on related items. To ensure best practices and the interest of the community at large, Councilmember Pearce and I agreed she would not join the team if it violated any ethical obligations. To ensure this, she told me she sought out the expertise of the LB City Attorney, who confirmed there would be no issue as there were no upcoming votes on related items. In the event of a potential future conflict, she noted she would excuse herself.

We were unaware that she voted on a related item – and if we had been made aware, my advisement to Councilmember Pearce would be to not vote."

Zaharoni's response indicated that, as Parkin stated, Pearce had said she contacted his office for advice before entering into business dealings with Zaharoni. But, again, Parkin maintains she never did.

Asked if Zaharoni himself, or even Urban Commons, had contacted the city attorney's office regarding Pearce's paid work for his businesses, he responded: "At the time of hire, Councilwoman Pearce advised me that she spoke to the city attorney and that he had approved her to take the position. Neither the city attorney nor any other city staff contacted me to discuss the matters referenced by the recent city report which outlined Councilwoman Pearce's conduct. To my knowledge, the Long Beach City Attorney has not contacted any representative of Urban Commons."

Lastly, asked whether he plans to employ Pearce again in the future, Zaharoni stated, "We ended our relationship with Councilmember Pearce on August 10." ■

Harbor Commission OK's Transfer Of Long Beach Container Terminal Lease



An aerial image shows the completed portion of the Middle Harbor Redevelopment Project, an effort by the Port of Long Beach to combine two aging terminals into one modern operation. The section under construction is out of view at right. The facility is operated by Long Beach Container Terminal, which is now held by Macquarie Infrastructure Partners. (Photograph provided by the Port of Long Beach)

■ By **SAMANTHA MEHLINGER**
Editor

The Long Beach Board of Harbor Commissioners on September 9 approved an agreement transferring the lease to operate Long Beach Container Terminal from Orient Overseas International Line (OOIL) to Macquarie Infrastructure Partners (MIP). MIP is acquiring Long Beach Container Terminal, the company that operates the terminal of the same name at the Port of Long Beach, as part of an agreement required by the United States government for COSCO Shipping Holdings to complete its acquisition of OOIL. The sale was first announced in 2018, and has been overseen by a board of trustees appointed by the federal Committee for Foreign Investment in the United States (CFIUS).

The terminal is located in the port's Middle Harbor, and is undergoing a more than \$1.5 billion renovation and expansion that will ultimately allow it to process more than three million twenty-foot equivalent units of containerized cargo annually.

In April 2018, the Wall Street Journal reported that CFIUS had raised concerns about COSCO's takeover of Long Beach Container Terminal – the largest terminal in the nation's second-largest port – due to COSCO's status as a state-run entity in China. The committee required, via a national security agreement, that COSCO divest the asset in order to receive its blessing to acquire OOIL.

MIP made the winning bid, which was reportedly \$1.78 billion according to Noel Hacegaba, deputy executive director of the port. MIP is a fund that operates within Macquarie Infrastructure and Real Assets, a subsidiary of Australia-based Macquarie Group Limited.

The Port of Long Beach was responsible for brokering the terms of the assignment and assumption of the terminal lease from OOIL to MIP, Hacegaba said.

“We got involved in the process when OOIL was narrowing down the list of potential buyers. We were engaged to have input into that process because, from our standpoint, we wanted to make sure that whoever came in was someone that could

be a reliable partner. We are confident that the terms of this transaction are in alignment with the port's commercial and financial interests,” Hacegaba said.

Harbor Commission President Bonnie Lowenthal recused herself from the September 9 vote due to a potential conflict of interest. According to Lee Peterson, head of media relations for the port, Lowenthal has a small interest in Macquarie Holding, another company owned by Macquarie Group. “She obtained her interest in the holding before there was any involvement by those Macquarie companies seeking this arrangement at LBCT,” Peterson said via e-mail.

MIP declined to comment for this story. The deal is still subject to regulatory approvals, and the company does not wish to comment while the process is ongoing, according to David Franecki, vice president of corporate affairs for Macquarie Group.

“On many levels, and in many ways, this was not your run of the mill transaction,” Hacegaba said. “One of the many complexities of this process was the availability of information. Because this transaction was subject to terms of a national

security agreement, we as a port authority were not privy to that, so we were getting our information secondhand,” he said, referring to the sale of the corporate entity Long Beach Container Terminal.

According to Hacegaba, the purchase of Long Beach Container Terminal by MIP is a first for the port. “Macquarie's acquisition of LBCT represents a new ownership model at the Port of Long Beach. There are other examples of private infrastructure funds taking ownership interest in marine terminals, but not to this extent,” he said. “You won't find, to my knowledge, another terminal in the U.S. that is wholly owned by an infrastructure fund. This may signal a new paradigm for terminal ownership in Southern California and across the U.S. as investors look for alternative investments.”

From what Hacegaba understands, MIP intends to keep existing management of the terminal in place.

He concluded, “This is a terminal that continually is raising the bar, and we're very confident that with Macquarie as the new owner this terminal will continue to raise the bar and will continue to perform at a world class level.” ■



Long Beach Water LAWN-TO-GARDEN GROW LOCAL LOVE

The Lawn-to-Garden (L2G) program supports and incentivizes landscape conversions from thirsty and non-functional grass to beautiful, water-wise gardens.

- Front yard conversions, \$3 per square foot
- Backyard and side yard conversions, \$2 per square foot



Why Participate?

- Reduce water and maintenance
- Create habitat development
- Improve curb appeal and quality of life

To learn more visit lblawntogarden.com

First Cat Lounge Opens In Long Beach



Pam Leslie, co-owner of Feline Good Social Club, plays with some of the residents of the club at 301 Atlantic Ave. The cats are rescued through Leslie's nonprofit, Long Beach Felines, and have a permanent home at the club in the event that they are not adopted. Anyone can drop in or schedule a reservation at the club to meet and play with the furry felines at a rate of \$15 for a one-hour session. (Photograph by Brandon Richardson)

■ By **SAMANTHA MEHLINGER**
Editor

Long Beach's first-ever cat lounge opened in August, and its owners plan to hold a special grand opening event on October 26. The Feline Good Social Club, located at 301 Atlantic Ave. in the East Village Arts District, is a cause-driven business that aims to give people a chance to commune with kitties, and felines a chance to be taken into a loving home.

Pam Leslie co-founded Feline Good with fellow cat-lovers Tamara Trujillo and Erica Johnson. Leslie, a lifetime Long Beach resident, has run the nonprofit cat rescue organization Long Beach Felines since 2008 and has 20 years of cat rescue experience. Long Beach Felines provides the cats housed in the Feline Good Social Club, and adoptions of these cats are facilitated by the nonprofit.

When Leslie began Long Beach Felines, she had to partner with pet stores to try to find adoptive homes for the cats rescued through her organization. "What that meant for me was that I had to partner with a pet store, and then I'd have to load the cats up and take them to the pet store to show them whenever I wanted to have an adoption event. That's a lot of work, and I did that for about eight years," she explained.

When the cat café craze began taking off in Asia, Leslie thought a similar idea in Long Beach might be a good solution. "We said, we should do that. So I got some of my volunteers and they worked with me on developing our first ideas," Leslie said. "We visited the new cat cafés as they were opening up around the country, and decided on what we wanted our [strategy] to be." Ultimately, because Leslie and her co-founders did not have experience in food preparation, they decided to create a cat lounge where people could come and play with cats, and bring their own food or beverages if they wish.

To prepare, they enrolled in the Small Business Development Corporation's new business training program, which lasted 10 weeks. "Anybody who is opening a new business should do that. We learned a lot and got a business plan together," Leslie said.

Opening the doors of the lounge proved a challenge – as the first business of its kind in the city, permitting and licensing were complicated processes. Ultimately, Feline Good Social Club had to postpone its opening from April to August. "A year before we started, I started doing research on that. I contacted the planning [department]," Leslie recalled. "We spent quite a bit of time talking." Leslie pursued registering the business as an administrative site use, as it didn't fit any other category.

"The city was helpful as much as they could be, you know, because they are hampered by their own regulations and rules. And as a result of us going through this process, this type of business was rolled into the revision of the city codes," Leslie recalled. "They're trying to make things more business-friendly, more user-friendly as far as the codes go."

Since opening in August, nine cats have been adopted from the Feline Good Social Club, a bright and airy space where visitors can pay \$15 an hour to play and lounge with more than a dozen feline friends, all of whom are socialized, vaccinated, tested for health issues, and spayed or neutered. Cats at the Feline Good Social Club are able to stay there for life if they don't find an adoptive home, Leslie noted.

"When people want to come here they currently don't have to make reservations. They can just walk in. We have a self-described limit of 25 people per session," Leslie said. "We do recommend reservations because we have special events here." Special events include Monday yoga classes, private birthday parties and other gatherings.

Moving forward, Leslie hopes to appeal

to the local business community, particularly those with operations in nearby office buildings, to utilize Feline Good Social Club for their employees. She noted that communing with cats is proven to have stress-reducing benefits. "It's everything from bringing your blood pressure down to relaxation to calming your mind," she said. "This repetitive petting motion, which cats love, helps people get grounded and calm down. That's

why it's so important that we get the word out to office people. You know, offices can be stressful."

Leslie added, "It's a joy to do a business like this that benefits people who come in here."

For more information about Feline Good Social Club, visit felinegoodsocialclub.com. ■



One of the kittens just waiting to be cuddled at the Feline Good Social Club, a cat lounge in Downtown Long Beach. (Photograph by Brandon Richardson)

Long Beach Community Foundation Awards \$100K In Grants To Local Nonprofits



Pictured from left are: Tim Jackert, Christian Outreach in Action board treasurer; Bill Saul, Christian Outreach in Action board president; Dr. John Blake, Children's Dental Health Clinic executive director; Linda Rivkin, Catalina Island Foundation founder; John Anderson, Children's Dental Health Clinic board vice president; Marcelle Epley, LBCF president and CEO; Teri Breier, Long Beach Community Table board member; Les Peters, YMCA Youth Institute associate executive director; Gary Delong, LBCF board chair; Theresa Marino, Conservation Corps board member; Kristin Cox, Long Beach Community Table executive director; Linda Nguyen, Wells Fargo vice president; Daniel Knapp, Conservation Corps executive director and CEO; Christine Delabre, Interval House operations director; Marquita Grenot-Scheyer, Long Beach Blast board president; Martha Rangel, Interval House staff member; Stephanie Valencia, Long Beach Blast staff member; Lailanie Jones, Precious Lamb executive director; and Scott Gilmore, Precious Lamb board president. (Photograph courtesy of LBCF)

■ By **BRANDON RICHARDSON**
Senior Writer

The Long Beach Community Foundation (LBCF) awarded \$100,000 in grants to nine local nonprofits on September 16. Recipients included Interval House, Conservation Corps of Long Beach, Long Beach Community Table, Christian Outreach in Action, the Children's Dental Health Clinic, the Catalina Island Foundation, Long Beach Blast, Precious Lamb Preschool and the YMCA of Long Beach. Each organization received between \$3,000 and \$15,500, according to a foundation spokesperson. Wells Fargo made a \$20,000 contribution to LBCF specifically to fund programs related to housing and homelessness in Long Beach. Other issues addressed through the grants include food insecurity, education, poverty and children's health. More than 40% of these grants came from the LBCF's Community Impact Fund, which provides financial resources to local nonprofits dedicated to addressing issues specific to Long Beach. "We are proud to fund such worthy nonprofit organizations who are making a difference in our community," LBCF Board Chair Gary DeLong said in a press release. "Wells Fargo's recognition of our strategic grantmaking and strong reputation for impact in the community is the frosting on the cake. Partnerships like this enable us to stretch our philanthropic dollars further and ultimately effect even greater positive change." Donations to the LBCF Community Impact Fund may be made at longbeachcf.org/donate. ■

Police Officers And Firefighters Secure Labor Agreements, Many More To Follow

■ By **ALENA MASCHKE**
Senior Writer

'Tis the season for labor negotiations in the City of Long Beach. Agreements between the city and 10 of its 12 employee unions are expiring at the end of September, and negotiations for new memoranda of understanding (MOU) are in full swing.

Two major unions, the Long Beach Police Officers Association (POA) and the Long Beach Firefighters Association (FFA) have already reached a respective agreement with the city, while negotiations with the Association of Long Beach Employees (ALBE) and the Service Employees International Union (SEIU) are still underway. Talks with the remaining eight unions are expected to commence soon.

On Wednesday, September 18, the city announced that a tentative agreement with the FFA had been reached. The terms of the agreement will remain confidential until it has been ratified through the voting process of the 400-member union. The POA's labor agreement with the city was approved by the city council one day prior.

Per the new contract, members of the police union will receive a series of pay raises, plus a one-time bonus, in the upcoming years. Effective October 1, 2019, union members will receive a 4% wage increase, followed by a one-time payment of \$2,000 on October 1, 2020. Recruits and non-career employees will not receive this bonus. On October 1, 2021, members are scheduled to receive a 3% wage increase, followed by a 2.5% increase effective April 1, 2022. The agreement expires on September 30, 2022. New skill pay was added for officers on the special weapons and tactics (SWAT) and dive teams, while new hires in certain investigative and administrative positions won't receive skill pay currently awarded to incumbents in those positions.

