

December 13, 2022  
In this Issue: **Mayor Q&A**

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# BUSINESS JOURNAL

*An edition of the Long Beach Post*



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**BUSINESS JOURNAL**

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Long Beach Mayor Robert Garcia stands outside City Hall. After five years on City Council followed by eight years as mayor, Garcia was elected to represent the 42nd Congressional District in the U.S. House of Representatives.

*Brandon Richardson / Business Journal*



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211 E. Ocean Blvd., Ste. 400  
Long Beach, CA 90802

### Editorial Deadline:

Two weeks prior to publication. Email press releases to editor@lbbj.com.

### Advertising Deadline:

Wednesday prior to publication.

See editorial calendar at  
lbbusinessjournal.com/advertise.

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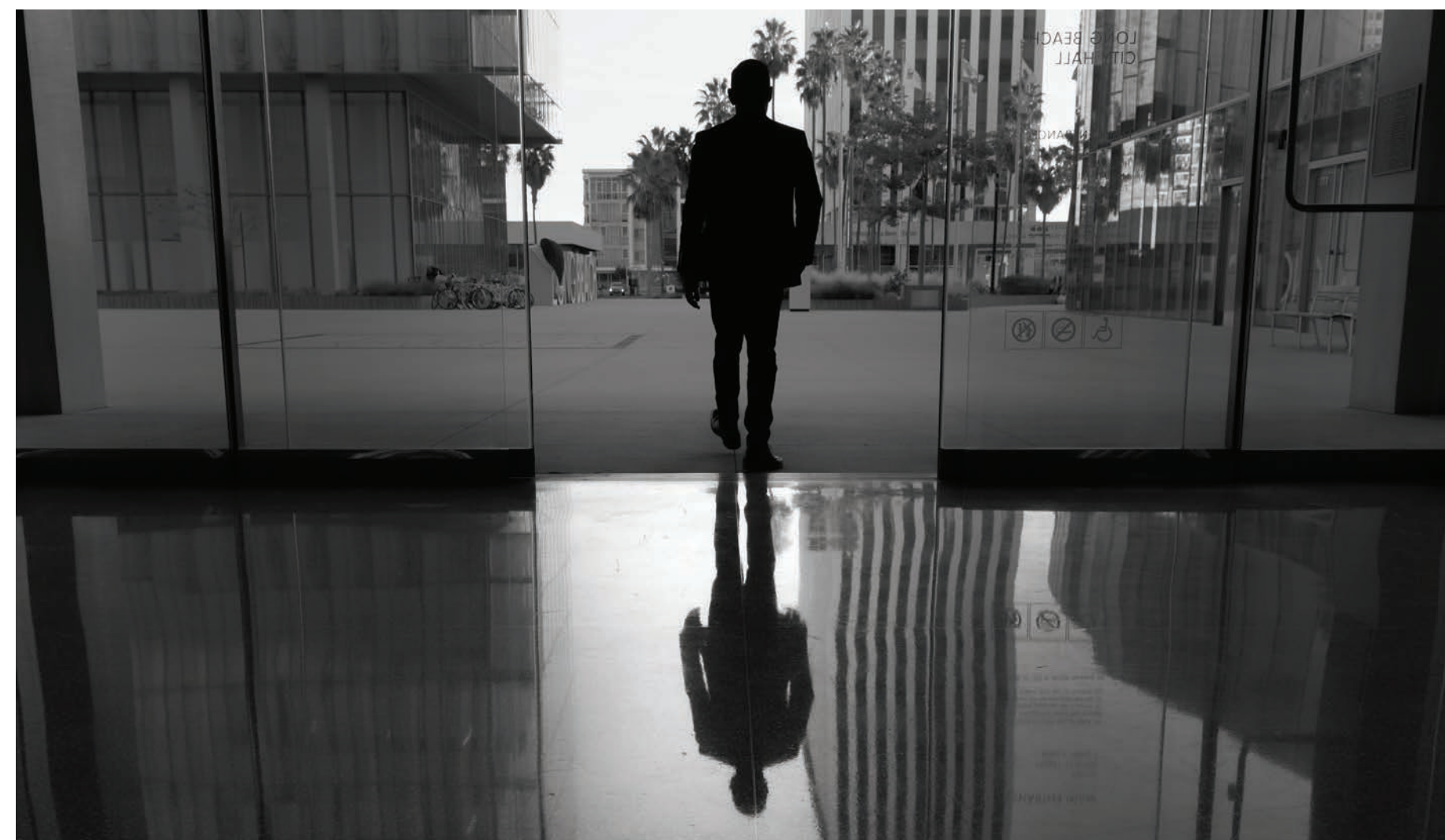
December 13, 2022

BUSINESS JOURNAL

Mayor Q&A

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# Q&A: Robert Garcia’s 8 years as mayor come to a close as he heads to Congress



Mayor Robert Garcia walks out of Long Beach City Hall in Downtown.

Brandon Richardson / Business Journal

By Hayley Munguia

*Mayor Robert Garcia spoke by phone with Business Journal editor Hayley Munguia from Washington, D.C., for his final annual interview as mayor on Thursday, Dec. 1, nearly a month after he was elected to represent the 42nd Congressional District. While Garcia was on Capitol Hill for orientation ahead of being sworn in next month, he spoke about his eight-year tenure as Long Beach’s top elected official and how he will continue to serve the city and the surrounding area in the U.S. House of Representatives. The interview has been edited for space considerations.*

**HM:** This is the last Q&A you’ll be doing with the Business Journal as mayor. Can you start off by talking about how you view the last eight years here? What do you see as some of your biggest accomplishments?

**RG:** I look back at the last eight years, and I’m just really filled with a lot of pride, and it’s been an honor to serve as mayor. I’ll always be grateful for the opportunity the community gave me to serve our city.

That part is something I’ll always be so grateful for, and I think back, and I’m just really proud of the work. There are still really serious challenges that exist—there were

when I became mayor, there are today, and there will be for the next mayor. But I also think we took on some of the largest challenges we had, and we were very successful in some really, really great initiatives. Some of the things I’m really proud of—I think about, first and foremost, I’m grateful that we put forward the first infrastructure and revenue measure in over 40 years with Measure A. We performed what is now the single largest investment in infrastructure in the modern history of the city of Long Beach.

You can see the transformation that’s taken place. Our parks, libraries and marinas have all been fixed or are being renovated every single day because of Measure A, and if you’ve had your street fixed or you’ve seen a repair to something on the beach or seen a park open up, it’s because we worked hard to get it adopted, but also to have the voters make it permanent.

In the future, we’ll be able to look back and really see that this one measure transformed the city of Long Beach. I’m really proud of that.

**HM:** When I look at how Long Beach has changed over the last eight years, one thing that really stands out to me is the transformation of Downtown.

There’s been a significant amount of development, which has added much-needed housing, but it’s also impacted the affordability of the area. And more recently, there have been concerns about crime and homelessness Downtown. I’m curious to hear your thoughts on Downtown and the change it’s seen since you’ve been mayor.

