In this Issue: Real Estate

Precarious economy will continue to impact real estate market this year

By Tess Kazenoff

After a year of rising inflation and interest rates, the impacts are being felt throughout the Long Beach and Southern California real estate markets.

The Federal Reserve increased interest rates a notable seven times throughout 2022, significantly cooling the real estate market after two years of target rates in the 0% to 1% range.

Coalition challenges 226-unit project along LA River

By Jason Ruiz

A community group is suing to block the construction of a 226-unit housing development along the Los Angeles River that was approved by the City Council in November, claiming that the project's environmental review omitted important factors that should have been publicly disclosed.

The suit claims that the report also didn't analyze the potential for future floods along the river, consistency with existing equestrian plans and the loss of future park space if the project moves forward.

Long Beach pursues a new approach to affordable housing

By Tess Kazenoff

As affordable housing becomes more and more scarce across the state, a growing movement of community land trusts could be a piece of the solution, and through a new initiative spearheaded by Long Beach Residents Empowered, or LiBRE, a tenants advocacy organization, Long Beach could be seeing its first community land trust in the coming years.

In January 2021, LiBRE established a formation group to lay the groundwork for a local land trust, and in July 2022, this effort, now known as the Housing for All Long Beach Community Land Trust, filed its articles of incorporation.

While community land trusts can take many forms, ranging from green space to commercial development, what Long Beach would likely adapt would be a tenants model, where Housing for All Long Beach Community Land Trust would tentatively purchase an existing apartment or mixed-use building, and lease out its units, while maintaining ownership of the land itself.

As a flexible model that functions as its own nonprofit, community land trusts are intended to ensure affordability and stability for lower-income and marginalized communities.

In recent years, community land trusts have become an increasingly popular initiative, as housing and displacement pressures have spread to historically affordable parts of the state, including Long Beach, the Central Valley and the Inland Empire, said Leo Goldberg, co-director of the California Community Land Trust Network, an organization that supports community land trusts throughout the state.

Particularly since the pandemic, the depths of the affordability crisis and subsequent homelessness crisis have been illuminated even more, said Goldberg.

“A lot of people are looking for innovative solutions, not just status quo programs,” Goldberg said.

Community land trusts have even gotten the attention of Long Beach, with the city pursuing a new approach to affordable housing.

Continued on page 4

Continued on page 8
1st phase of new 432-unit East Village apartment community slated to open Feb. 1

A 24-story, 190-unit high-rise of one-, two- and three-bedroom units will open next month.

By Tess Kazenoff

After about three years of construction, a new 432-unit apartment community is coming to Long Beach’s East Village.

Split into two phases, the first phase—a 24-story, 190-unit high-rise of one-, two- and three-bedroom units—is slated to open Feb. 1, while a mid-rise building comprising studios, one- and two-bedroom units is scheduled to open in May or June, said Omni Group property manager Joey Bommarito.

The development, formerly known as Broadoak Block, was initially proposed to the city by a developer partnership between Rabkovich Properties, Urbana and The Owl Company, although it has since been taken over by the Omni Group.

Apart from its housing units, Omni East Village also consists of 12 commercial spots which have yet to be filled, although Bommarito hopes for a grocery store such as Whole Foods or Trader Joe’s and a coffee shop.

Part of the historic facade of the lot’s former occupant, Acres of Bonnie—an independent bookshop that initially opened in Long Beach in the 1930s and closed in 2008—has been preserved, according to Bommarito.

“Although most spots were unavailable regarding what exactly has been preserved and what the future space could entail, Bommarito hopes that the area will be repurposed into a food court. While housing specifically for Cal State Long Beach students was part of the initial plans for the site, this element is no longer included, Bommarito said.

However, there are expected to be 32 units that will be fully furnished and meant for short-term stays of at least 30 days.

Overall, 14 units will be available, with seven affordable units in each of the two buildings.

Market-rate prices will begin at $1,985 and can go up to $3,730 for a one-bedroom, Bommarito said.

All units include an air-conditioning, a large washer/dryer, 24-hour guest services and high-speed wireless internet, among other features.

On-site parking will be available for a separate charge.

The amenities of Omni East Village are "the best in Long Beach," Bommarito said, and include a basketball court, a full-size swimming pool and jacuzzi, a sauna and steam room, a dog washing station, a dog park and a courtyard divided between two buildings that will also be publicly accessible for any pedestrians visiting future businesses.