To reduce the city's pension costs, which have driven its unfunded liabilities to a total of \$3.1 billion, the union agreed to increase its members' contribution to the pension fund. According to the new contract, members will be responsible for paying an additional 3% toward the city's employer contributions to CalPERS.

The maximum amount of banked overtime for members will be increased from 80 hours to 120 hours by 2021, according to the new agreement. The union's previous MOU had mandated a reduction of the maximum overtime hours banked by members from 140 to 80 hours in 2017. Overtime pay makes up a large portion of the total pay many officers, sergeants and lieutenants receive, in some cases

accounting for half of their annual pay, according to data collected by the Nevada Policy Research Institute's Transparent California database.

The union also secured new parental leave privileges for its members. Full-time employees who have completed at least 6 months of service will be eligible for 30 days of parental leave. The parental leave policy applies to members of all genders who welcome a new baby, complete an adoption or take in a foster child.

The MOU also eases requirements for training recruits. In an effort to free up more patrol personnel, the agreement states, recruits who have completed at least 10 months of supervised training in the field will be able to complete their remaining training hours with a regular officer as a partner, rather than a field training officer, as previously required.

A paragraph detailing officers' rights to inspect records requested by outside parties under the state's new police transparency law has sparked some controversy. Senate Bill 1421, which was signed into law by then-Governor Jerry Brown in September 2018, made disclosable certain departmental records – through public records requests – regarding individual officers in cases of alleged use of force or sustained claims of sexual assault or dishonesty.

Under the recently approved agreement between the police union and the City of Long Beach, the Long Beach Police Department will notify active employees when a request for records involving them has been received, a notice that will include: the date of the request, the requestor's or requesting organization's name, and the nature of the request.

The agreement allows officers an inspection period of five days before the records are released to the requesting party. In a letter to the Long Beach City Council, the American Civil Liberties Union of Southern California said this provision likely violated the California Public Records Act, which requires agencies to disclose responsive records as soon as they've been identified, and prohibits them from delaying or obstructing the inspection of those records.

"Importantly, the proposed [section] is not necessary to allow peace officers access to their own records," the ACLU's director of police practices, Peter Bibring, stated in his letter to the council. "Officers certainly will have had access to any files related to sustained findings of dishonesty and sexual assault during the administrative proceeding [that resulted] in the finding and should be very familiar with their contents."

Further, Bibring argued, the provision would allow officers enough time to file a lawsuit that could further delay or even prevent the release of the requested records. "Certainly, the proposed [section] is much broader than the requirement to simply allow officers access to their own files," Bibring wrote. "Indeed, it seems designed to abet obstruction and delay of transparency by the [Long Beach POA]."

POA President Jim Foster said the ACLU's criticism missed the mark on a number of issues related to the public records provision of the new agreement. First, he noted that officers have long had the right to be informed about requests for departmental records about them and that the new agreement simply instituted a proactive notification system in place of the previous, request-based procedure.

Foster also argued that, as Bibring pointed out in his letter, officers with sustained misconduct allegations have access to records about themselves throughout the investigation, long before they become disclosable to the

public. If an officer sought to prevent these records from being released, Foster argued, they wouldn't need the five-day inspection period to take the appropriate legal action.

Lastly, Foster said, officers whose deployment of force was found to be within department policy are not presented with the department's review of their actions. The five-day period, he argued, allows those officers to review the corresponding records for the first time before they are released. He also noted that this adds another layer of security to ensure that the department won't accidentally release information that violates the officer's privacy rights under laws such as the Health Insurance Portability and Accountability Act (HIPAA).

"We have to remember that the rights afforded under the Public Records Act are for everyone, to include the police officer," Foster said. "An officer has the right to ensure their rights aren't being violated by the department or the city." ■

Southeast Asia Day

Saturday, October 5, 2019

\$10 Off Adult Admission
with this ad*

THE Aquarium of the Pacific is proud to present our 15th Annual Southeast Asia Day on Saturday, October 5. Join us for a cultural celebration of Cambodia, Thailand, Vietnam, Laos, Myanmar, and Indonesia with music, dance performances, and cultural crafts.

Aquarium of the Pacific

AQUARIUM OF THE PACIFIC.ORG 562-590-3100 100 AQUARIUM WAY, LONG BEACH, CA 90802

* Present this ad at the Aquarium ticket window and receive \$10 off regular Adult Admission. Limit (4) discounts. Not applicable with online tickets or any other offer. Not valid at off-site sales locations. Distribution or resale of this coupon prohibited. No cash value. Valid 10/5/19 only. D-NP10

Patrick West Bids Farewell To City Hall



City Manager Patrick West departed his position on September 20, after 14 years working for the City of Long Beach. West plans to pursue consulting work in the private sector. (Photograph by Brandon Richardson)

■ By **SAMANTHA MEHLINGER**
Editor

You might think the top public executive in charge of one of the largest cities in California would be tacitly serious, as the weight of world – or at least, a sizable chunk of Los Angeles County – rests on his shoulders. But anyone who has met Long Beach City Manager Patrick West (who, as of September 20, is now the former city manager), knows him for his jovial demeanor. As stoically as he can rattle off budget numbers whilst enduring endless questions from city councilmembers into the wee hours, he is more often seen about town smiling and laughing with colleagues, community members, and, yes, even the local press.

“This is a fun job. You shouldn’t have these jobs if you’re not having fun,” he told the Business Journal during his last interview with us as city manager. West sat at his desk at the new Long Beach City Hall, the largest public development the city has seen in decades, and reminisced about his time leading the city – which, by the way, he had a spectacular view of both from his desk and from his personal bathroom, jestingly dubbed “the West Room.”

West first joined the City of Long Beach as executive director of its redevelopment agency in 2005, before being appointed city manager in 2007. Prior to that, he had worked for 25 years for the nearby City of Paramount. Highlights during his career in Long Beach include 13 consecutive balanced budgets, the development of a new civic center, a \$3.5 billion development boom, and an increase in livability and mobility initiatives, among many others.

For West, the most fun aspect of his job as city manager revolved around his passion for improving livability and mobility for city residents. Under West’s pur-

view, Long Beach has made strides in an effort to become the most bicycle-friendly city in America with an array of improvements citywide – protected bike lanes, roundabouts for safer maneuvering, and better bicycle infrastructure connecting North and Central Long Beach to the city’s beach. “Everybody should be able to ride their bike to school, to a park, to go grocery shopping,” he said. “We have done so much with mobility. We’re going to be well placed as more density comes to the city. People will be able to be active and healthy, and be outdoors and stay out of their cars if they want to.”

As much as West has had fun in his position, he has also helped the city weather some tough times – he became city manager just before the Great Recession – and has also, despite pushback, succeeded in pushing improvements to the city that have ultimately been widely accepted by residents and visitors alike. Chief among them – the transformation of Long Beach Airport.

“I would say probably the most rewarding [accomplishment] was the Long Beach Airport,” West said, referring to the construction of a new concourse featuring a variety of local vendors. Prior to its completion in December 2012, travelers had to shuffle through portable trailers to get to their flights. “It was a long haul to get that project going. I just can’t be more pleased with how it turned out. We’re constantly ranked as one of the best airports in America,” West noted.

While any changes to the airport are typically received with some degree of controversy, particularly from residents who do not appreciate the noise it creates, West noted that the improvements are perhaps the most popular project undertaken during his tenure. “The folks who were suing us, they still don’t like airports. I’m going to make

that clear. They still don’t like the noise over their homes,” West said, referring to a number of lawsuits levied against the city as it attempted to move forward with the project. “But they universally like what we did at the airport. Even though you may not like the noise over your house, you’re still going to use the airport because it’s so much more convenient. . . . The airport itself just turned out beautifully and it’s a wonderful asset and a great place to be. We get so many accolades on the airport. It’s a huge asset for our community.”

While the airport improvements were the most popular initiative during West’s time as city manager, the update to the Land Use Element in 2018 was the most controversial, he said. The Land Use Element dictates requirements for land use and density, and is a required component of any city’s General Plan, per the state government. When allowances for increased density were proposed in various areas of the city during the planning process to update the Land Use Element, there were strong reactions – many negative – from residents during a series of highly-attended community meetings.

“We updated the Land Use Element to prepare ourselves for what’s going to happen in 20 or 30 years, when more people are going to be coming to the Southland and to Long Beach. We want to direct that growth,” West explained. “The community time and time again has told us the density is OK in the downtown, [but to] keep the density out of the rest of the city, except along the transit corridors with the Blue Line . . . and in some corridors by shopping centers,” he added. This is ultimately how the document ended up.

West noted that adequately planning for growth is key to a city’s future. “If you look at some of the cities in crisis around

the world today, they are cities that haven’t planned for density,” he said. “I am so proud of this city council and this mayor for not ignoring it, and going forward. . . . At the end of the day, everyone did the right thing, and I think everyone is very proud of what we did. But it was a rocky road to get there, of course.”

Working With Three Mayors

Prior to being appointed city manager in 2007, West served for two years as the head of the city’s redevelopment agency. At the time, Beverly O’Neill was mayor. He has since served as city manager alongside two mayors – Mayor Bob Foster and Long Beach’s current mayor, Robert Garcia.

Asked to use a word to describe each of them, West started with O’Neill. “I worked very closely with her and [former City Manager] Jerry Miller for at least two years, and I am very close with her now still. I would call Beverly, in this community, ‘beloved,’” West said.

“I can’t go one word for Bob Foster. I’d have to say, “fiscally minded,” because he was the financial guy,” West said. “It was great to have someone who was fiscally minded, because he led us through the Great Recession.”

Next up: Garcia. “Robert Garcia would have to be ‘consensus builder.’ He is the great communicator,” West said. “He has been listed as one of the top 10 social media mayors in America [because of] the way he uses social media for the city’s advantage.” West added that the way Garcia communicates with city staff and all nine councilmembers has been helpful to him as the city manager. “Knowing that the mayor is going to collaborate and work with all nine councilmembers makes it so much easier for me and [Assistant City Manager] Tom Modica.”

Looking Forward

Now that he’s leaving his position to pursue consulting work in the private sector, who would West like to see step into his shoes? Perhaps it’s not a hard guess to make.

“Let me preface that by saying city managers don’t pick their successors. . . . That’s totally 100% up to the city council,” West qualified when asked the question. “That said, I think the entire city council knows that I would support [Assistant City Manager] Tom Modica.”

A national search is underway for a replacement, and, in the meantime, Modica is stepping in as acting city manager.

During West’s tenure, the city went through one of its most challenging times – the Great Recession. He is leaving at a much more prosperous time for Long Beach, when unemployment is low, and a surge of public and private investment continue city-wide. Asked what advice he would give to his successor about navigating similar ups and downs, West said, “There are ups and downs and things to navigate every single day here, every single week. . . . You think you’re going to have a calm afternoon, and boom – no, you’re not.”

If there is an iceberg up ahead, West said, you don’t stay the course and go down with the ship. You turn. “Call an audible after you’ve communicated with the staff, the

community, the city council so that you can do the right thing,” he said, referring to a football play in which the quarterback calls out a new play to his teammates at the last second.

“Also, have faith in your staff. We have some of the best department heads on planet Earth,” West said. “I would recommend whoever succeeds me to just trust those folks. And when you hire, make sure you hire the best of the best, because the city deserves that.”

Strong communication skills are also key, he noted. “Communication is the biggest issue facing any city manager. How well can you communicate with your staff? How well can you communicate with the community? And how well can you communicate with the elected officials?” West reflected. “It’s so important that we communicate with a councilmember so that they know what’s happening immediately on the street, so they can communicate with their neighbors and their constituents, and they’re not going to be blind-sided,” he added. Councilmembers, he noted, typically earn around \$30,000 a year for their work, despite working up to 80 hours a week on top of a separate full-time job and family obligations. “The worst thing we could do is not communicate with them if there is a homelessness issue that just occurred or say a public safety issue, and the councilmember learns about that through a blog, from a neighbor, through the newspaper.”

As for West himself, he plans to con-

tinue being active in the Long Beach community. “This is where I hang out. This is where I swim. This is where I bike. This is where I paddle. This is where my wife and I dine. This is where we go shopping,” he said. “I cannot imagine me ever leaving the Long Beach area. . . . It’s one of the best cities in the world. It’s just a fascinating place to be.”

Asked if he wanted to add anything in closing, West said, “I am incredibly thankful and appreciative of the Long Beach community and all my city councilmembers and mayors I have worked with over the 12 years to give me this opportunity, to be a cog in the wheel, to take Long Beach to the next step.”

Serving as the city manager of Long Beach has been rewarding and “a fantastic ride,” West reflected. “It’s a crazy job. It truly is crazy. In the morning you’re dealing with a multi-million-dollar financial issues, and then in the afternoon you’re dealing with chickens. I have loved every minute of it. Well, almost every minute. I am thankful, because not everybody gets a chance to sit in this chair and be able to help guide this beautiful city and meet with all the wonderful people in this community – the nonprofits, the businesses, the neighbors. Everybody has got a story to tell, and all those stories are just fascinating. I love it. I am thankful to the council, the mayor, the [city] staff and the community for helping me sit here for 12 years and allowing me to do it.” ■

Aquatic Academy Fall 2019

Longevity: Changing the Narrative

The Aquarium of the Pacific in partnership with Halbert Hargrove is pleased to announce the Fall 2019 Aquatic Academy course **Longevity: Changing the Narrative**. People are living longer, healthier, more fulfilling lives. Learn the secrets and how to afford them from four outstanding scholars.