**RG:** Clearly, I think we were focused on the transformation of Downtown as a key piece of what we wanted to accomplish, and we look back and we have developed or are in process of building nearly 10,000 units across the city, most of which are in the Downtown core. Look at how the skyline’s completely changed. There are new restaurants and retail and new offices and businesses, so Downtown itself is bringing folks in to live and to enjoy the spaces as it has been transformed.

We have also worked to ensure Downtown is a place for everyone. We passed one of the few inclusionary housing ordinances in the state of California to ensure new developments include affordable housing. That’s something that we worked really hard on.

We of course continue to work to continue to expand and support

our tourism industry, which is really important. We’re in the process of recovering from the single largest hit to the economy that we’ve had in decades, and so we do have some challenges, and the next mayor and the next council are going to have to work on those—on a recovery that is centered around ensuring there’s enough housing for folks and that people feel safe.

**HM:** Speaking of COVID—as you said, that’s the biggest challenge the city and even the world has seen in our lifetime. You led the city through that, even as you were personally impacted by it. (Note: Garcia’s mother and stepfather died from COVID-19 in 2020.) What’s it like for you to look back on that time, and what are your thoughts on where the city’s recovery stands now?

**RG:** There’s never been a harder challenge that the city has faced, and certainly that I have faced in my life. It was so hard to see the struggles that people went through—people that lost family members, businesses that suffered immensely, folks that lost jobs, people that became homeless. There were impacts that we all faced everyday.

But I’m really proud of the city for how we stepped up. If you look back, I think it’s important to uplift

*Continued on page 4*

## A NOTE FROM THE EDITOR

# Coming to the Business Journal in 2023: Long Beach Lists

We here at the Long Beach Business Journal are always thinking about how we can best serve our readers and the city’s business community. And, starting in January, we’re kicking off a new initiative with just that goal: “Long Beach Lists,” as we’re calling it, will debut in our Jan. 24 edition and be featured in 14 of our 26 editions next year.

In the lists, our team will gather public data and information submitted to us by local businesses to compile a series of what will essentially be directories for the larger community. Each list will have a different focal point—some examples: Black-owned businesses, health care facilities, real estate agents and Port of Long Beach tenants.

To be clear: Businesses do not need to pay

to be included in these lists. The goal is for them to be as comprehensive as possible.

As part of our effort in compiling these lists, though, we need your help. If you own or represent a business, please check [lbbj.com/lists](https://lbbj.com/lists) often—as we’re gathering information for each list, we will have a form available that you can fill out to make sure you’re included.

Here’s to a great start to 2023—



Hayley Munguia  
Business Journal Editor



## Q&amp;A

Continued from page 3

that everyone from the president to the governor called our response to the pandemic a national model, and we led the country in our response to the pandemic—being the first city in the state to provide vaccines to teachers, to people with disabilities, being the first community to reach 99% of our senior population being vaccinated. The way that we got through the pandemic is something that really was a community effort, and I just give a lot of thanks to our health team, our clinics, our hospitals, our community organizations, everyone that was on the ground doing the work every single day. We were a great model, and other communities and other health departments looked to us for leadership.

It's really important to recognize, I think, that we saved a lot of lives, and that's definitely something I'll always be proud of—the effort that the team and the city made.

As far as where we are today, there's still a lot of work to do. The pandemic is not completely over yet.

Along with the health impacts, the pandemic has left serious challenges as it relates to the economy and safety. We have

certainly bounced back with much of the job loss that we had. Most folks are back to work, and the job market is much better than it was, but it's also left behind some challenges, particularly around folks who were already really struggling with housing insecurity and work, and we saw more folks fall into homelessness. We saw folks that were not able to recover, and that's a real challenge that we have today as we move forward.

**HM:** When it comes to addressing some of these challenges that Long Beach continues to face, I'm curious to know how you're thinking about continuing to serve the city, but as a member of Congress rather than as mayor. Are there any particular issues, or tools available, where you expect that you'll be able to help Long Beach in a way that you couldn't as mayor?

**RG:** Working at a federal level is a different opportunity to get big things done. There's an enormous opportunity to bring home significant federal resources to improve our ports, our infrastructure, our airport, to make sure communities in Long Beach and southeast LA have the resources that are necessary, particularly around focusing on environmental justice issues, cleaning the air, converting trucks to electric fleet—these are

things that only Congress has the resources to do.

I've known this as mayor: We can only do so much as a city, with our resources and budget. But we often need the federal government to step in and provide those large sums of money to be able to implement these huge projects.

But beyond the infrastructure projects or the grants, I'm also really focused on making sure that I am representing the people of our community and our district. This is a community that values progress, that uplifts everyone, that is centered on a progressive view of uplifting civil rights and voting rights and supporting the ability of women to have autonomy over themselves and making sure that we are protecting our democracy. These are things that are important to Long Beach, and these are things I plan on fighting for in Congress.

**HM:** One current example of an issue that impacts Long Beach but only Congress can intervene on is the labor deal that was just approved to avoid a rail strike. If you were in Congress now, how would you have voted on that? (Note: Hours before this interview, the Senate voted to approve the deal but rejected a resolution to provide paid sick leave to rail workers.)

**RG:** I would have voted, certainly, to ensure that we give paid sick

leave to rail workers. Long Beach is largely dependent on a successful rail program and infrastructure, obviously, coming in and out of the port—it's a huge part of our economy. It's not acceptable that large rail companies choose not to provide paid sick leave for employees. I think that I certainly will continue to advocate for workers and would have voted for the amendment in front of Congress to provide seven days of paid sick leave. I think that's the bare minimum of what we should be giving our rail workers who are working so hard every single day.

Certainly, averting a shutdown or a strike is important, but we also have to center workers and ensure that people are being treated fairly.

**HM:** Looking back to Long Beach specifically, we have a new mayor who will be succeeding you—Rex Richardson, whom you endorsed, as well as a new City Council that will be sworn in soon. What are your thoughts on the results of those elections and what they mean for Long Beach?

**RG:** First, I'm really proud of Rex being elected mayor. He's been just an excellent vice mayor for the city and a great leader and really just a great voice on issues around homelessness and building affordable housing.

Rex won with more votes than anyone in the modern history of the city. He received more votes for mayor than me, than Bob Foster or Beverly O'Neill, and certainly that has partly to do with the election dates that have changed, so now we're aligned with state elections. But that also tells me something, and it tells me when more people vote—when more folks from North Long Beach or West Long Beach or Central Long Beach are given an opportunity or encouraged to vote, they're a community who comes together and elects the first Black person to serve as mayor, and that just gives me so much pride.

**HM:** We've spoken a bit about the challenges Long Beach is facing right now. How do you feel about Rex's ability to confront those challenges?

**RG:** I think that Rex is well-prepared to take on the challenges. There's no question what our biggest challenges are. The single largest issue in front of us is our homelessness crisis. It's a crisis for the entire state of California, every big city in the state. But if anybody has the experience and drive to take this on, it's absolutely Vice Mayor Rex Richardson, and I'm confident he's going to do everything he can to solve this, with a great City Council. And they're not alone in this fight. I will represent Long Beach in Congress, and I will be there every single day, working with Mayor Richardson and with the council to make sure they have the resources they need and we're doing everything we can at the federal level to support Long Beach and the rest of the state. ■



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Our reporters dig deep to find the answer to this critical question and more in the Post's new investigative series Locked Out: Homelessness in Long Beach. You can read the whole series at [lbpost.com/investigations](https://lbpost.com/investigations).