When: Wed, Oct 2; Thurs, Oct 10; Thurs, Oct 17; and Thurs, Oct 24, 7:00 p.m.-9:00 p.m.

Cost: \$40 for the series; \$25 for Aquarium members and students. \$10 extra for CEU credit from CSULB CCPE. Includes parking in Aquarium parking structure.

Where: Aquarium of the Pacific, Pacific Visions Theater 100 Aquarium Way, Long Beach, CA 90802

RSVP: For reservations, contact Aquarium Guest Services, (562) 590-3100, ext 0. For additional information, email Adina Metz at ametz@lbaop.org or visit aquariumofthepacific.org/aquaticacademy

Advance reservations required.

Presented by:

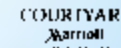


HALBERT HARGROVE



A non-profit institution

Sponsored by:



A Marriott Hotels & Resorts



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 92.5

Rancho Los Cerritos is Celebrating

175 YEARS



friends, family, and neighbors are all invited

Public Celebration

SATURDAY SEPTEMBER 28

10:00 am – 2:00 pm

Food, beer, music, art & more!

Free admission

Anniversary Gala

SUNDAY OCTOBER 20

5:00 pm cocktails & auction

7:00 pm dinner

Honoring Margie & Frank Newell,

Junior League of Long Beach,

and Port of Long Beach

Buy your tickets and tables at:

www.RanchoLosCerritos.org/gala

562-206-2040 • 4600 Virginia Rd. Long Beach

Kaiser Union Workers Plan October Strike

■ By **DENNY CRISTALES**
Staff Writer

After another unsuccessful bargaining session this month between Kaiser Permanente and the union members that comprise the Coalition of Kaiser Permanente Unions (CKPU), more than 80,000 workers are planning a seven-day nationwide strike starting October 14, a spokesman said.

Kaiser Permanente and the CKPU have been negotiating since April, according to Elita Adjei, director of media relations at Kaiser Permanente Southern California. The contract talks pertain to staffing, the distribution of Kaiser's funds, wages and health care offerings.

On September 16, Kaiser executives and CKPU union members, led by the Services Employees International Union – United Healthcare Workers West (SEIU-UHW), met in Downtown Los Angeles to discuss

Kaiser's latest bargaining proposal, according to Sean Wherley, SEIU-UHW spokesman. Adjei said the bargaining session featured discussion about the company's recent bargaining proposal that was presented to the coalition in late July and later publicly in an August press release. However, Kaiser and the CKPU have not had a formal bargaining session since July 11, a few weeks before the new proposal was presented.

The current proposal would provide annual pay increases, maintain employee benefits and create a program that would seek to reduce a national shortage of health care workers, according to Adjei. The proposal includes: annual wage increases of 3% each year through 2022 for employees in Northern and Southern California; \$40 million for a workforce development fund to help train new hires; preserving an existing employee pension plan; and improving on an existing tuition reimbursement program for employ-

ees that would add \$250 to their travel funds.

However, Wherley said the proposal does not address the union members' main concerns, which are claims that Kaiser has not been transparent about the use of its profits, in particular when it comes to the distribution of adequate health care benefits and wages for employees. "It was an unproductive meeting," he said of this month's bargaining session. "Kaiser does not seem willing to work with the workers on addressing those concerns on ensuring safe staffing, building the workforce of the future, protecting good middle-class jobs and then restoring the labor-management partnership."

In a statement, Bernard Tyson, chairman and CEO of Kaiser Permanente, criticized the CKPU and SEIU-UHW for being unreasonable in its requests during the bargaining session. "We are not in this situation because we do not have an attractive offer on the table; rather, it is because of the aggressive approach by the coalition and SEIU-UHW leadership demanding that they receive more

than everyone else," Tyson said. "We will continue to engage with the coalition, led by SEIU-UHW's leadership, at the bargaining table, and I hope we will not have a strike on October 14."

Wherley said the seven-day strike will include picket lines that will be set up at nationwide Kaiser Permanente hospitals, medical office buildings and other facilities in California, Colorado, Washington, Oregon, Maryland, Virginia and Washington, D.C. The strike will include Kaiser workers that are optometrists, clinical laboratory scientists and surgical technicians, among other positions.

SEIU-UHW's contract with Kaiser Permanente is set to expire at the end of September. As of press time, another bargaining session was scheduled for September 24, according to Wherley. Adjei said Kaiser executives will likely address the pending strike with union members during the planned meeting. ■

New Partnership To Assist Underserved Women Entrepreneurs



■ By **BRANDON RICHARDSON**
Senior Writer

Southern California-based East West Bank and microfinance nonprofit

organization Grameen America recently announced a collaboration to assist low-income women entrepreneurs with access to capital and financial services through a new branch at 316 E. Ana-

heim St. in Long Beach's Cambodia Town. East West Bank donated \$2 million to assist in the opening and operation of the branch, Grameen's third in Los Angeles County. Additionally, East

West Bank is providing \$1.5 million in loan capital to assist Grameen members. "East West Bank's investment in our program is instrumental to our expansion and will amplify our mission to serve low-income entrepreneurial women across the country," Andrea Jung, president and CEO of Grameen, stated in a press release. "Financial inclusion can change the lives of women entrepreneurs, and our shared commitment to addressing economic barriers will prove invaluable to the communities we serve." Grameen has invested over \$1.24 billion to more than 120,000 women since being founded in Jackson Heights, Queens, in 2008. Pictured at the September 19 Long Beach branch ribbon-cutting ceremony from left: Diana Martinez, Grameen; Jessica Osnaya, Grameen; Marybel Lorenzo, Grameen Long Beach branch manager; Alethia Mendez, Grameen; Grameen President and CEO Andrea Jung; Grameen Founder and Nobel Prize recipient Muhammad Yunus; East West Bank President and CEO Dominic Ng; and Mindee Barham, Grameen. (Photograph by Brandon Richardson) ■



Providing complete, professional landscape services:

- Renovation, construction and design
- Approximately 100 employees
- Uniformed crews
- Certified arborists
- Fully licensed

Proscape Landscape Established in 1983 located in Signal Hill has been providing landscape construction and maintenance services throughout Southern California for over 35 years.

1446 E. Hill St., Signal Hill, CA 90755
(562) 988-2228 | www.proscapelandscape.com

Real Estate & Development

■ By **BRANDON RICHARDSON**
Senior Writer

Draft Drive-Through Guidelines Available For Public Review And Comment

Long Beach Development Services has released a draft of proposed drive-through facility design guidelines for public review and comment. The document consists of no less than 73 guidelines related to site planning, parking and circulation, building design, outdoor dining areas, landscaping and buffering, off-site improvements, mechanical equipment, servicing and utilities, and lighting.

The primary goal of the guidelines is to “ensure the health, safety and welfare of residents and visitors by promoting designs that can be beneficial to everyone, not just automobile users,” according to the document. The guidelines also aim to reduce negative impacts associated with drive-throughs, direct the development of such facilities to shopping centers and freeway-adjacent lots, enhance outdoor dining areas, locate drive-throughs away from schools and “encourage equitable distribution of healthy foods.”

While many current drive-through lanes are placed between the building and the street, the proposed site planning guidelines note that buildings should be placed close to/oriented toward the street instead.

Pedestrian and bicycle routes through the site should be separated from parking, driveways and drive-through lanes, the document adds. City staff included several diagrams demonstrating desired site plans for mid-block sites, buildings fronting a commercial center or mall, and multi-building sites. In general, it is noted that parking lots and drive-through lanes should be “located away from and out of sight of the public right-of-way.”

Additional guidelines specific to drive-through lanes include allowing for a minimum of four cars to queue behind the vehicle at the ordering menu and discouraging double-stacked drive-throughs, which are utilized at two local Chick-fil-A restaurants. Drive-through lanes should also be “defined by continuous planter or landscaped area” that are at least five feet wide, the document notes.

For the full guidelines, visit longbeach.gov and search “drive-through.” Comments may be submitted to Refugio Torres-Campos at refugio.torrescampos@longbeach.gov by September 25 or by calling 562-570-6571.

City Releases Draft Short-Term Rental Ordinance

Long Beach Development Services has released a draft short-term rental (STR) ordinance along with a notice of intent to adopt an initial study and negative declara-

Multi-Tenant Building Site Plan Diagram



The City of Long Beach has released draft guidelines for the development of drive-through facilities for public comment. The document includes several recommended site plan designs. (Rendering courtesy of the City of Long Beach)

tion, meaning that staff has determined the proposal would have no discernable environmental impacts.

The draft ordinance outlines rules and

regulations for operating an STR property within the City of Long Beach, which are currently not included in the city’s munic-

(Please Continue to Page 14)



Quality & Integrity
Since 1997



2653 Walnut Avenue
Signal Hill, CA
PH: 562-424-5567

2HConstruction.com

OUR SPECIALTIES

- New Construction
- Commercial Tenant Improvements
- General Engineering Work
- Public Works Projects
- Kitchen Modernizations
- Medical Environments
- Industrial & warehouse facilities
- Seismic Retrofits



2H has a long successful history of completing various higher education, medical, and administrative office projects. We look forward to the opportunity to construct facilities that will be enjoyed by your clients and staff for years to come.



(Continued from Page 13)

ipal code. First and foremost, the proposed ordinance would require all STR operators to register with the city and would need to be renewed annually. STR operators also would be responsible for paying transient occupancy taxes to the city; the current rate is 12%, according to the city’s website.

The ordinance also outlines eligibility requirements, including the following: the unit cannot be a deed-restricted affordable unit; total non-primary STRs, such as back-houses, registrations issued cannot exceed 1% of the city’s total housing units; a local

contact person must be available 24/7 to respond to complaints within one hour; a consent form is required if the operator is not the property owner; and the unit cannot be the subject of an active or pending code enforcement action. The ordinance also limits the number of STRs a person can operate.

The ordinance limits the number of STRs allowed within a multi-family development. Properties with two to 10 units would be allowed one STR, 11-50 units would be allowed 10% STRs, 51-100 would be allowed 12% STRs, and 101 or more would be allowed 15% STRs.

STRs must be an approved residential unit. Other structures or vehicles, such as RVs, boats or sheds, are prohibited. Additionally, un-hosted stays in a primary residence would be limited to 90 days per year, the number of guests would be limited to two people per bedroom, plus two, and the use of outdoor pools and spas would be prohibited between 10 p.m. and 7 a.m.

The ordinance also places responsibilities on hosting platforms like Airbnb, including working with the city to regulate unauthorized STRs advertised on their sites. Hosting platforms would also be required to provide the city monthly updates on their listings, including the STR registration number, name of the person responsible for each listing, the address for each listing and total price for each rental.

Per California Environmental Quality Act regulations, the negative declaration document, along with the draft ordinance, will circulate publicly through October 15, one month from its release date. To view the documents, visit longbeach.gov/lbds/planning/environmental/reports.

Commission Approves 345-Unit Mixed-Use Development

The Long Beach Planning Commission unanimously approved of site plans for Ensemble Real Estate Investment’s Third + Pacific mixed-use development, which includes 345 residential units. Located at 131 W. 3rd St., the project consists of two buildings – a 23-story tower and an eight-story mid-rise building – on a 1.22-acre lot, which

currently serves as a parking lot, and nearly 14,500 square feet of ground floor retail space. It is one of four recent Ensemble projects in Long Beach. The 442 Residences at 442 W. Ocean Blvd. is completed and more than 50% leased, Sonata Modern Flats is nearing completion at 207 Seaside Way and the 142-unit Magnolia and Broadway mixed-use project has been approved for development at 500 W. Broadway by the planning department and is awaiting entitlements.

Long Beach Is First L.A. County City To Receive Planning Grant

The California Department of Housing and Community Development awarded Long Beach a \$625,000 grant, making it the first Los Angeles County city to receive funding from the state’s Senate Bill 2 Planning Grants Program, which is meant to support projects that increase housing stock and address homelessness.

“Creating more quality, affordable housing is one of the city’s top priorities,” Mayor Robert Garcia stated in a press release. “We have a responsibility to ensure that no one in our vibrant community is left behind and that means making housing options accessible to all. This grant will help us sustain those priorities.”

The majority of the funding is going towards a plan to rezone the Anaheim Street corridor from standalone commercial usage into mixed-use residential. This transition would create more housing in the area through market-rate and affordable hous-



LOCAL EXPERIENCE | GLOBAL STRENGTH



FOR SALE

- 25,000 SF
- Owner/User 3-Story plus Basement
- East Village Location

456 ELM AVENUE
LONG BEACH, CALIFORNIA 90802




FOR SALE

- 30% Down Financing Available
- 14 Turn-Key Units
- High Income Demographics
- 4.9% CAP Rate
- 3.6% Cash on Cash Return

1142 EAST 1ST STREET
LONG BEACH, CALIFORNIA 90802

CALL FOR DETAILS | (562) 495-6070 | CBCBLAIR.COM



Same Ownership Since 1985


INTERNATIONAL CITY ESCROW, INC.

PATREECE COBURN
COMMERCIAL ESCROW OFFICER

SPECIALIZING IN

- COMMERCIAL TRANSACTIONS
- BULK SALES
- ABC LICENSE TRANSFER
- EXCHANGES
- LEASE OPTIONS
- AND ALL YOUR ESCROW NEEDS

WWW.ICESCROW.COM
562-497-9777
5000 E. SPRING ST. SUITE 120
LONG BEACH, CA 90815



AN INDEPENDENT ESCROW CORPORATION.
LICENSED BY THE DEPT. OF BUSINESS OVERSIGHT



TONNAGE INDUSTRIAL

One-stop shop for all your metal needs – tons of inventory, experience & expertise

Steel, Aluminum Stainless Steel & Alloys: <ul style="list-style-type: none">• Angle• Channel• Beams• Sheet & Plate• Pipe• And more	Services: <ul style="list-style-type: none">• Same-day processing & delivery• Bandsaw cutting, shearing• Plasma & water jet cutting• Galvanizing• Sandblasting & painting• 24-hour emergency service• And more	Fabrication: <ul style="list-style-type: none">• Carbon steel• Aluminum• Stainless Steel• Detailed shop drawings• Licensed Welders• Expedited Services Available
--	--	---

2130 W Cowles St, Long Beach, Ca 90813 | Monday-Friday 7 a.m. to 5 p.m. | Open To The Public
(800) 893-9681 | www.tonnageindustrial.com | sales@tonnageindustrial.com

ing developments, as well as create a more walkable community, the announcement explained.

The funds also will support master plan update efforts for the Century Villages at Cabrillo, an affordable-housing and support services community, which is looking to introduce 1,000 additional units in Long Beach. Lastly, the grant will support the city's proposed year-round homeless shelter in North Long Beach by funding community outreach and engagement for the shelter.

"Long Beach continues to evolve as a desirable place for residents," Long Beach Development Services Director Linda Tatum stated. "This state grant supports our efforts as a city to create affordable housing that strengthens our neighborhoods and commercial corridors."

Final Douglas Park Industrial Development Nears Completion

Pacific Pointe Northwest, the final major development at Douglas Park, is expected to be completed November 1, according to Larry Lukanish, senior vice president of commercial development and investment for developer Sares-Regis Group. The project consists of four buildings ranging in size from 74,723 square feet to 138,413 square feet for a total of just under 400,000 square feet of industrial space west of the Long Beach Exchange retail center. According to Lukanish, lease negotiations are underway for the 94,525-square-foot Building 15 and the 74,723-square-foot Building 17.

New Apartment Deliveries Declining Nationally

The number of new apartment deliveries is expected to decline for the third straight year, according to a new report released by RENTCafe utilizing Yardi Matrix market data. Construction on less than 300,000 new units is expected to be completed in 2019, down 8.2% from more than 326,000 last year and nearly 332,000 in 2017, a nine-year peak.

"Despite growing demand across the U.S., apartment construction started to face some challenges beginning with 2018," according to the report. "High construction costs and a narrow pool of skilled labor are just a few of the factors hindering the development of new apartment units."

The Los Angeles Metro area, including Long Beach and Anaheim, is expected to deliver 9,768 new apartment units in 2019, the seventh-highest amount among nationwide metro areas. However, despite its seventh-place ranking, this marks a 23% decrease in L.A.'s apartment deliveries compared to last year. According to a RENTCafe spokesperson, Long Beach has delivered "no more than 900 units from 2015 through 2019," with half being delivered in 2016 alone. However, nearly 6,000 units are currently under construction or planned throughout Long Beach.

New Restaurant Appears In East Village Arts District

New awnings bearing the logo for a new eatery dubbed Burger Daddy have gone up



Adriel and Ester Fasci celebrated the grand opening of their second Long Beach storefront, Milana's Brooklyn Squares, on September 9. Located at 2000 Ximeno Ave. near the Traffic Circle, the eatery encourages guests to "eat like a New Yorker." The couple opened their first location, Milana's New York Pizzeria, downtown in February 2010. Pictured from left at the ribbon cutting ceremony are Marisol Barajas, district director to Assemblymember Patrick O'Donnell; Cameron Fasci, manager of Milana's New York Pizzeria; Ester Fasci; 4th District Councilmember Daryl Supernaw; Adriel Fasci; Daniel Brezenoff, senior advisor to Mayor Robert Garcia; and Jacob O'Donnell, field representative to Senator Lena Gonzalez. (Photograph courtesy of Milana's)

at the former Linden Public location on the southwest corner of Linden Avenue and Broadway. Signs of interior construction can be seen at the site, which has sat vacant since October 2018. Neither the business owner nor leasing agent could be reached for further details.

Recent Transactions By Local Firms

The following is a list of recent commercial real estate transactions by the teams at Lee & Associates and Marcus & Millichap:

- Lee & Associates' Jeff Coburn, Jordan Mannisto and Shaun McCullough finalized

a new 7,411-square-foot lease by Metzger Law Group at 555 E. Ocean Blvd. The group also represented the landlord in the 5,458-square-foot lease by SJM Enterprises at 555 E. Ocean Blvd., and represented both Marron Lawyers and the landlord in a 4,982-square-foot lease at 5000 E. Spring St.

- Marcus & Millichap's Steve "Bogie" Bogoyevac, Shane Young and Dan Lewin closed a \$1.82 million sale of a multi-family building at 1135 E. 12th St. The property includes 12 one-bedroom units, eight of which have been renovated. ■

THE SCHULTEN GROUP
of Wells Fargo Advisors

The Schulten Group is proud to announce that we were named as Wall Street Journal/Barron's #1 Southern California Wealth Management Team!

WALL STREET JOURNAL / BARRON'S

#1 Team in Southern California*

2019

At The Schulten Group, we recognize the importance of service and dedication, and we proudly celebrate our accomplishments as distinctions that are widely regarded as a benchmarks for putting the needs of our clients first.

TheSchultenGroup.com

Locations in:

Long Beach, Century City & Nevada

Phone: 562.799.2190

Toll Free: 866.972.3235



Warren Schulten



Mark Schulten



Allen Schreiber



Todd Buchner



Rocky Soares



John Heckenkamp



Joe Da Silva



Diana Wolf



Lori Zorn



Merlin Micken



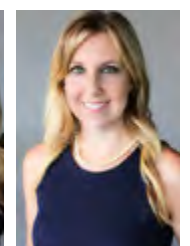
John Szymura



Michael Mais



Ashley Cecala



Brittany Taylor



Jodie Brennan



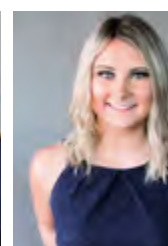
Allie Koualczuk



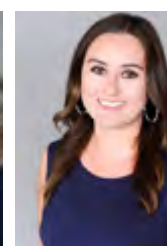
Samantha Knowlton



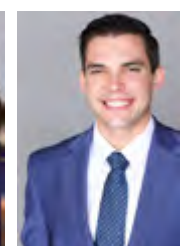
Jaime Nyssen



Kayla Hibbs



Hailee Horton



Blake Rivera

Wells Fargo Advisors is a trade name used by Wells Fargo Clearing Services, LLC, member FINRA/SIPC, a registered broker dealer and non-bank affiliate of Wells Fargo and Company. *The Barron's 2019 Top 100 Financial Advisors are evaluated on a range of factors for the Financial Advisor and their team, who specialize in serving individuals and families. Factors included in the rankings include their size and shape, the regulatory records and credentials of their members, and the resources they have at their disposal to serve their client bases.

Investment and insurance products:		
NOT FDIC-Insured	NO Bank Guarantee	MAY Lose Value

Building A Better Long Beach: Veteran And Senior Housing Project Nears Completion



The Beacon, a 160-unit affordable housing development for homeless and low-income seniors and veterans, is expected to be completed in late October and fully leased by the end of the year, according to Brian D'Andrea, senior vice president of housing for Century Housing, who is pictured at the project. (Photograph by Brandon Richardson)

■ By **BRANDON RICHARDSON**
Senior Writer

The two-phase affordable housing development known collectively as The Beacon is nearing completion, with the Beacon Place phase, a 39-unit building reserved for homeless veterans, complete and nearly 100% leased.

“The Beacon Pointe portion, which is 121 permanent support homes for [homeless and low-income] seniors, is slated for completion in late October, and our expectation is that we’ll be fully leased by the end of the year,” Brian D’Andrea, senior vice president of housing for Century Housing, told the Business Journal. “We are primarily using the city’s coordinated entry system to manage the leasing process . . . to match the scarce resource that is a permanent supportive apartment with households that are most in need.”

Located on the southwest corner of Long Beach Boulevard and Anaheim Street directly across from a Metro Blue Line stop, Beacon Place consists of 30 one-bedroom units ranging in

size from 579 to 697 square feet and nine two-bedroom units ranging from 937 to 1,026 square feet. Beacon Pointe includes 110 one-bedroom units ranging in size from 619 to 808 square feet and 11 two-bedroom units ranging from 998 to 1,083 square feet. Sixty-one units within Beacon Pointe are reserved for homeless seniors, while 59 units are reserved for low-income seniors. Each building has one on-site manager’s unit.

Aside from indoor community spaces within each building, a large courtyard connects the project on the third floor. The courtyard features garden areas, as well as an adjoining clubhouse and spa area. Beacon Place features a computer lab, and Beacon Pointe includes a fitness center, both of which will likely be accessible to residents in both buildings. The ground floor includes about 6,200 square feet of retail space, which D’Andrea said is not yet leased. A key element of the project is providing residents with on-site case management services, through Mental Health America, Los Angeles, and the

U.S. Department of Veterans Affairs. “It’s not just about putting someone into a beautiful new apartment home, but . . . having resources available to them to help them improve their lives,” D’Andrea said.

The Century Housing development broke ground in 2017, but its history dates back to the mid-2000s, D’Andrea explained. Originally, the site was meant to be the second phase of Meta Housing’s Long Beach Senior Arts Colony, an apartment complex adjacent to The Beacon, in which Century is a partner. However, when the Great Recession struck, those plans were abandoned. Century purchased the 1.5-acre site in December 2014, at which time they began the design process and identifying funding sources, D’Andrea said.

Assembling funds for affordable housing developments is often a multi-year process, D’Andrea noted. For The Beacon, seven funding sources were leveraged, along with capital investment from Century, to pay for the nearly \$82 million project. The City of Long Beach, through the Long Beach Community Investment Company, contributed \$12 million to the project,

D’Andrea said. Other funding sources include the California Department of Housing and Community Development’s Veterans Housing and Homeless Prevention Program, the Federal Home Loan Bank of San Francisco’s Affordable Housing Program, a Home Depot Foundation grant, a permanent construction loan from Wells Fargo Bank’s Community Reinvestment Corp., a 9% low-income housing tax credit through the California Tax Credit Allocation Committee, and deferred developer fees.

“The City of Long Beach has a wonderful system of care for our most vulnerable. This development is a great celebration of [the city’s] effort and all its resources coming together, getting people into a beautiful supportive home where they can lead a dignified life and become the best versions of themselves,” D’Andrea said. “In Long Beach we still have more than 1,800 persons experiencing homelessness on any given night. So a project like this that will provide 160 new supportive homes into our local . . . housing stock actually will make a difference.” ■

FOR SALE

CREATIVE OFFICE BUILDING

1085 REDONDO AVE | LONG BEACH, CA 91804



- Beautiful Class B Office with a Contemporary Design
- Perfect Building for any Small Business such as an Architecture Firm, Accountant or Lawyer
- On-Site Fenced Yard, Parking Lot, and Additional Warehouse Space
- Redondo Ave is One of the Major Streets in Long Beach
- 60,000 Daily Traffic Count on Redondo; Premium Signage
- New Owner has the Ability and Versatility to do with the Property What is Best for their Business

CONTACT US FOR MORE INFO!



Call us for a **FREE** Property Analysis

CBCBlair.com

LONG BEACH'S #1 MULTI-FAMILY TEAM

FOR SALE



3141 East 4th Street

- 4,500 SF - Auto Repair
- Signalized Corner
- Prime Eastside Location
- Established Auto Repair

UNDER CONTRACT



105 Roswell Ave.

- Great Belmont Shore Location
- 3 - 2 Bd, 3 - 1 Bd, 2 Studios
- Short Walk to Beach and Shopping
- 2 Blocks to 2nd Street

George Bustamante Mobile: (714) 856-7017 GBustamante@cbcblair.com BRE# 01484265	Steve Warshauer Mobile: (562) 397-9520 SteveW@cbcblair.com BRE# 00499477	Austin Carr Mobile: (562) 537-7496 ACarr@cbcblair.com BRE# 01986298	Christa Revetto Mobile: (909) 771-8779 CRevetto@cbcblair.com BRE# 02058824
---	--	---	--

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. 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 Affiliates. All information is deemed reliable but not guaranteed. Corporate BRE #01330395



CentennialAdvisers.com
Info@centennialadvisers.com
(562) 269.4844

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

Realty Views: Tougher Loan Requirements Set

■ Perspective by **TERRY ROSS**

Two federal government agencies appear to have made a pre-emptive move in the event of another housing downturn by tightening some of the mortgage requirements for two very popular programs.

The Federal Housing Administration (FHA) and the Veterans Administration (VA) offer two of the lowest cost housing programs available with some of the best rates, easiest qualifying and highest loan-to-value (LTV) options in the marketplace – especially for cash-out refinances and owners looking to get funds for home improvements or other needs.