You can support this ongoing series by contributing a tax deductible donation to our 2022 Investigative Reporting Fund in one of three ways: visit [lbpost.com/give](https://lbpost.com/give), scan the QR code or text LBPOST to 53-555.



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# Long Beach Tree Lighting Shatters Pre-Pandemic Attendance Record

*Collaborative Publicity Efforts Attracted 6,000 People*

In Mayor Robert Garcia’s words, the 8th Annual Tree Lighting was “the best one ever,” with a record-breaking 6,000 people in attendance. Thousands of Long Beach residents, family, friends and visitors gathered to witness the Mayor light the four-story, 67-foot tall artificial Christmas tree – the tallest in the Los Angeles region – and enjoy a spectacular fireworks show set off from the roof of the iconic theater.

“This was the biggest crowd we’ve ever had. We heard from many of the attendees that this is going to become an annual holiday tradition for their families,” said Steve Goodling, President & CEO of the Long Beach Convention & Visitors Bureau (CVB). “At the end of that day, that’s why we put on this free event – to bring joy to our community.” The CVB and Long Beach Convention & Entertainment Center have produced and sponsored this event since 2016.

Falling snow capped off the official ceremony, which also included performances by Long Beach Ballet, So Cal Vocale, and other local groups, leaving attendees to roam a winter

wonderland complete with train rides, Mr. and Mrs. Claus, selfie stations, food trucks and more.

The exceptional attendance – beating the pre-pandemic best of 5,000 attendees – for this “Night at the North Pole” was the result of a collective effort by six entities dedicated to the City and Downtown Long Beach area.

Leveraging its in-house media team of videographers, photographers, writers and social media experts, the CVB created original content promoting the tree lighting, posting and sharing content several times a week following Thanksgiving.

The organization shared its content with the City of Long Beach, Downtown Long Beach Alliance, Office of Mayor Robert Garcia, and Downtown-area Councilwomen Mary Zendejas and Cindy Allen for a collective day-of, final push across Instagram, Twitter and Facebook – reaching a combined audience of 437,000 accounts. Email newsletters were also sent to get the word out.

“The goal was to get the word out to as many residents and visitors as possible,” said Goodling. “We certainly achieved that – but we also proved what we can do for the good of our community when we work together to share information and share the stories of Long Beach.”

In addition to robust organic content marketing, the CVB also relied upon its broadcast news connections to attract multiple news outlets to the event, with coverage by CBS 2/KCAL 9, NBC 4, ABC 7 and FOX 11 reaching a combined audience of more than 556,500 people. If this coverage had been purchased rather than earned, it would have cost about \$207,130, according to the media analysis service, Critical Mention.

“Those news spots were a chance for people throughout the region to see the best Downtown Long Beach has to offer when we come together to celebrate: community, joy, beauty, fun, and an incredible production – all in a safe environment,” said Goodling.



Mayor Garcia waves to the crowd of 6,000 people gathered for the tree lighting.



Long Beach residents delight in falling snow.



Fireworks light up the Terrace Plaza capping the magical and festive evening.



Long Beach Ballet performs The Nutcracker, one of many live acts that evening.



All ages enjoyed countless selfie opportunities, food trucks and more.

“At the end of the day, that’s why we put on this free event – to bring joy to our community.”



The Long Beach Convention & Entertainment Center is bedecked with many holiday photo opportunities.



# Long Beach Airport to add 5 daily flights following annual noise budget review

By Brandon Richardson

Five more daily flights will be added at Long Beach Airport, for a total of 58, after it was determined noise levels were well below what is allowed under the facility’s strict noise ordinance, according to a city memo released earlier this month.

The airport currently allows 53 daily flights, 52 of which are commercial and one that flies cargo. Of those slots, 41 are permanent—and is required by the ordinance—and 12 are supplemental, the latter of which can be adjusted up or down depending on annual noise budgets.

“The addition of five supplemental flight slots demonstrates compliance by our air carriers to our noise ordinance, one of the strictest in the nation,” Airport Director Cynthia Guidry said in an email. “Because the carriers have significantly reduced late night operations, the noise budget analysis requires that we add supplemental flight slots as an encouragement for them to operate at the lowest possible noise levels.”

Fewer late-night commercial operations is a leading factor for reduced noise, according to airport spokesperson Kate Kuykendall. From Oct. 1, 2021, through Sept. 30 of this year, there were 88 late-night operations, compared to 638 during the same period in 2017-18—an 86% reduction.

JetBlue, formerly the leading carrier at the municipal airport, was notorious for late-night noise violations. The carrier departed Long Beach for good in October 2020.

Long Beach Airport’s noise ordinance was first implemented in 1981 to limit air carrier flights to 15 per day, according to the city



Brandon Richardson / Business Journal

A passenger plane comes in for a landing at Long Beach Airport.

website. Two years later, airlines challenged the ordinance, and a federal court entered a preliminary injunction making the minimum number of daily flights 18.

The city, meanwhile, convened a task force, which recommended a daily flight limit of 41. In 1986, the City Council adopted a second noise control ordinance that limited flights to 32 per day.

The federal court once again stepped in, claiming the ordinance was too restrictive. The court ultimately ordered the city to allow a minimum of 41 flights per day.

In October 1994, the city and the airlines entered into a settlement, which was approved by the court seven months later. The settlement allowed the city to enact its current noise ordinance, which limits flights and prohibits operations between 10 p.m. and 7 a.m. on penalty of fines.

The Dec. 1 city memo notes that modifications to the noise ordinance always pose a risk that the entire

ordinance could be rescinded. The city ordinance was granted an exemption from the Airport Noise and Capacity Act of 1990, which prohibits airports from restricting noise generated by flights or the number of flights to less than what they are rated.

Long Beach is rated by the Federal Aviation Administration for far more flights than it currently allows, but it was grandfathered in due to its agreed-upon ordinance.

Under the noise ordinance, daily flights must be added or removed to ensure volumes don’t exceed the annual noise budget. An analysis of the 2021-22 noise year by Mestre Greve Associates, a division of Landrum & Brown, Inc., and Harris, Miller, Miller and Hanson, showed the airport operated far below the noise budget at two remote monitoring terminals.

According to the analysis, one remote station used 54.7% of its budget, while the other used 67.6%.

During the noise year, air carriers operated an average of 42 flights per day, the city memo states. During the last quarter, carriers averaged 44 per day.

“If the average number of Air Carrier flights per day had been closer to the maximum allowed, the respective noise budgets also would have been closer to the maximum allowed,” the memo reads, “but still below the budget by a sufficient margin to allow additional flight slots beyond the 53 flight slots currently permitted.”

Landrum & Brown recommended allocating an additional six supplemental flight slots, while the peer review by HMMH recommended increasing the limit by five to seven slots. City staff ultimately moved forward with the conservative approach.