The Department of Housing and Urban Development (HUD) oversees the FHA program and Ginnie Mae, which does the same for the no-down programs that are offered to veterans through the VA. HUD recently announced the first changes in a decade to the LTV structure for cash-out refinances.

In 2009, well after the housing bubble had wreaked havoc on the lending industry, HUD changed the LTV on cash-out FHA loans to 15% from the previous 5% prior to the downturn.

Much of the blame for the rampant foreclosures that began in 2007-08 was directed towards borrowers who pulled too much cash out of their homes, got stuck in the economic downturn, and then found that they were underwater with the increased loans on their property. In turn, they couldn't sell to get out from under the debt.

It appears this time that the HUD agencies are not going to wait until something happens and are reacting to a slowing housing market. Perhaps they want extra insurance that borrowers are going to have more "skin in the game" with a higher equity position in case home values decline.

For FHA cash-out mortgages, the new requirements are 20% equity – up 5% from the standard 15% of the last 10 years. For VA cash-out loans, after November 1 there will be no 100% cash-out mortgages and 90% will be the required equity to qualify.

Refinances and cash outs have been popular this year with the decline in mortgage rates, but according to an August 1 letter issued by HUD, this change is being instituted to get ahead of potential problems.

The letter stated: "FHA last adjusted the maximum LTV on cash-out

refinances from 95% to 85% in 2009 in response to the weakening housing market. Prior to FHA's reduction of LTV requirements and similar changes by other market participants during the market downturn, the share of cash-out refinances had rapidly increased as housing prices increased through the mid-2000s. Subsequent studies have shown that a significant increase in foreclosures may have been the result of a high number of cash-out refinances completed prior to the collapse of the housing market. As the housing market has improved, the market has continued to monitor the risk associated with cash-out refinances and recently one of the Government Sponsored Enterprises [the VA program run by Ginnie Mae] has instituted changes to address this credit risk.

FHA's data is again showing that an increasing amount of cash-out refinance transactions are occurring. Notably, the total number of FHA endorsements with cash-out refinance mortgages has increased 250.47% . . . in FY 2018. Consequently, FHA has concluded that this [most likely] would be a prudent measure in order to strengthen the equity position of cash-out refinances and reduce loss

severities in the event of default, stay ahead of any potential future shift in the housing market and better support FHA's mission of providing access to sustainable homeownership that builds equity."

Although these moves in themselves will not prevent a housing downturn, they could help prevent a 30-50% drop in values, which occurred in the Great Recession. Another major benefit would be to help prevent a mass government bailout like we saw in 2008, when the underwater loans put a real strain on the nation's lending infrastructure.

Right now, most economists are not seeing anything that catastrophic and are predicting only a stall in the upward pressure on pricing and sales. But it is significant that these two giant government agencies are monitoring the market and instituting needed changes.

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. ■



**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

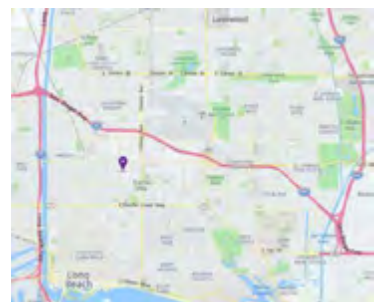


OFFICE SPACE FOR LEASE
1390 BURNETT ST., SIGNAL HILL UNIT A



PROPERTY FEATURES:

- 1,486 Sq. Ft. Remodeled Office Space Available
- 3 Offices, reception and large Common Area
- Located near the 405 / Cherry Exit between the 710 & 605 Freeways
- Minutes from the Long Beach Harbor
- Near the Long Beach & LAX Airports
- Ample Parking



LEASE RATE: \$1.10 PSF, CAM \$0.05 PSF

Jerry Ristrom

C: (310) 953-1951

jristrom@incocommercial.com

BRE Lic. 01989222

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.

Future of the Arts

(Continued from Page 1)

across the city, it's important to ensure that cultural spaces are created and preserved, Suarez noted. In some cities, developers are incorporating permanent spaces for public art into new residential or commercial projects, an effort Suarez said she would like to see replicated in Long Beach.

"It's a great way to embrace the culture that's there and make sure that the residents feel that their neighborhood remains intact, while also bringing in new artists," Suarez said. "Even if real estate [values] rise, the arts and culture practices that are in that neighborhood will be secured if there's a permanent space."

Suarez said she feels encouraged by the interest both private businesses and city leadership have shown in working with the creative community, be it through public art or educational programming.

On the city's side, Suarez highlighted the Percent for the Arts program, which is entering its second year of funding through the city's FY 2020 budget. The program, which was approved by the city council in December 2016, levies a 1% assessment on new capital projects with a cost of construction exceeding \$100,000. A majority of revenues (60%) goes to the ACLB for the creation of public art and to fund small grants. The remaining 40% goes to local institutions, including the Long Beach Symphony Orchestra, International City Theatre and the Long Beach Playhouse.

A thriving arts scene, Suarez noted, is good for business, too. Organizations such as the Museum of Latin American Art (MOLAA) help bring in new audiences, Suarez said, while long-standing institutions like the Long Beach Opera continue to attract visitors. "All these organizations, together, are bringing in millions of dollars, and that is an amazing part of the economy," she noted. "They're attracting buyers, they're attracting diners, through the arts."

Every year, Southern Methodist University (SMU) in Dallas, Texas, provides a report of attendance numbers, revenues and expenditures reported by arts institutions across the country in an effort to help organizations make data-driven decisions and support their applications for funding with localized data. According to attendance numbers included in SMU's Data-Arts report for the 2018 fiscal year, Long Beach arts institutions brought in at least 12,986 in-person participants for lectures, festivals, field trips and performances in FY 2018.

An investment in the arts, Suarez noted, is an investment in the future vitality of the city. "The [children] that many of our organizations serve, are really the future audiences and residents of Long Beach, who need to feel invested in their city, in their neighborhood and small local businesses," she said. Art also has the capacity to breathe life and character into new commercial, residential or civic developments. "Residents don't only want to eat something and drink good coffee, they also want to engage and have a neighborhood feeling," Suarez explained. "And that's where art becomes really important."

As Long Beach continues to grow, what

role does art play in the city's development and what should be done to ensure that a thriving art scene is part of its future? The Long Beach Business Journal posed this question to those leading some of the city's major arts institutions, and received the following responses.

caryn desai **Artistic Director, Producer** **International City Theatre**

I cannot imagine a better sales pitch to attract new residents and businesses than to have the ability to boast about a thriving art scene in a community. It speaks to quality of life issues. The arts inspire, bring people together and ensure a more educated and more harmonious society. A vibrant community is not just about a place to live, shopping and restaurants, but they are certainly necessary partners – along with the arts – in developing Long Beach. The arts energize a city and all stakeholders who value a safer, kinder community should promote and support a thriving arts scene. I know for International City Theatre – like many of our arts partners in Long Beach – it's also about our youth and arts education, providing access and training. Not because we necessarily expect them to become artists, but because of the many other skills they learn through the arts, including creative thinking, working together, discipline, and finding a joyful, positive outlet for expression. These are skills we all need and sometimes, through a play about someone who is different, we are reminded of our shared humanity. However, as [the director of] a professional theatre celebrating its 35th Anniversary in 2020, I can attest to the fact that it is never easy to do what we do but it is important. And what a wonderful dream it would be to have the resources to continue to grow and thrive! That idea excites me more than I can express – just thinking about what we could do!!

Paul Garman **Executive Director/Producer** **Musical Theatre West**

Long Beach is blessed to have a very active arts community, with major arts groups, dance companies and a wide variety of individual artists as well as museums. These are key to the continued growth and expansion of Long Beach as a thriving community. Arts and culture have always been an important part of community revitalization throughout the U.S.

Collaboration and partnerships between local arts groups are crucial in order to continue to grow. Increased city support is always important, but [finding] new ways to reach individual and corporate donors is also vital to each organization's survival.

Programs for young people must continue to expand and include all segments of our community, introducing them to the rich variety of arts communities that we have in Long Beach. The cultivation of new audiences must always be a key priority, as many of the arts groups attract the same patrons, so instilling a love of the arts in our young people is vital to our growth.

A key challenge I see is to make our community more aware of the wonderful opportunities they have for arts experiences in Long Beach and discovering the most



Griselda Suarez, executive director of the Arts Council for Long Beach, said new real estate developments can have a positive impact on a city's art scene, as long as they're designed with the preservation of existing arts and culture in mind. (Photograph by Brandon Richardson)

effective way to do that. Perhaps a Long Beach arts day or weekend, or some sort of a festival to really let the general public know the variety of opportunities they have.

Martin Haselböck **Musical Director** **Musica Angelica**

Art is a key element in a city's quality of life and the well-being of its residents. For a city to develop and grow in a positive way, [it] requires strong connections between its citizens. Art provides solid human connections. Studies have proven that the quality of a city's arts scene has a substantial impact, not only on the community's quality of life and desirability, but also on its economic development. Cities with major artistic offerings draw residential and tourism development. Music is a powerful art which brings together people from diverse backgrounds, bridging language, emotions, and cultural differences.

Ensuring that Long Beach's arts scene continues to thrive is vital to our city's well-being and future growth. And the way to ensure that future growth is through arts education. It is important for our schools and arts organizations to support educational programs [that] provide our children with a vision for a promising future.

Musica Angelica provides opportunities for children to attend and enjoy the Orchestra's concerts and attend music educational programs. The goal is to instill a lifelong love of great music, so our next generations will continue to be positively impacted and enlightened by their artistic experiences.

Jan Hower **President** **Long Beach Camerata Singers**

Long Beach Camerata Singers provide professional-level choral music to our city and serve as the symphony chorus for the Long Beach Symphony. Long Beach is now one of only three cities in Southern California to have a symphony chorus. This combination allows our audiences to enjoy a large repertoire of important choral/orchestral works that haven't been per-

formed in the city for over a decade.

In addition, Camerata performs its own series of concerts, including our Peace Project, Handel's Messiah and Evening of Song. When a chorus sings, the sound proceeds from their bodies to your ears, a direct connection between the performers and the audience. New choral composers are exploding on the scene with boundary-pushing compositions, addressing social concerns and the human condition. Choral music evokes a deeply emotional response in our listeners.

Support for the arts needs to come from many sectors, including municipal support, foundations, individual giving, ticket sales and sponsorships. The good news is that the arts are thriving. But that's also the bad news, because there is a lot of competition for the resources that keep us afloat. Municipal support is the one area that could be expanded: an affirmative program that recognizes the contributions of the arts that make our city an attractive destination.

Megan Kline Crockett **Executive Director** **Carpenter Performing Arts Center** **CSU Long Beach**

The arts play a vital role in a city's development, impacting the culture, education and economy. Our nonprofit arts groups are not only a powerful economic force, more importantly, they help to educate and inspire our community. A thriving art scene is essential to a city because of the inherent and intangible value of the arts: to enhance life, provide entertainment, and define our community identities and values.

To ensure a thriving arts scene is a part of Long Beach's future, it takes both public and private investment in the arts. Here at the Carpenter Center, we believe that access to arts activities should be available to all members of our community. In addition to our regularly presented season, we created Arts for Life, a curated season of free arts activities.

Through Arts for Life, over 3,000 Long Beach Unified [School District] school children participate in artist workshops and come to the Carpenter Center for performances every year. Studies have shown that

literacy and graduation rates increase when a child has access to arts education. In addition, we present over 20 performances, lectures, or readings each season that are free and open to the public. These events not only provide an educational and cultural benefit but also bring people to Long Beach – making our city a more vibrant and diverse place to live, learn and grow.

**Kelly Lucera
President
Long Beach Symphony**

As a proud 32-year resident of this city, I greatly enjoy the varied arts and entertainment options in our city, which create community, provoke interesting conversations, promote reflection and foster creativity.

As the Symphony's President, I believe it's incumbent upon arts organizations to serve and engage the broader community. Changing demographics require arts organizations to maintain their relevance through innovative programming and solutions . . . to address the sociological challenges inherent in a major urban city. The Symphony's music education programs serve over 200,000, or nearly half of this city's population, annually. We remain committed to removing barriers, engaging the wonderfully diverse population [of Long Beach] and ensuring equity in access for our entire community.

All great cities have great art, which – of course – increases revenue through an enhanced quality of life appeal for resi-

dents, businesses and tourists. We are fortunate to have such a thriving arts scene in Long Beach which must be supported through attendance and contributions by a broad and diverse sector of its community. To ensure longevity, great city governments provide substantial financial support to its arts institutions which are responsible for generating revenue for tourism and hospitality, as well as jobs for its venues, employees and artists. We are grateful to the Arts Council for Long Beach and the Mayor's 1% for the Arts initiative which are good first steps in helping to ensure that a thriving arts scene is part of this city's future.

Long Beach is turning into one of the most vibrant cities in Southern California. We have it all – an enormous and beautiful beach, an airport, the university, the port, great leadership and a wonderful array of arts to offer our residents and guests. The arts are the soul and conscience of the city and they offer peaceful gathering opportunities in our sometimes baffling world.

**Fran Lujan
Director/Curator
Pacific Island Ethnic Art Museum**

Art illuminates a remarkable resource for understanding histories, cultures and transformations that are taking place. For our diverse Pacific Islander communities, who have been celebrating their heritage in California and in the City of Long Beach, the arts are not compartmentalized, they are a part of the very fabric of our people's

existence and values. As the city continues to build its creative ecology, it must recognize that the arts of the Pacific Islanders are more than a festival. It must bring arts back into education, creativity shouldn't be an elective. It must make residential places affordable for artists to live here.

**Madison Mooney
Executive Director
Long Beach Playhouse**

To me, the art scene is the beating heart of a city and its community. The arts, theatre specifically, can be entertaining, empowering, therapeutic, inspiring, mind-opening, a connection, a release and a reflection of what a city values. The arts better everyone's lives.

Art is not created in a vacuum; it takes a village, and an observer to finish the formula. Everyone can play a part in sustaining a thriving art scene here in Long Beach. Not just the city at large, showing support and creating partnerships with artists and organizations, but every single resident. Everyone can be an ambassador for their favorite artist or arts organization by supporting their work, and sharing their work with friends and family.

**Jennifer Rivera
Executive Director & CEO
Long Beach Opera**

The arts scene in any city is a very important factor in the economic growth and development of that city. Arts organiza-

tions not only provide jobs and important cultural distinctions to the city in which they reside, but they can also drive tourism and bring positive attention to the city.

While Long Beach shares the population size of cities like Atlanta, the budgets for Long Beach's arts organizations are far below many cities with comparable populations. However, Long Beach's arts organizations continue to bring distinction and attention to the city itself. Long Beach Opera demonstrated this fact when articles appeared in The New York Times, The New Yorker, The Washington Post, and the Los Angeles Times featuring our world premiere opera this past June. From coast to coast, people read the words "Long Beach" and associated those words with artistic innovation.

In order to continue the growth of the arts sector residents, businesses and the government must work together to ensure that there is adequate funding for these institutions, and residents of Long Beach must increase their patronage of and participation in the amazing array of local arts offerings. Residents should also be made aware that a strong cultural footprint increases any city's worth and [should] be encouraged to support their local arts organizations as a point of civic pride. I would also advocate for strong support of arts education in local schools, which allows young people an access point to create future arts lovers and supporters. ■

INTERNATIONAL CITY THEATRE
Your Award Winning Professional Regional Theatre
caryn desai, Artistic Director/Producer

THE SONGS & STORIES OF BILLIE HOLIDAY IN
LADY DAY
at Emerson's Bar & Grill
BY LANIE ROBERTSON

OCT 16 - NOV 3

Director Wren T. Brown
Music Director Stephan Terry
Starring Karole Foreman as Billie Holiday

Dinner & A Show: A Great Evening for Two!
Enjoy a 3-course meal at L'Opera Ristorante AND the show for only \$79/person!

Previews: Oct 16 & 17 | Run: Oct 18 - Nov 3
Thurs, Fri, Sat at 8 PM; Sun at 2 PM

Honorary Producers: Ackerman Family/Bauer Foundation,
Don & Marlene Temple, and the Port of Long Beach

Beverly O'Neill Theatre at Long Beach Performing Arts Center: 330 E Seaside Way

CELEBRATING LEADERS WHO MAKE A DIFFERENCE!
• Amy & Richard Lipeles • Kurt Schulzman & Richard Neri •
• Griselda Suarez and the Arts Council for Long Beach •

ENCORE **October 30, 2019 | Pacific Ballroom at Long Beach Performing Arts Center**


Tickets: 562-436-4610 or InternationalCityTheatre.org

MICHAEL LEVY GALLERY
DEALER & APPRAISER of FINE ART

Salvador Dali
EXHIBITION

DIVINE COMEDY SUITE
100+ WORKS OF ART

 Heaven

 Purgatory

 Hell

SERVICES

CUSTOM FRAMING
FINE ART APPRAISALS
ESTATE LIQUIDATIONS

CORPORATE COLLECTIONS
CONSIGNMENT OF FINE ART
DELIVERY AND INSTALLATION

6226 EAST PACIFIC COAST HWY., LONG BEACH, CA 90803 (562) 856-9800 ARTOFHANDS@AOL.COM

Beyond the Gallery: Nontraditional Art Displays In Long Beach



The Art of Bloom, an art experience located at the Edison Theatre, 213 E. Broadway, is intended to provide an interactive, virtual experience reminiscent of nature. Curated by interTrend Communications, the installation features a virtual reality room, temperature-controlled floor and imitation flower petals and runs through September. interTrend President Julia Huang pictured. (Photograph by Brandon Richardson)

■ By **DENNY CRISTALES**
Staff Writer

Traditional art galleries and museums offer the public a chance to admire works from artists all over the world. Long Beach is no exception, with institutions like the Museum of Latin American Art and the Long Beach Museum of Art debuting a multitude of exhibitions each year.

However, art can also be appreciated beyond the confines of a physical gallery. Some entities exhibit their local works in public settings, others promote interactivity through unique concepts, and some opt to merge art with education.

For instance, walking straight into a place filled with animal skulls and human remains sounds to many like the stuff made out of nightmares. But Jeremy Schott and Jeremy Cross have made a living for three years selling and showcasing these kinds of unique oddities, along with art, at The Dark Art Emporium in Downtown Long Beach, 256 Elm Ave. Founded in 2016, the emporium serves two purposes: to exhibit local artists' work and to present weird, unusual items to the public, according to Schott.

Schott said he toured the world as a camera operator for heavy metal bands and pro wrestling organizations in the years prior to opening the emporium. Growing weary of living life on the road, Schott opted to take his personal hobby as a collector of oddities and fine art to the community. "We sell strange and unusual bugs encased in Lucite, taxidermy specimens, animal skulls, human remains, candles, tarot cards [and] exotic and strange jewelry," he said. "All kinds of interesting things that you're definitely not going to find at a Wal-Mart."

The emporium also specializes in demonstrating dark art, a movement within the art community inspired by macabre works that are grim and mysterious. Schott said dark art is meant to elicit a strong emotional response from the observer through eerie and visually stunning displays. "All good artwork reflects the environment in which the artist is creating," he said. "Dark art is currently on the rise as a movement. . . . And it's not negative. That's a massive misconception. A lot of dark art can be funny

[and] can be brightly colored. It's really about reflecting an underground environment and an underground sensibility in the work."

Cross, an artist with more than a decade of experience, learned about the emporium months after it opened. Fascinated by Schott's exhibition concept, Cross expressed interest in collaborating with him to provide his own works for the emporium. Eventually, the duo worked so well together, Cross became involved in running the day-to-day operations. "My passion for art has always been strong," Cross said. "I just want people to come in here and feel something, whether you walk through the door and you look at the art and absolutely love it or absolutely hate it. . . . It needs to evoke something out of you, because that's what good art does."

The next show at The Dark Art Emporium is the Spookhaus, an interactive exhibit utilizing blacklights to reveal hidden details in various paintings. The October 12 show will be presented by artist The Creep. For more information, visit darkartemporium.com.

Downtown is also the temporary home of The Art of Bloom pop-up exhibit. Concluding its showing at the end of September, The Art of Bloom is an installation at the Edison Theatre, 213 E. Broadway, that blends technology and nature to create a meditative experience. The display is curated by interTrend Communications, a creative agency that focuses on culture and emerging trends. "We wanted it to not just be a gallery, but [a place] where people can interact and interface with the space itself," Julia Huang, president of interTrend, said.

The exhibit is largely inspired by Japan's cherry blossom season, a springtime occurrence when cherry blossom flowers bloom and their petals coat the country. To replicate a similar experience, the interTrend team solicited help from various partners. Daigo Daikoku and Mika Tohmon, Japan natives who work at interTrend, designed the installation to provide a virtual nature experience.

The Art of Bloom has two rooms, Huang said. When individuals enter the space and look up, they witness thousands of real flowers hanging from the ceiling. About six million paper petals float around the room to replicate the cherry blossom experience. As

visitors roam the space, the floor itself activates and changes color in response to each individual's body temperature. Binary, a Colorado-based tech company, provided the technological elements to create the interactive floor.

"There are real flowers, fake flower petals and a virtual floor," Huang said. "It's art and technology and nature all combined together. It's called the symbiosis of nature. Even though it's a small space, you really have this [sensory] overload if you're open minded about it." Located inside the exhibit are candles and a fragrance developed by perfumer partner Yosh that are meant to enhance the experience, Huang said.

Adjacent to the first room is a virtual reality display that allows users to download a smartphone application to experience different textures and sensations, such as soil and wind. Taiwanese company Rumu assisted in providing the experience. From conception to implementation, the process of creating The Art of Bloom took one year, Huang said. For more details, visit theartofbloom.com.

As aforementioned, art is not limited to just a physical space. A global phenomenon turned local, POW! WOW! Long Beach has championed the implementation of public art citywide since summer 2015, according to Tokotah Ashcraft, regional director of the event. The annual POW! WOW! event is a weeklong festivity featuring public murals from global and local artists. Ashcraft, who has served in her role since summer 2017, said the event has been a positive force in Long Beach. "I think every year it gets better because the community supports us more and more," she said.

POW! WOW! Long Beach, backed by citywide sponsors, solicits the work of these artists to paint murals in various locations, such as the sides of buildings and parking lot structures. Ashcraft's duty as regional director is to scout potential talent for the event at local art shows or at other POW! WOW! events nationwide, including Washington, D.C., and Hawaii.

"We're [also] so lucky with social media these days that you can go down the rabbit hole and find so many amazing artists," she said. "We're out there paying attention and making sure that we get people onboard that are excited to paint and also totally understand that we are community-driven. We're here to make everyone's day brighter with

public art."

This past summer, 20 murals were commissioned citywide in various neighborhoods, including parts of downtown, Bixby Knolls and California Heights. The locations can be found at powowlongbeach.com. Although getting some business owners to offer up the sides of their buildings for a mural was a challenge in years past, Ashcraft said the event's notoriety and success has made it an easier sales pitch.

In discussing the mural concept with artists, Ashcraft said the POW! WOW! team gives them creative freedom to express themselves, barring any obscene or negative messaging. "We leave the creative part to the artists, but we try to give them as much information as possible [about the location]," she said. "We try to touch all the way to North Long Beach [or the] west side [and] east side. We want to spread the love as much as we can."

Efforts to beautify the city with public murals are not limited to just POW! WOW!. The Arts Council for Long Beach created the Cambodia Town Mural Project in 2017 as a one-year program to install eight murals along the one-mile corridor on Anaheim Street. Cynthia Lujan, programs manager for the Arts Council for Long Beach, said the organization put out a call for artists, similar to a request for proposals, to review different visual concepts for murals. "It was really important to work with artists that were from the area or visited that area often," Lujan said. "In general, I think that it was a really strong project that was group-led and community-led."

The project was funded through a large grant from the California Arts Council as well as community stakeholders. The Arts Council has partnered on other mural projects, including a conservation mural with the National Oceanic and Atmospheric Administration and 8th District Councilmember Al Austin and the Uptown Creative Corridor Project, led by 9th District Councilmember Rex Richardson. Lujan said the Arts Council is working to implement a future project for the 7th District.

Those who frequent Long Beach are also sure to have walked by a utility box or two decorated with artwork. In 2014, the Long Beach Redevelopment Agency initiated a five-year program to refresh citywide utility boxes by commissioning paintings by local



Pictured: Heather Kern, executive director of MADE by Millworks, a hybrid shop and art gallery that also hosts events, such as this month's "Rotating Canvas," which allows patrons to interact with art by rotating and touching the pieces. (Photograph by Brandon Richardson)

artists, according to April Walker, community projects officer with the Long Beach Public Works Department.

Since then, the project has become more artist driven, relying on community outreach to decorate the boxes. Walker said public works facilitates the project by reviewing applications, which include an overview of an artist's design concept for the box and a permit to paint the display. Potential applicants are typically individual artists or public organizations, such as a council office or neighborhood association. Applicants are responsible for the cost of the painting and the use of vinyl wrap, which is used to cover the box and allow easier removal of graffiti, Walker said. More information is available at longbeach.gov.

Centro CHA is a nonprofit social service agency founded in 1992 that serves to improve the well-being of low-income Hispanic youth and families in Long Beach. The organization, located at 1633 Long Beach Blvd., offers a multitude of resources, such as workforce development training, immigration services and workshops that discuss topics like violence prevention.

Jessica Quintana, executive director of Centro CHA, said part of the organization's mission is to incorporate the arts into the nonprofit's programming. She emphasized that "art is the vehicle" youth can use to express themselves, whether that is delivering a message of happiness, prosperity or adversity. "We have art in every single room throughout the agency," she said. "For example, in our health workshops that we do through the

center, we're talking about healthy relationships or what a community would look like without violence. So, you're going to see a lot of different art that is depicting what our youth feel the community would look like and what they would like to see."

The youth are responsible for designing their concepts and presenting them to local artists, many of whom are members of Centro CHA. These artists then assist in bringing their ideas to life. "They engage in conversation, they engage in discussion and they conceptualize the design of the art pieces, but they are not artists themselves," she said. However, she added the ability for youth to develop the art allows for creative expression and a boost to their self-worth.

"It's important that we have community spaces and places where our young people can connect, such as places where they can do art," Quintana said. "A lot of youth feel disconnected and need a place to plug into. This is where they can express themselves." Guided tours of the art are available at the nonprofit organization, where the public can also purchase the art on display. Visit centrocha.org for details.