Airport staff has 30 days to inform carriers of the additional availability. Carriers must then submit a written request for slots, which will be allocated on a first-come, first-served basis.

The supplemental flight slot waiting list, in order, is: Breeze Airways, Swoop, American Airlines, Hawaiian Airlines and Southwest Airlines.

After being awarded one daily flight slot in June, Breeze, a startup founded by JetBlue co-founder David Neeleman, forfeited that slot in September due to nonuse. Swoop also has been offered slots on two separate occasions and passed.

In addition to the Breeze loss, American recently relinquished a slot. Southwest was the only carrier to request both available slots. As the leading carrier at Long Beach Airport, Southwest currently holds 40, or 75%, of the airport’s daily flights, and is likely to pick up more after the Dec. 1 announcement. ■



Thomas R. Cordova / Business Journal

A man walks past the newly opened Partake Collective at the 400 block of Elm Avenue.

## Partake Collective opens in East Village

By Jason Ruiz

The Downtown Long Beach area has several new dining options—but their signage will be hard to find, since they’re all located inside a new ghost kitchen and food hall in the city’s East Village neighborhood.

Partake Collective opened last month near Downtown, on the corner of Fifth Street and Elm Avenue, and it already has five vendors occupying its nine commercial kitchen spaces that sell meals to go, or to dine-in at its first-floor food hall.

Longtime neighborhood favorite Thai District, which has a physical location a few blocks south on Broadway and Linden Avenue, is one of the menus diners can order from. Thai District is joined by Mochi Dochi, a gourmet mochi dog and donut outfit, and Bubu Teriyaki, which offers Japanese, Korean and Hawaiian comfort food like pork Katsu bowls and beef teriyaki bulgogi sandwiches.

The Cave Prime Steak, another option at Partake, offers prime cuts like a 14-ounce New York strip and meaty sandwiches like its pulled pork melt. And MealsDotKom uses the collective’s space to sell its prepared meal packs, which can take away the stress of weekly meal prepping.

Elyse Frisch, interim chief operating officer of Partake, said the group has been selective with the kinds of food offerings that are made available from its commercial kitchens to help ensure a diverse menu of options for customers.

Frisch said that Partake has leased another of its nine commercial kitchen spaces to a Mexican vegan concept from Los Angeles, which does not yet have an opening date.

Unlike typical ghost kitchens, Frisch said Partake is trying to inject a social aspect into the space rather than just provide a site for aspiring restaurateurs to launch their businesses.

“We wanted people to be able to order, sit down and be part of the

community,” she said.

The dining process is unique because it involves no interaction with the business’s staff. Customers can order online or at a row of tablets situated in the first floor’s retail space, where snacks and drinks can also be purchased.

You can place an order with any of the five current tenants, and when your order is ready, you’ll be notified by a screen near the dining hall that alerts you to what locker your food is in.

Frisch said that there are plans for beer and wine to be sold for on-site consumption, but the application for that permit is still being reviewed.

In addition to the nine commercial kitchen spaces, the Partake Collective also offers communal kitchen space, which can be particularly helpful for people like home chefs or farmers market vendors that are looking to expand their businesses without committing to leasing out an entire storefront. For those communal kitchen spaces, rates are hourly.

The commercial kitchen spaces, meanwhile, are intended for longer-term tenants, where leases can last for months or a year.

The Partake Collective, for example, has allowed Bubu Teriyaki, a small operator that started out as a food truck in Wilmington, to broaden its reach in the region without having to secure a brick-and-mortar location in Long Beach. It also allows The Cave, which primarily works private catering events, to expand its services and provide food to people in the neighborhood on their lunch breaks.

The rates can run from as little as \$200 for four hours in a communal kitchen to about \$7,500 a month for the largest commercial kitchen, but the costs are altogether lower than what a typical restaurant build-out and lease could run.

Operators must have a business license, county health permit and insurance coverage to operate in the space. Tenants in the commercial



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# Passenger traffic at Long Beach Airport remains below pre-pandemic levels

By Brandon Richardson

Pre-pandemic passenger volumes are just over the horizon at Long Beach Airport, according to recently released October data that shows the facility down 3.4% compared to the same month in 2019.

Throughout October, the small municipal airport served 294,841 arriving and departing travelers, compared to 305,102 passengers during October 2019. While still trailing pre-pandemic traffic

numbers, the figure marks sizable increases of 409% and 34% over 2020 and 2021, respectively.

“We continue to see strong demand for the easygoing and convenient experience we offer at LGB,” airport Director Cynthia Guidry said in a statement.

In September, the airport came within 2.5% of pre-pandemic levels, its closest point since the industry came to a screeching halt in April 2020.

Prior to Thanksgiving week, airport officials projected heightened holiday travel would

see aircraft average more than 80% occupancy, with some plans as high as 97% full. Data is still being compiled for holiday travel and November as a whole, according to airport spokesperson Kate Kuykendall, but traffic appears to be as high as expected.

Kuykendall said it’s too early to tell whether or not the holiday boost was enough to push November passenger volumes to pre-pandemic levels.

At the national level, air travel in October was 5.5% below the same period in 2019, according to

data from the U.S. Transportation Security Administration—just over 68 million travelers, compared to nearly 72 million three years ago.

Back in Long Beach, air cargo movement remains far below pre-pandemic levels, data shows, a trend that is not likely to reverse since FedEx vacated its daily flight slot, leaving UPS as the only air cargo carrier at the airport. During October, 1,148 tons of cargo moved through the airport, down 16.5% from the year before and 35.5% from 2019. ■



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We are excited to announce for the sixth consecutive year, Long Beach has received the prestigious Stella Award. Our Convention Center and CVB just won the top prize competing against the entire western region with major cities such as Las Vegas, Honolulu, Portland, San Francisco, San Diego and Los Angeles.

We thank our amazing partners: hotels, venues and city staff, for their dedication to providing award-winning hospitality. Day after day, year after year, they help make Long Beach and each visitor's stay a success on every level. Congratulations to the team!