Originally named MADE in Long Beach when it opened in November 2014, MADE by Millworks is a 12,000 square-foot space located at 240 Pine Ave. An art gallery-retail shop hybrid, the location sells only local brands, defined as those produced within 20 miles of the shop, according to Heather Kern, executive director of the store.

The 4,500 square-foot shop itself is designed much like a warehouse, Kern said,



Jessica Quintana is the executive director of Centro CHA, founded in 1992, which aims to improve the well-being of low-income Hispanic youth and families in Long Beach, including through arts programming. (Photograph by Brandon Richardson)

emphasizing the site's high ceiling. Patrons of the store can view the local art on display. Earlier this year, MADE by Millworks opened a beer and wine bar, Elinor, in the back of the store, where art is also exhibited.

MADE by Millworks hosts periodic art events featuring work from local artists. The displays run for about four to six weeks before rotating to the next showing. However, the current gallery is quite literally a "rotating exhibit." Created by artist Lynn Azali, the "Rotating Canvas" gallery at MADE by Millworks has 15 interactive arts on display, where the public can rotate, touch and modify the art as they see fit. More information

about the exhibit is available at madebymillworks.com.

Kern stressed the importance of promoting local art, as it allows the city to better reflect the creative people that inhabit it. As a longtime Long Beach resident, she added that the city's arts culture is the most diverse it has been. "I remember there being a good surge of art in the '90s, and it seems like we're coming back to that," Kern said. "There are new galleries opening up – the Long Beach Museum of Art just opened their Downtown Long Beach location [and now we have] the addition of POW! WOW! every year. It's just really exciting to see all the art coming in." ■

WORLD-CLASS CHORAL MUSIC IN LONG BEACH

Peace Project III: Beyond the Golden Door
Celebrating Immigrants' Impact on American Culture

October 13, 2019 in the Long Beach PAC

\$35: General Seating
\$45: Premium Seating

lbcamerata.org/peace



Long Beach Museum Of Art Downtown Opens Its Doors



The Long Beach Museum of Art Downtown opened September 7 with its debut exhibition entitled “Collecting Long Beach, Seven Decades From The Permanent Collection.” The gallery highlights work from local artists throughout the museum’s nearly 70-year history. Pictured are Barbara Wilde, president of the museum’s board of trustees, and Ronald Nelson, executive director of the museum. (Photograph by Brandon Richardson)

■ By DENNY CRISTALES
Staff Writer

Nearly seven decades into its existence, the Long Beach Museum of Art (LBMA) expanded this month to downtown. After much anticipation from the community and museum officials, namely Executive Director Ronald Nelson, the renovated site at 356 E. 3rd St. opened September 7 to a crowd of more than 1,000 people, which included the general public and museum board and trustee members.

“Collecting Long Beach, Seven Decades From The Permanent Collection” is LBMA Downtown’s premiere exhibition, featuring works by local artists dated from 1950 onward. On display are ceramics, paintings and watercolors, according

to Nelson. Some artists featured are Robert Adams, Sarah Arnold and William Lane, with respective contributions in watercolor, oil and acrylic works.

“We’re going to be 70 next year – and we look fabulous for 70, by the way,” Nelson said. “We have seven decades of Long Beach artists. A number of them are no longer with us, but a number of them are and were here [during the opening]. And it was really exciting to see that, because it’s just a wealth of inspiration and appreciation and history of Long Beach artists.”

The birth of LBMA Downtown is the result of a merger between LBMA and the nonprofit Art Exchange last year. The Art Exchange was founded more than 20 years ago to provide arts education and a studio space for local artists. In 2016,

the City of Long Beach and the nonprofit partnered to perform interior renovations to the Art Exchange campus, which consists of four buildings along 3rd and Elm streets. LBMA Downtown assumed oversight of the campus at 356 E. 3rd St. after the Art Exchange merged into the museum, Nelson said.

The museum has two floors. The downstairs spans 3,200 square feet, a wide gallery space with multiple works hung on the walls and displayed in the center of the room, Nelson said. The gallery features a 35-foot high ceiling. The second-floor mezzanine, measuring 2,000 square feet, is currently used as an office space. Multiple sponsors helped make the creation of LBMA Downtown possible, said Nelson, who specifically highlighted Josephine Molina, president of the

RuMBa Foundation of Long Beach, for her donation of \$1 million to the museum.

Nelson expressed his excitement about providing a new space for artists to display their creativity. “I think that’s what this space does to people and to me,” he said. “I mean, when you walk in and see the size of that gallery and the size of the ceiling, it’s inspirational. There is so much that can be done within this space. We really want to connect deeply with the artists and their community here.”

One such artist is Narsiso Martinez, one of 35 individuals featured in the debut exhibition. His art piece, “Friends in Freshness,” is a collage of portraits that are displayed on stacked and discarded produce boxes. These portraits represent farmers, specifically produce pickers, whom Martinez has personally met, Nelson said. “When he speaks of them, it’s . . . with reverence,” Nelson recalled. “[He’ll say,] ‘Oh, you can’t believe how much this woman can pick. She is the fastest picker anyone has ever known.’”

It’s artists like Martinez that makes Barbara Wilde, president of the LBMA Board of Trustees, proud to have assisted in opening the new museum space. “This is the fruition of everything that made me want to be on the board,” she said. “So, this was really important and exciting.”

Nelson said the LBMA solicits the work of artists through the Arts Council for Long Beach’s public registry of local artists and outreach from interested community members who wish to contribute their works.

Nelson said the entire exhibit is an excellent culmination of all the work the “unique artists” of Long Beach have produced over the years. “I think that [when] people . . . can engage with the artists and their work, it really cements that community relationship,” he said. “It’s great for the collector, it’s fabulous for the artist and it’s wonderful for the museum. I love that.”

“Collecting Long Beach, Seven Decades From The Permanent Collection” runs until November 3. For more information, visit lbma.org. ■

Lakewood Self Storage

up to
50% OFF 2 MONTHS!

With this coupon. Based on availability. New customers only. Expires 12/31/2019

1 YEAR RATE GUARANTEE!

Ground Floor Loading
All Sizes 25-400 Sq. Ft.
Boxes & Moving Supplies

Controlled Access
24 Hr. Digital Recording
Covered Loading Dock

562-353-4145

LakewoodSelfStorage.net

3969 Paramount Blvd., Lakewood

Open 7 Days a Week

*Call for details

Free Truck with Driver for Move-in*



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
- Bar w/3 TVs tuned to Sports
- 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



It's Football Season...
Get a Party Pack to go,
or come in and
watch all the
games with us!



\$10 OFF
Your Order of
\$75 or more

Not redeemable with any other offer,
discount, coupon or price special.
Expires November 30, 2019 LBBJ

Building Long Beach

(Continued from Page 1)
gion, according to Melissa Reese, the firm’s director of sales and marketing. The company has 30 employees.

In Long Beach, the firm developed the Riverdale community, a neighborhood of 131 single-family-detached homes that was completed in 2018 at 4747 Daisy Ave. “Brandywine specializes in infill communities, which means they develop underutilized pieces of land in existing communities,” Reese said. “Most of the time, it is an asset of the neighborhood. It improves the neighborhood and increases the value of the home.” She said the community sold all its homes as of this August.

Adjacent to the Riverdale community is David Molina Park, 4951 Oregon Ave. Reese said Brandywine developed the park as part of an agreement with the city to complement the neighborhood. “Of all the communities, I felt like Brandywine and that community had such a strong bond and contribution to one another,” she said. “It was one of my best experiences ever in developing a community.”

She said Brandywine Homes is working on various developments in Carson, although she indicated that the firm hopes to develop a future community again in Long Beach.

Clark Construction Group

Carlos Gonzalez, regional executive officer of Clark Construction Group in Irvine, said the firm has had a strong presence in the Southern California area since the 1980s. The company was founded in 1906 in Maryland and has multiple offices nationwide.

Among the most well-known of the firm’s projects in the city is the recently completed Pacific Visions wing at the Aquarium of the Pacific and the new Long Beach Civic Center. The major projects were completed consecutively in May and June of this year.

In late May, the Aquarium debuted Pacific Visions, a 29,000-square-foot facility that includes live animal exhibits, a new theater, art galleries and digital installations, according to Gonzalez. Successfully completing the civic center on June 29 at 411 Ocean Blvd., the \$523 million project includes a new city hall, civic chambers, a Port of Long Beach headquarters and the Billie Jean King Main Library, he added.

“We have a professional but very positive relationship with the city,” Gonzalez said. “We think of [it] as a good professional, trusted partner, and we believe [the city has] a similar appreciation for the Clark Construction team.”

Gonzalez said the Irvine office, 18201 Von Karman Ave., governs the Southern California operations of the company and has 90 employees.

Next up for the Clark Construction Group team is to work on the upcoming expansion of California State University, Long Beach’s Steve and Nini Horn Center, which houses the college’s undergraduate advising center, computer center and university art museum. The construction



Clark Construction Group was the lead contractor for the new Long Beach Civic Center. Its dedicated team for the project is pictured here in front of the completed Port of Long Beach headquarters on Ocean Boulevard. The \$523 million project includes a new city hall, civic chambers, a Port of Long Beach headquarters and the Billie Jean King Main Library. (Photograph courtesy of Clark Construction Group)

start date is set for May 2020 and set for completion June 2021, according to Gonzalez.

Millie & Severson, Inc.

The main project Millie & Severson, Inc. is facilitating in the Long Beach area is software developer Laserfiche’s new corporate headquarters at 3545 Long Beach Blvd. According to John Grossman, senior vice president of Millie & Severson, the project is in the pre-construction phase and is set to begin construction within the next 30 days.

A groundbreaking ceremony for the new 102,000-square-foot corporate headquarters was hosted in July. According to Laserfiche, the site will be the first new office development along Long Beach Boulevard in Bixby Knolls for nearly three decades.

Millie & Severson, Inc. was founded in 1945. The firm’s headquarters is located at 3601 Serpentine Dr. in Los Alamitos, according to Lisa Gasdaglis, director of corporate marketing for the company. The location has about 55 employees. “We’ve been building almost exclusively in California since that time,” she said. “We’ve been very active in the Long Beach area.” Millie & Severson’s past work includes various developments at Douglas Park and multiple renovations to MemorialCare Long Beach Medical Center, among many others.

“As a long-term Long Beach employer and builder, we’re certainly committed to building in Long Beach for our clients,” Gasdaglis said. “It’s driven, of course, by the market and the industry. We [expect to continue] building in Long Beach because we are a well-respected builder in Southern California.”

Norm Wilson & Sons, Inc.

Recently celebrating 37 years of op-

erating in Long Beach, Norm Wilson & Sons, Inc. has helped build multiple Signal Hill and Long Beach projects, such as the Mercedes-Benz West Coast Campus,

Douglas Park developments, Signal Hill Gateway and Mother’s Market.

Owner Randy Wilson founded the
(Please Continue to Page 24)

CITY OF LONG BEACH

BID OPPORTUNITIES

TITLE	BID NUMBER	DATE
State Legislative Representation Services	RFP CM19-101	09/26/2019
Qualification and Selection of Peer Reviewers	RFQ DV17-112	09/30/2019
Playground Rubber Surface Replacement	ITB PR19-104	10/03/2019
Independent Jobs Coordinator Services	RFP ED19-127	10/03/2019
Minimum Wage Education & Information Outreach	RFP FM19-129	10/09/2019
Slurry / Ready-Mix Concrete (Citywide)	ITB LB19-066	10/10/2019
Information Tech Project Management – Utilities	RFP ER19-115	10/17/2019
Storm Water Pump Stations Engineering Consulting Services	RFP PW19-098	10/17/2019
Collection System Software	RFI TI19-097	10/17/2019
Anodeless Meter Riser Assemblies	ITB ER19-121	10/22/2019

****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
Long Beach, CA 90806
(562) 570-2828

Oct. 1 & 15, 2019
Registration & Viewing Hours:
8:00 A.M. – 9:50 A.M.

<http://www.longbeach.gov/finance/services-and-permits/towing-and-lien-sales/auktion/>

(Continued from Page 23)

company, which he named after his father, in 1982 at 3400 E. Spring St. Of the 55 people the firm employs, 30 are Long Beach residents and at least 10 are members of Wilson's family. He said the firm is licensed to build in Oregon and Arizona, although work is primarily conducted in Southern California. "I've lived here my whole life, [and] I think the city is doing a great job," he said of the region. "I live right by the Long Beach Exchange . . . [and] everybody around couldn't be more excited [about that space]."

One of the firm's most significant projects is the Mercedes-Benz West Coast Campus, located at 3860 Lakewood Blvd. Wilson said his workers converted roughly 1,100,000 square feet of an existing airplane hangar into a vehicle preparation center for Mercedes-Benz. The center is one of three that Mercedes-Benz has nationwide and plays a significant role in the company's inspection of vehicles on the West Coast, Wilson said. The project was completed in late 2015.

Located across the street from the Mercedes-Benz site is another Norm Wilson & Sons project: The Terminal, a four-building office development located in Douglas Park at 4265 E. Conant St. Wilson said the project was separated into two phases. It broke ground in 2016 and sold out earlier this year, according to developer Urbana Development. Each office space ranges from 2,300 to 2,800

square feet.

Additionally, a distribution facility at 1901 W. Pacific Coast Hwy. for Nippon Express, a global logistics services company, will be completed this year.

Pulte Group, Inc.

Pulte Group, Inc., the nation's third largest builder, was founded in Detroit in 1950. The company is the general contractor for the Dorado residential project in East Long Beach at 8055 Dorado Cir. The firm's Southern California office in Mission Viejo houses 111 employees, according to Darren Warren, vice president of land at Pulte Group's Southern California Division. On average, Warren said this division develops about 700 homes a year throughout the region.

The Dorado development is a community of 40 homes ranging from 2,465 to 2,900 square feet, for sale at an average price of \$900,000. Dorado is Pulte Group's first development in Long Beach, he said. "Grading and development started in January of 2018, with a grand opening of models in November of 2018," Warren said. "The project is ongoing with about 25 left to sell. . . . We've wanted to operate in this strong Southern California market for some time now, and we are just pleased we found the right opportunity . . . to be able to offer one of our quality communities in a great location."

Although there are no current plans to develop another project in Long Beach,

Warren said Pulte Group hopes to continue its presence in the city.

SFI Joint Venture

SFI Joint Venture (SFI JV) is a collection of three general contractors that have united to work on the Port of Long Beach's Gerald Desmond Bridge Replacement Project, an effort to replace the old bridge and improve traffic flow and safety.

Shimmick Construction Company, FCC Construction and Impregilo S.P.A. together make up SFI JV. "It's a single-purpose venture just for this project," said Robert Schraeder, SFI JV project manager and vice president of Shimmick Construction. "We put together a joint venture specifically to execute this job because it's very large. We combined our technical skills, and now we have the resources to execute the work." Shimmick Construction, located in Irvine, has been in business for 23 years.

Set for a spring 2020 completion date, the Gerald Desmond Bridge Replacement Project is 90% done, according to Schraeder. Workers are finalizing cable work on the main portion of the bridge. When complete, the bridge will have three traffic lanes flowing in each direction, emergency lanes on the inner and outer shoulders to reduce traffic delays and accidents and a vertical clearance to allow larger vessels to pass through, according to the Port of Long Beach website.

The completion of the bridge represents an exciting time for Long Beach, Schraeder said. Of the 250 total workers onsite constructing the bridge, 52 are Long Beach residents, he added. "A lot of our guys are excited to be a part of the project," he said. "They realize this is once-in-a-lifetime moment for them and their families, and they're excited that they can tell their children and grandchildren that they built this bridge. . . . As far as infrastructure, it's really the premiere infrastructure on the West Coast right now."

Snyder Langston

The opening of the Long Beach Exchange retail center last year provided a much-needed boost to an underserved portion of the neighborhood, according to Richard Cavecche, senior vice president of operations with general contractor Snyder Langston.

Developer Burnham-Ward Properties selected Snyder Langston in late 2016 to execute the physical build of the Long Beach Exchange. During the pre-construction period, Cavecche said his team collaborated with DRA Architects to understand the specifics of the site's layout. "We try to make sure that our teams have the requisite experience necessary to build a particular project and to understand what's important to the client and the vernacular of each type of product, whether it's residential or office or retail,"

BOULEVARD



BUICK



2800 Cherry Avenue Signal Hill (562) 492-1000



Cadillac



2850 Cherry Avenue Signal Hill (562) 595-6076

BOULEVARD4U.com

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



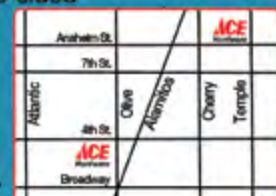
Free

2 Keys Cut

single-sided



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



One coupon per customer



Millie & Severson, Inc. is set to begin construction of software developer Laserfiche's new corporate headquarters at 3545 Long Beach Blvd. within the next 30 days, according to John Grossman, senior vice president of Millie & Severson. Pictured, from left: James Cochrun, project manager; Grossman; and Jeff Toles, superintendent. (Photograph by Brandon Richardson)

he said. "They each have their own specific requirements."

Snyder Langston has offices in Irvine, El Segundo and Pasadena. The corporate office, at 17962 Cowan in Irvine, has 50 employees, eight of whom are from Long Beach, Cavecche said. Nine management staff members oversaw the Long Beach Exchange project, but hundreds of onsite workers built the center.

Although there is pride in developing a center for a community, Cavecche said it is always a "bittersweet moment" to conclude a project like the Long Beach

Exchange. "It's always bittersweet, because you put your heart and soul into this project for two years, and then they open it up and nobody knows who you are," he said. "You go from the most important person to just a member of the general public in literally a day – and that's actually the way it should be. But it is a little bittersweet."

This isn't the first time Snyder Langston has constructed a retail project in Long Beach. The firm built the Pike at 95 S. Pine Ave. 15 years ago, according to Cavecche. "From what I understand,

it has gone on to be quite successful," he said. "I was there the other day, and I was very pleased to see everybody using the facilities. It's always fun to see the public using a facility for what it's designed for."

WW Stephenson Co.

A decade in the making, the Port of Long Beach's Middle Harbor Redevelopment Project aims to significantly reduce air pollution while expanding the terminal to hold more cargo, according to Mike Morrow, president of WW Stephenson Co.

According to the Port of Long Beach, construction on the terminal began in 2011. Morrow said the project is on pace to conclude in June 2020. The terminal will span 311 acres and have the capacity to process 3.3 million 20-foot equivalent units of containerized cargo.

The nearly \$1.5 billion project is separated into phases, Morrow said. The first phase, which concluded in 2016, completed about 170 acres of the site, while the second phase features the expansion of the terminal's on-dock rail yard.

WW Stephenson Co., located in Signal Hill at 1305 E. Burnett St., was founded in 1977 and provides general engineering and general building contractor services, Morrow said. "Our primary focus is working the port," he said. "It's just geographically desirable, and we've been doing it a long time."

Zwick Construction Company

Jeffrey Bleak, division manager of Zwick Construction Company, said the firm just concluded work on the Oceanaire apartment development at 150 Ocean Blvd. in June. Oceanaire is a 450,000-square-foot development with 216 units. Bleak said the owner, Lennar Multifamily Communities, began leasing the space during the summer.

"The project has a unique design with a fountain located in the center courtyard," he said. "It has great views over the top of The Pike looking toward the Queen Mary."

Zwick Construction Company was founded in 1969, according to Bleak. The company has three division offices: two in Utah and one in Irvine at 101 Academy Dr. that governs the firm's Southern California operations. Zwick's Southern California division has 25 total staff members, but only about seven work primarily in the office. The other employees are out scoping various projects throughout the region.

Bleak highlighted Downtown Long Beach as a particularly active development market, commending the work of city officials to promote the area as a prime destination for real estate. "Long Beach is a hot bed right now for new development, which is great for the community, all the while keeping the developments unique to the history and culture that Long Beach offers," Bleak said. ■

LOCAL LONG BEACH PLUMBER

FREE ESTIMATES

The Trusted Name In
Southern California

FAST 24 HOUR
EMERGENCY
SERVICE

60
MIN

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

All Calls Answered
By A Live Person
24/7

A-1 PERFORMANCE

ROOTER & PLUMBING

FASTEST SERVICE GUARANTEE

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

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

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

(Continued from Page 1)

or products that our generation has somehow “killed” or “canceled.” Sometimes the logic is quite sound. Other times, well, not so much. So, I thought for this go around of Millennial Pulse, I’d take a look at some of the latest buzz to give you, dear readers, a taste of what my age group is dealing with. (Look out Gen Z, it’ll be you, next).

Let’s start with *Yahoo Finance*’s piece, “These Wedding Traditions Are Being Killed Off By Millennials.” Oddly enough, I wrote a column on the same topic earlier this year. But while mine featured input from industry professionals, this listicle makes wild stabs in the dark without any source material or verification of facts. When I realized this, I thought, “Oh, how fun! I get to go on an editor’s rant decrying poor journalistic practices!” But scrolling down through the assessments – we don’t like veils, we don’t want to wear something blue or old, we are “tossing the bouquet toss, too” – I couldn’t find anything earth-shattering, or, frankly, interesting enough, to get up my ire. Oh well. As Ariana Grande would say: next.

Insider posted a more wide-reaching article about the generation a day later, entitled, “Things millennials are ‘killing,’ don’t use anymore.” At the top of the list? Doorbells. I don’t know about you, other Millennials, but pretty much everyone who ever visits my home rings my doorbell. My Postmates/Instacart directions in fact specify to ring my doorbell, thank

you very much. But, according to *Insider*, “tens of thousands” of people on Twitter recently agreed that Millennials have ding dong ditched the doorbell, so, what do I know? I guess I don’t act my age.

My nonsense-o-meter was slightly less triggered by *Insider*’s next position: that we’re killing snail mail. Is this more plausible? I recently had to use the U.S. Postal Service’s priority mail for something, and because I so infrequently go to the Post Office, I actually had to look up what to do first. So, yeah. Maybe we are killing snail mail.

Then again, in case you haven’t noticed, the Postal Service hasn’t gotten the best press lately. While my new postman reliably delivers my mail every day around 6 p.m., before him it wildly varied, if I was lucky enough to even get it – and I very frequently received mail meant for the same address on an entirely different street two blocks away. Perhaps the advent of private mail carriers spurred by the convenience of online ordering isn’t such a terrible thing? Not that I’d ever say, “let’s cancel the Postal Service,” but a little variety doesn’t hurt.

Most other items in the listicle are obvious choices – taxis and GPS devices, for example. I do, however, take issue with the idea that Millennials are somehow killing “bars of soap,” but perhaps that is because I love a fancy bar of soap. Add that to your list of things you didn’t need to know about me.

Moving on, some of you may have

noticed last week’s trending Twitter topic: #MillennialRetirementPlans. Or more, accurately, how we supposedly don’t have any. Considering that many Millennials took a hit to their finances during the Great Recession – and a lot of research out there says many never fully recovered – this one isn’t too shocking.

Some of the top tweets by Millennials sharing their “retirement plans” included: “Finally earn enough experience to get an entry level job,” “Hope we don’t die in our chairs during a meeting that could have been an email,” and a healthy variety of sardonic jokes about climate change ending the world before we have to worry about it.

Following a delightfully GIF-filled barrage of Millennial tweeting on the topic, *Forbes* published a piece entitled, “Why Is #MillennialRetirementPlans Trending? Do Millennials Even Have Retirement Plans?” I’d hazard to guess that it depends on how debt-burdened a Millennial is, who they work for, and their personal financial savvy.

Unlike the deluge of think pieces out there about our generation, *Forbes* did some research to answer its own query. Per *Forbes*, a 2018 research paper by the Center for Retirement Research at Boston College found that by age 35, 37% of Millennial men and 38% of women were enrolled in employer-sponsored retirement plans. By comparison, about half of the prior generation, Generation X, had been enrolled in such plans at the same age.

It seems like half the stuff written about Millennials involves the depressing memory of the Great Recession, so let’s not end on a down note. Instead, let’s tackle *The Huffington Post*’s piece, “Why Millennials Are Suddenly So Obsessed With Houseplants.” I will preface this analysis by saying that I do not fall into this category, as I am convinced that my cat would try to eat them, but also because I suspect they would attract and harbor spiders, which is a nonstarter for me.

HuffPost interviewed an L.A. Millennial who owned not one, not 10, not 50, but an impressive 110 houseplants. Why? She was initially enticed by Instagram posts of plants, and hopped on the bandwagon. Now, she finds herself part of a burgeoning plant community. *HuffPost* didn’t get too much into what was implied – that our generation is overly influenced by social media. Honestly, I would not have argued if they had.

HuffPost did dig a little deeper though. Supposedly, the financial setbacks many Millennials faced early in their careers caused them to delay life milestones like marriage and having children. That much is easy enough to verify with data from a variety of sources, including the American Community Survey and Pew Research Center. The assertion that, to make up for these delays, we’re instead filling our lives with plants – well, maybe not.

But hey, if you don’t have a retirement plan yet, perhaps you can start by selling your fern collection. ■



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

NOW AVAILABLE FOR PURCHASE

\$12 (Incl. tax & shipping)
at lbbusinessjournal.com



Published July 2019



Long Beach

Marathon & Half Marathon

Aquarium of the Pacific
5K Run/Walk

Run through the Aquarium!

Saturday, October 12, 2019

www.aquariumofpacific.org/events/info/5k/

562-590-3100 100 AQUARIUM WAY, LONG BEACH, CA 90802



What goes up, affects you on the ground.

The Long Beach renaissance is taking shape, one crane at a time. And while our physical growth is great for the economic future of our city, it can make your commute a little messy. Long Beach Transit knows how to navigate around sudden one-way streets, surprise road closures and traffic jams you wouldn't want to be car-stuck in. As our city evolves, trust LBT to make sure your life stays on route through it all.

For schedules and the latest detour information, visit ridelbt.com



Port of LONG BEACH

PHOTO PROGRAM

Join Us for an Artist's View

The Port of Long Beach presents our 7th Annual PHOTOPROGRAM, a partnership with the Arts Council for Long Beach. Local photographers captured striking images of the Port on a behind-the-scenes harbor tour and their best work is on display Oct. 4 - Nov. 1 in the Port of Long Beach Administration Building Lobby. **More information at polb.com/photoprogram.**



Port of
LONG BEACH
The Green Port

Arts COUNCIL
FOR **LONG BEACH**