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COLUMNIST: TIM GROBATY

# ZIPping through Long Beach: 90805 and 90806

*In our last edition, we kicked off an ongoing series looking at real estate in Long Beach’s different ZIP codes with a peek into the 90802, 90803 and 90804 areas. Today, we’ll continue the tour with 90805 and 90806.*

**90805**  
The 90805 ZIP code taking in North Long Beach, aka Northtown, J-Town or the Northside, is the last frontier for new home buyers in this city, with houses generally priced at least \$100,000 lower than in most of the other ZIP code areas in Long Beach.  
While homes in the area tend to be less

expensive than its neighbors in the southern and eastern parts of town, the prices have been increasing in value at a similar rate, just lagging behind in the high end.  
The median house price in the 90805, according to Realtor.com, is about \$650,000.  
Our first home, at 5470 Cerritos Ave. in the Lindbergh neighborhood, is best described

as purple. It’s more purple than it is large, with two bedrooms and one bath taking up 982 square feet. The fact that it’s been on the market for more than two months might tell you something about homebuyers’ feelings about purple houses. And there’s little escape from the hue once inside, as one of the bedrooms is painted a relentless shade of purple.  
Still, if you can get past that—and, remember, painting is a viable option—it’s a nice little house for a couple or small family. A dog, too, will have a blast in the fairly large backyard with lots of grass, broken up by a brick patio.  
The house has some recent upgrades, including a newer roof and windows. Just off the kitchen is a dining nook, which would be described as a breakfast nook if the house included a dining room.  
It’s listed by Liliana Ramirez at \$617,000.  
Next on the color spectrum, we have a blue house at 340 E. Harding St. It’s a great location if you like recreation. This three-bedroom, one-bath home is just two houses from DeForest Park and the LA River, and only a couple of blocks from Houghton Park and its frequent neighborhood and citywide events. You’ll be able to hear the Uptown Jazz fest from your large backyard that’s perfect for entertaining with a patio and large grassy area.  
The curb appeal is excellent, showing off

the home’s front porch that leads right into a handsome living room with oak hardwood floors.  
The kitchen is ample-sized with lots of cabinets for storage.  
The home has a rear detached two-car garage. The house is listed by Sindy Verdugo at \$664,500.  
As you move to the eastern part of the 90805 close to the border of Lakewood, the homes get a little nicer, a little bigger, a little pricier.  
A home at 3800 Poppy St. is a quick stroll from the Lakewood city limits, and it’s big enough for a family, with three bedrooms and two baths and over 1,786 square feet on a quiet street.  
The upgraded living room features a custom travertine fireplace and French doors leading to the family room, which also has a fireplace, then to the formal dining room and on into the kitchen with more labor-saving features: self-closing cabinets and drawers. Your working days are over with this place.  
The home is listed by Stacy Schultz at a rather robust \$800,000. Pretty pricey for Northtown, but, then, it’s close to an In-N-Out.

**90806**  
The 90806 ZIP code has, for years, been attractive for first-time home buyers for what have historically been fairly reasonably priced homes, as well as for its neighborliness and for

its suburban feel—even though it’s not far from the hum of the city.  
Today, the homes have, like everywhere in Long Beach and the rest of the state, become farther out of reach for entry-level buyers, with the median home listing prices topping \$730,000.  
Our first home, at just pocket change shy of a million dollars, is a four-bed, two-bath, two-story home at 3307 Daisy Ave.  
It’s definitely a family-size home, with two bedrooms and a bath on each floor and 2,308 square feet of living space.  
The kitchen has been upgraded with granite countertops and stainless steel appliances. The large family room can handle a gathering of extended family members and friends, and the backyard pool and water slide will keep the kids busy all day long.  
It might not be your first choice if you have a million-dollar budget for your home, but, again—a water slide.  
Moving down a couple hundred thousand dollars is another four-bedroom, two-bath house at 2410 San Francisco Ave., the westernmost street in the ZIP code area, giving you easy access to the Wrigley Green Belt and the LA River bike trail.  
At 1,437 square feet, the pleasant-looking home is a bit more compact than the house on Daisy, and on paper, anyway, it seems cozier

with a spacious family room with fireplace leading to a dining room.  
Fully remodeled, the house has a large covered patio with a ceiling fan out back and a mature mango tree in the front yard. The bathrooms are finished with subway tile, and the front of the property is surrounded by a white picket fence. It’s a picture of the American dream.  
The property is offered by Shannon Paul at \$799,000.  
“Endless possibilities” is the red-flag-raising phrase used to describe our third home at 821 E. Sunrise Blvd. “Needs upgrades” is just one of the endless possibilities for this 1925 three-bedroom, one-bath house in the Sunrise Boulevard Historic District.  
It’s difficult to know where to begin other than just running around picking things up and doing a lot of scrubbing. If you’re into a more country-rustic lifestyle, you might not need to do much more than that. Though the house itself is fair-sized at about 1,200 square feet, the lot is a largeish 7,061 square feet that will allow you to do ranching or farming or other agricultural hobbies out back while relaxing in a cavernous covered patio/barn.  
The 1925 house is listed by Richard Rodriguez at \$585,000. Is it a fair price? So far, there’ve been no takers, with the place on the market for nearly 500 days. ■



Stephen Carr / Business Journal

The Uptown Jazz Festival, held at Houghton Park, is a popular annual event in North Long Beach.



Listing photo

A home for fans of Prince, eggplant or the Minnesota Vikings on Cerritos Avenue. The home is listed at \$617,000.



Listing photo

This home at 340 E. Harding St. is close to North Long Beach’s major parks.



Listing photo

This large home on Poppy Street near the Lakewood border is listed at \$800,000.



Courtesy of Redfn

This home on Daisy Avenue in the 90806 is priced at nearly \$1 million.



Courtesy of Redfn

A home on San Francisco Avenue has four bedrooms and two baths. It’s listed at \$800,000.



Courtesy of Redfn

A home in the Sunrise Boulevard Historic District needs some work, listed at \$585,000.





The Pacific Ballroom combines its collection of furniture and decor with a flexible ceiling of programmable lights to create experiential events.

“They have everything right there, so you don’t have to buy anything else,” Steen said. “They already have everything you need to create a unique space. We’d have to go out and contract for all of that at other locations. All of it is really what makes Long Beach stand out, because they have a real philosophy when it comes to meetings, unlike anywhere else. You know, in Long Beach, they get it.”

– Scott Steen, Executive Director of the American Physiological Society.



The Pacific Ballroom can transform to host concerts, formal galas, sporting events and so much more.

# Pacific Ballroom Generates \$406 Million Economic Impact Over 10 Years

## *\$10 Million Investment Creates Sophisticated Economic Engine*

A decade ago, the City of Long Beach invested \$10 million to transform the iconic Long Beach Arena – once host to the likes of Elvis, Led Zeppelin and the NCAA basketball tournament – into a chic special event space. The investment helped attract extra conventions to the City of Long Beach and provide nonprofits with the opportunity to utilize unique venues to raise money for their causes.

The investment created the Pacific Ballroom, which has since generated more than \$406 million in new business because of the special nature of this unique meeting space – and the cost savings it offers convention and event planners. Kleinhenz & Associates, a Long Beach-based economics firm, generated the impact analysis.

“It helped reinvigorate our Convention Center, it brought a new energy and enthusiasm,

something people can feel and something they want to be a part of,” said Steve Goodling, President & CEO of the Long Beach Convention & Visitors Bureau. “Ten years ago, we needed to change because conventions were changing – and we needed to grow our space in order to compete with larger venues. It’s not just meetings and workshops anymore, people are now looking for engagement and, let’s be honest, fun. They want to share a selfie with the world of this really cool place they’re at.”

The Pacific Ballroom went on to inspire other such cool special event venues like The Cove and the revamped Terrace Plaza, which just hosted 6,000 people for the 8th Annual Long Beach Tree Lighting.

It has created, on average, 460 jobs a year, according to the report. Before the Arena

was transformed, Goodling said it had an 18% occupancy rate. Now that rate hovers at 80% annually. All of that has helped to raise \$31 million in state and local tax revenue, while another \$33.7 million has been paid in federal taxes.

The Ballroom is utilized by more than 30% of conventions that come to Long Beach, and its creation was initially inspired when the Long Beach Convention & Entertainment Center hosted a TED Conference a decade ago. The event required a feeling of intimacy even though it played host to thousands, an issue that was handled with the use of modern furniture, dramatic lighting, fabric and accessories, creating what Goodling called, “a New York City loft party.”

The ultimate renovation would include electronically operated curtains that descend to conceal upper seating, a sophisticated steel-tension grid that supports LED and stage lighting as well as exceptional sound systems and signature, color-changing globes.

“Most convention centers are big gray boxes,” said Scott Steen, executive director of the American Physiological Society. “Long Beach creates these spaces that not only welcome you but are where you want to stay. There’s great art on the walls, great lighting, soft seating, everything to facilitate human connection.”

That transformation has not only proved attractive, but cost-effective to event planners, since the Convention Center’s wide supply of fixtures and furnishings as well as its extensive array of available lighting, sound system, etc. are available at no further costs.

“They have everything right there, so you don’t have to buy anything else,” Steen said. “They already have everything you need to create a unique space. We’d have to go out and contract for all of that at other locations. All of it is really what makes Long Beach stand out, because they have a real philosophy when it comes to meetings, unlike anywhere else. You know, in Long Beach, they get it.”



Throughout the campus and the Pacific Ballroom Gallery are vibrant and creative murals by internationally renowned artists that transform the spaces and invite engagement.



# City Council, not community groups, could approve permanent parklets under revised rules



Brandon Richardson / Business Journal

The city is reviewing an application to make the large parklet outside Legends sports bar on Second Street permanent.

By Jason Ruiz

Long Beach could soon change its rules governing permanent parklets to give the final say to the City Council if a proposed installation meets with community resistance. The changes are coming after the council voted last week to revise a 2018 ordinance that, as written, put the onus of approving or denying permanent parklets—which are often used for outdoor dining at local restaurants—on neighborhood groups. Under the current ordinance, businesses seeking to install parklets must get approval from “community groups,” but because that approval

process is ill-defined, it essentially gives veto power to groups like neighborhood associations, according to Councilmember Suzie Price, who proposed changing the rules. “I believe it leaves a big flaw because that wasn’t the intention,” Price said. Council members and some members of the public said the current process has caused confusion about who qualifies as a “community group” because the process isn’t clearly defined in the ordinance. “I love pugs. Say I get 10 of my friends with pugs, now we’re a community group? How do they get to decide anything?” said Kurt Schneider, president of the Belmont

Shore Business Association. Other speakers though, argued the approval process should remain with residents instead of ultimately ending up in front of the City Council. Julie Dean, president of the Belmont Shore Residents Association, one of the groups that could block a parklet under the current ordinance, pointed to a petition with 530 signatures during her public comment calling for the council to vote against changing the rules.

“They all oppose permanent parklets in our neighborhood. They signed because the issue matters deeply to all of us and our quality of life,” Dean said. “How many residents is enough to hear and heed their concerns?” Belmont Shore residents have been among the loudest opponents of parklets in recent months, saying that the installations that allow restaurants to extend their footprint into the street have created traffic and safety issues, taken away valuable parking spaces and led to quality-of-life issues for residents who live near parklets on Second Street.

There are currently over a dozen permanent parklets in the application process in the Belmont Shore area and a total of 30 across the entire city. The permanent installations have to meet a higher standard of design and safety than the temporary parklets the city allowed during the pandemic to prop up restaurants by allowing them more outdoor dining. At the height of their use, there were over 120 such parklets.

Under the ordinance changes Price proposed, community input would still be weighed when a

business applies for a permanent parklet, but it would be one of the factors considered by the city, not the factor that determines if an application can move forward. Because some are in the Coastal Zone, which is subject to additional regulations set by the California Coastal Commission, they would also require a local coastal permit, a process that the city would administer but would provide another platform for public input. Not all businesses will be eligible for a permanent installation, and the ones that are must be pre-approved by the city to ensure they’re not blocking public utilities or causing other safety hazards.

While the proposed language has not been drafted, Vanessa Ibarra, a deputy city attorney, said that it could include a noticing requirement to the public so they can have an opportunity to weigh in on the application. The Public Works Department would then make a recommendation to approve or deny the application with those receiving community pushback going to the City Council for final approval.

A revised ordinance is expected to return to the City Council in mid-January. Multiple meetings will be canceled in the coming weeks because of the holidays, and the annual state of the city, generally held in early January, could push the vote to Jan. 17.

Businesses that have already applied for a permanent parklet will be able to keep their temporary structures through the end of January after the council’s vote last week. ■

# Work is underway to revitalize Lincoln Park with classes, events

*As the pandemic highlighted just how necessary it is to have a vibrant Downtown park, a group of organizations is hoping to push ongoing renewal efforts even further.*

By Tess Kazenoff

From providing space for Bollywood dance classes and dog obedience training to movement and flow yoga, Lincoln Park—Long Beach’s oldest park—has seen some much-needed revitalization over the past few months, thanks to a collaboration among several agencies, including Studio One Eleven, the Department of Parks, Recreation and Marine, the Long Beach Community Foundation, the Downtown Long Beach Alliance and the Billie Jean King Main Library. For years, Lincoln Park left “a lot to be desired,” said Marcelle Epley, CEO of the Long Beach Community Foundation. “It didn’t make the best front porch for the library or the Downtown.” Lincoln Park—which first opened as Pacific Park in 1888—closed in

2016 due to construction efforts around the old City Hall building, and the closure continued through the construction of the new Civic Center. The park officially reopened this past February with several new amenities, including an outdoor gym, a basketball half-court, a skate park, a playground and a dog park. Now, as the pandemic highlighted just how necessary it is to have a vibrant Downtown park, the groups behind the effort say they hope to push the ongoing revitalization efforts even further. “During COVID, we were really finding how important our outdoor spaces and parks have proven to be for people who need to get fresh air, and they do happen to meet their neighbors in the parks,” said Brent Dennis, the director of the city’s Parks, Recreation and Marine Department. “That’s a really strong trait for a community to be resilient. ... There’s nothing better than to know your neighbors.” The \$19.5 million park facility was funded through a public-private partnership with supplemental funding from the Port of Long Beach and a Los Angeles County Measure A grant. “There was a strong desire for having something different,” said Nancy Villaseñor, the city’s manager of park planning and partnerships. “That’s where the idea of having continuous activation to make sure that people were having positive experiences in the park (came from), for people here living in Long Beach as



Brandon Richardson / Business Journal

Daniel Gomez, 26, skates at Lincoln Park after getting off work in Downtown.

well as people that can visit our city.” While the new amenities were a welcome upgrade, Studio One Eleven’s marketing director Sinead Finnerty-Pyne and senior urban designer Isha Patel found that the space was still missing a sense of community and an opportunity for daily activities. Through \$322,000 in funds from a Knight Foundation grant managed by the Long Beach Community Foundation, which was distributed to three organizations including Studio One Eleven, Finnerty-Pyne

and Patel began to examine the park’s history, in order to determine the park’s future. For some Long Beach residents, Lincoln Park has become associated with an uptick in crime and homelessness—the park was even vandalized within days of its grand reopening in February. But Finnerty-Pyne and Patel were undeterred by the challenges. “How do you take some of the great history of the park and bring it into this day and age, knowing that

Continued on page 20

# How 2 new Long Beach commissions will be implemented

By Jason Ruiz

Two ballot measures that Long Beach voters approved in the Nov. 8 elections are slated to overhaul a pair of city commissions—the Board of Water Commissioners will be retooled to oversee all public utilities, while a new Police Oversight Commission will replace the Citizens Police Complaint Commission. But it could take some time for both revamps to be completed. The first comes as a result of the approval of Measure BB. In addition to allowing for a public utility commission that will oversee the management of water, sewer and gas services in the city, the ballot measure will also merge the city’s water and gas departments.

Combining the utilities under one commission and one department was promoted by city officials as a way to make their operations more efficient. It’s unclear what the new department will be called, but Lauren Howland, a spokesperson for the Water Department, said it’s likely to be something simple, like “Long Beach Utilities” rather than the formal title spelled out in the charter amendment, which was the Public Utilities Department. The current Board of Water Commissioners, meanwhile, will be renamed the Public Utilities Commission and will oversee the new Public Utilities Department, also created through the ballot measure. Existing commissioners will be allowed to remain in place for the

remainder of their existing terms. When those terms are up, the mayor and City Council will appoint and approve replacements, like they do for other city commissions. The five members of the new utilities commission can serve up to two five-year terms, similar to the term limits for the current water commissioners. Time served by current members of the Board of Water Commissioners will still be counted when determining term limits even after the new commission is created. Howland said the first official meeting of the Public Utilities Commission is expected to be held sometime in January. The new Police Oversight Commission, for its part, is the result of Measure E.

This commission will take a little bit longer to be implemented. City officials estimate it could take upward of 12 months to hire a new director and staff for the commission, appoint new commissioners and negotiate with the police and city employee unions on how the new commission will affect employees. The new seven-member commission will replace the 11-person Citizens Police Complaint Commission. City Manager Tom Modica said existing commissioners will be allowed to continue work on complaints submitted by the end of 2022, but they will be replaced by new appointees once the seven-person commission is established. The overhaul, though, will also have a significant impact on

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# Gold’s Gym opens temporary Downtown location during Pike Outlets buildout



A gym member walks back into the temporary Gold’s Gym location at Fifth Street and The Promenade North in Downtown.

By Brandon Richardson

Gold’s Gym has opened a temporary location at Fifth Street and Long Beach Boulevard to serve its Downtown customers as its location on Pine

Avenue was forced to shutter earlier than expected, and its upcoming Pike Outlets site is under construction.

Gold’s Gym SoCal Group announced earlier this year that after 35 years, the location at Fourth Street and Pine Avenue would be

closing, with the company opening a larger, more upscale location up the street at the Pike. The Pine location was to remain open until the new one was ready in the summer of 2023, but the firm had to move out earlier than expected.

An undisclosed tenant approached the Pine Avenue landlord, offering to pay a higher rent for the 35,000-square-foot space, according to Cyndi Colonna, director of events and community outreach for the SoCal Group. Rather than trying to match the rent offer, the company penned a deal with the owners of the Mosaic retail center (formerly City Place) for a short-term lease at the old Chuck E. Cheese location, which shuttered early in the pandemic.

Downtown was without a Gold’s location for about two weeks during the transition, Colonna said, noting that members got the month of December for free. The temporary location has all new equipment but lacks a proper locker room and other such amenities, she said.

“It’s a decent space,” Colonna said. “It would be perfectly fine for a small

mom-and-pop team, but that’s not our intention.”

Colonna said the intention was also to shut down the outdated Pine location, ever since the company acquired it from a franchise owner in 2018. Working out the deal at the Pike took longer than expected, she said.

The new 30,000-square-foot gym will be located adjacent to the Nike Factory Store—directly across Bay street from the Hyatt Centric hotel and Shoreline Drive from the Aquarium of the Pacific parking structure. The space has been vacant for years, according to Downtown Long Beach Alliance CEO Austin Metoyer, who said he could not recall the space ever having a tenant.

The company is already doing early membership signups for the new gym at a reduced rate, Colonna said. Once the new space opens next year, prices will increase to reflect the upgrades.

“It’s definitely going to be a completely different experience from what our Long Beach members are used to,” Colonna said. “We’re happy to be bringing something brand new and much, much better to the Long Beach community.” ■

## Partake Collective

Continued from page 11

kitchen sites must provide their own appliances—though having gas, plumbing and the other structural components of the kitchen ready to go still cuts out the costs of expensive build-outs and shave off the time it takes to get permitted by the city.

The communal kitchen spaces are already built out with appliances.

“You really only need to show up with your ingredients,” Frisch said.

While selling and eating food is

one of the focuses of the three-story collective, there is more that the space officers. Also located on its first floor is a test kitchen and private dining room, both of which can be rented out for special events.

Locali Seasoned, a Long Beach-based business that offers cooking classes, is expected to use the space soon, Frisch said.

The collective’s communal kitchen, which will provide preparation space for multiple clients at a time, is expected to open in mid-January. The collective is also hoping to open a second location in Glassell Park, which could be completed by 2024. ■



A pedestrian walks past the newly opened Partake Collective at the 400 block of Elm Avenue.

## Commissions

Continued from page 18

how the commission administrators police oversight.

The CPCC, which had been criticized for decades for not delivering results, used a commission-led model, in which commissioners worked with independent investigators who looked into complaints parallel to the Long Beach Police Department’s internal affairs investigations.

CPCC commissioners would meet in closed session to determine if an officer’s actions were out of policy or violated some other rule and send their findings to the city manager’s office, which had the ultimate authority to discipline officers.

The new commission will not review individual cases and will not have its own independent investigators. Instead, complaints will need to be submitted to the Police Department, and its internal affairs division will perform the investigations into officer conduct. The commission’s new director will be able to audit investigations.

A city-hired consultant said this model could be beneficial because the director would be able to access files that the CPCC never had access

to, and the director could be present at critical incidents and have the ability, with the city manager’s consent, to investigate major use-of-force incidents involving death or great bodily injury.

The director would also have the ability to investigate complaints against the police chief and command staff. The city manager’s office will still have the final authority on any officer discipline.

The director, though, will issue annual reports, and the commissioners will serve in an advisory role to the director, providing feedback and recommending areas of focus based on community input.

The new director and additional staff is expected to cost the city about \$900,000 per year, or about \$300,000 more than it was spending on the CPCC staff. The City Council voted at its Dec. 6 meeting to approve a prorated portion of the new director’s salary so the city can start recruiting and hiring one.

The \$191,336 total that the City Council approved will be taken from the pool of money that the city had set aside for enforcing the \$25 per hour health care worker minimum wage ordinance, which has now been put on hold until 2024 after a referendum on the pay increase qualified for the ballot last month. ■

## Lincoln Park

Continued from page 19

the park has some challenges in the past?” said Finnerty-Pyne.

The park clearly has great potential, Finnerty-Pyne said. After all, for most of its history—from the early 1900s onward—the area was a very active space.

But work on the new master plan, which involved the demolition of the old City Hall and a rebuild of the Main Library, led to other changes. New fencing changed the park and library’s orientation, making the area more hidden from view and less desirable, she said. Although the library, now known as the Billie Jean King Main Library, opened in September 2019, the site of the park and old city hall remained fenced off as economic issues, some which were exacerbated by the pandemic, slowed completion of the new Civic Center.

“Long Beach has so many great cultural activities and events ... but in terms of the Downtown area, it felt like the kind of energy was beginning to dissipate,” Finnerty-Pyne said. “This is a way to kind of bring it back and make it feel like a very central location right in the heart of Downtown.”

With a focus on building momentum in the space, Finnerty-Pyne and Patel began to introduce events and daily classes. Over the past few months,

they’ve continued to grow.

Charlie DiBono, for example, has taught dog obedience classes in Lincoln Park since the end of August. During the first month, it was just DiBono and one person attending.

“Now we’ve got this huge class that’s, like, a regular eight people every single time I have a class, which is three days a week,” DiBono said. “And then from there, it’s like three or four extra people every class that just kind of come in as they want, and it’s been amazing.”

While word of mouth has largely contributed to the organic growth of DiBono’s classes, as well as Lincoln Park’s other regular classes, Lincoln Park now has its own website and Instagram page to keep people informed, said Patel, who hopes to begin connecting more with local businesses as well.

Inclusion is at the forefront of Lincoln Park’s programming, and this includes the city’s unhouseed population, who do have a presence in the park, which is a fully public space, Patel said.

Safety is also key. Through partnerships with the DLBA and its safety ambassador team, as well as with the Public Works and the Parks, Recreation, and Marine departments, conversations regarding improving the sense of safety while remaining welcoming to all are ongoing, Finnerty-Pyne said.

Currently, there are still some parts of the day without regular programming to keep the park

active, particularly in the morning. But the DLBA plans to increase its security presence in the area.

“We’re having conversations together, collectively, and we have a community that’s dealing with those issues as well, so I think initially it was like, ‘How do we all work together in a successful way?’” Finnerty-Pyne said. “And I think I think we’re getting there.”

While the Lincoln Park activation is meant to draw locals out, it has the potential to also serve as a space for events such as concerts and film festivals, making Long Beach a destination for tourists, Finnerty-Pyne said.

For the Community Foundation, which reached out to groups including Studio One Eleven to get involved with the project, it was important to involve creative partners who could serve as allies in bringing people to Lincoln Park, Epley said.

“In all my 25 years working in and around Downtown Long Beach, I’ve never seen a group work more collaboratively, creatively and seriously to prioritize making Lincoln Park the best it could be—not only now but also thinking about what Lincoln Park can be in the future,” Epley said.

With inspiration from Bryant Park in New York City, along with other cities such as Chicago and San Francisco, Finnerty-Pyne and Patel have set out to transform Lincoln Park into a true community hub—with hopes of ensuring the park’s long-term

success and building sustainability, while serving as a model for other city parks and urban spaces to follow.

Part of the effort includes rekindling the Friends of Lincoln Park group, which was active prior to the Civic Center construction and consisted of local residents and business owners. The group is now dormant, but Epley said work is underway to get prior members involved with Lincoln Park once more.

“We’re in the process of reaching out to those individuals that tried to activate the previous Lincoln Park,” she said.

For anyone interested in joining a new iteration of Friends of Lincoln Park, Epley encourages them to reach out to City Fabrick, a nonprofit involved in the efforts. The Friends of Lincoln Park group would ideally continue working with city partners while fundraising and maintaining the area, ensuring that it remains activated, Epley said.

While all the current groups “have a vested and continual interest, (and) the effort won’t go away completely,” Epley said, the current program will likely continue into the next year, and from that point, the Friends of Lincoln Park group would step in, Epley said.

“It’s become a little community,” Finnerty-Pyne said. “Friendships have been made. People are connecting, and that’s the whole point, to bring people together and create synergy.”

Follow Lincoln Park on Instagram for updates on upcoming classes and events. ■



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# Long Beach Airport adds to list of terminal improvements, costs increase by \$12M

By Jason Ruiz

Long Beach Airport is expanding the scope of the improvements it's making to its facilities, with plans to add a 30-foot-wide video board, upgraded restrooms and new infrastructure to allow skycaps to perform curbside check-in.

Additional improvements to the airport will include customized bench seating in the airport's plaza and the installation of terrazzo flooring to match the flooring of the new ticketing lobby that opened in April.

The new anticipated cost of the Phase II Terminal Area Improvements project is \$104 million, according to city documents.

The City Council approved a \$12 million increase to the project contract last week, but most of that funding will go toward increased costs from pandemic-induced postponements and inflation.

"The efficiencies of having [construction crews] do multiple

things at once weren't there, and when you draw it out, it gets more expensive," said Kate Kuykendall, the airport's spokesperson.

The Phase II project was approved in 2018, but before much of the work could begin, the COVID-19 pandemic cut into the project's budget by dramatically reducing passenger activity, which is a major source of revenue for the airport.

The project has been buoyed by bonds issued by the airport, grants from the federal government and a rebound in passenger traffic.

Kuykendall said that the new video board being installed at the baggage claim would provide visuals to enhance the passenger experience while people wait in line for their luggage, and it could be used for the airport's art programs.

The improvements to the historic terminal building's bathrooms will help alleviate some of the issues the airport has been seeing with old pipes that need to be replaced, Kuykendall said.

Rental car services are being



Brandon Richardson / Business Journal

Two workers head back into the construction zone for the new baggage claim area at Long Beach Airport.

transferred into the old terminal building, which is undergoing a historic preservation process, and some fees paid by rental car companies will go toward paying for the fixes, as will fees paid by passengers who fly out of the airport and bonds that the airport issued for the airport earlier this year.

The new ticketing lobby and baggage screening area completed under the project are already open to the public, and the remaining parts of the improvement project

are expected to be completed by the spring of 2024.

After the new baggage area is completed, the airport plans to demolish the old area and build new pre-security restrooms, baggage service offices and concessions.


In 2023, the airport plans to put out a request-for-proposals for a new vendor to take over the old Legends of Aviation restaurant that was on the second floor of the historic terminal building but closed in 2014. ■

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# MERRY CHRISTMAS



When they saw the star,  
they were overjoyed.

-Matthew 2:10



Member FDIC



# Thanks for Your Support

Thank you, Mayor Garcia, for your many years of support of the Port of Long Beach as we have built a landmark new bridge and the most advanced cargo terminal in the Western Hemisphere, seen record cargo growth and faced and overcome unprecedented challenges. We look forward to your leadership as you enter this new phase of your career and wish you the best in the years ahead.



Port of  
**LONG BEACH**  
THE PORT OF CHOICE