Additionally, Omni is in the process of establishing relationships with local businesses that can offer incentives to residents. Participating businesses currently include The Long Beach Brewing Company, Recreational Coffee, Thai District, Subway, Bella Bar and more.

"We’re looking forward to opening and getting our future residents moved in and feeling a sense of community . . . where we’re one big family," Bommarito said.
A different look at affordable housing

A key distinction between community land trusts and other affordable housing models is the guarantee of remaining affordable for low-income renters, homeowners, and small businesses.

While most publicly-owned land trusts are generally only funded to remain affordable for a minimum of 30 years after construction, community land trust projects will never go on sale to the highest bidder, instead becoming a community asset for the long term.

A 99-year ground lease, the most common type, allows the land to appreciate and resell prices, housing costs are continuously monitored by the stewardship organization to ensure that the land is never lost from the community.

Affordable Housing

The California Endowment has supported community land trusts in a variety of ways, including open CLTs, pilot program secured eight multifamily housing in areas with development.

Advocates at LiBRE became involved after they were approached by The California Endowment and Southern California Association of Governments to identify needs and potential benefits for Long Beach communities facing housing insecurity.

In November 2020, the program expanded to secure unsubsidized affordable housing in California.

The future of community land trusts

But throughout California, there is heavy reliance on bank loans and local and federal government subsidies for capital funding that’s needed to acquire, develop and invest in housing.

For many community land trusts, finding the acquisition of land or other resources to be one of the largest challenges.

In 2020, 43% of Long Beach residents reported being at risk of foreclosure, and 40% of residents reported that they get to participate, because no one asks them before, and giving them the tools that they can use to build that.

That would be just a really powerful tool, so our members are really excited.

Next steps in Long Beach

For many community land trusts, funding the acquisition of land or nonprofit partners to buy market housing solution will reach the scale of Long Beach per se,” Swanson said.

What they wanted was an investment strategy that they see that are done in other parts of the city of Long Beach.

A community land trust has the potential to be a mobilizing force, although it takes years to organically develop, Swanson said.

In addition to reducing barriers for communities — you’re also stabilizing communities, and ideally, cutting the displacement of communities from their neighborhoods.

SAGE REAL ESTATE

CODY CHARNEL

In 2023, ranked among the top 15% of real estate professionals nationwide

SageRealtyGroup.com

Real Estate

5

Business Journal January 10, 2023

A growing movement across California

Community land trusts are not a new concept for Long Beach.

Because of this early experience, they have been able to avoid mistakes, providing efficient and effective services.

Long Beach could look into ordinances that would potentially be interested, said Uribe. “It really brings a restorative element to the neighborhoods where folks are currently living, and want to continue to maintain those spaces as part of that community.”

Swanson recounted visiting New Orleans recently with other housing advocates, where they saw those buildings on one street that belonged to a community land trust.

But throughout California, there is heavy reliance on bank loans and local and federal government subsidies for capital funding that’s needed to acquire, develop and invest in housing.

According to a 2021 survey, community land trusts in California have been exemplified through the community land trusts in the rural South.

In the coming year, the California Land Trust Network, community land trusts, and statewide support for long-term sustainability, and similar to other affordable housing models, there is a constant need for investment from the private sector, including local and federal government, and philanthropy.

CLTs are always hungry to maintain funding for their buildings,” said Goldberg.

LiBRE is looking to support the city of Long Beach per se,” Swanson said.

What they wanted was an investment strategy that they see that are done in other parts of the city of Long Beach.

A community land trust has the potential to be a mobilizing force, although it takes years to organically develop, Swanson said.

In addition to reducing barriers for communities — you’re also stabilizing communities, and ideally, cutting the displacement of communities from their neighborhoods.

SAGE REAL ESTATE

CODY CHARNEL

In 2023, ranked among the top 15% of real estate professionals nationwide

SageRealtyGroup.com

Real Estate

5

Business Journal January 10, 2023

A growing movement across California

Community land trusts are not a new concept for Long Beach.

Because of this early experience, they have been able to avoid mistakes, providing efficient and effective services.

Long Beach could look into ordinances that would potentially be interested, said Goldberg.

The California Endowment and Southern California Association of Governments to identify needs and potential benefits for Long Beach communities facing housing insecurity. LiBRE also applied for and was granted a subvention from the National Association for Latino Community Asset Builders for capital funding that’s needed to acquire, develop and invest in housing.

In November 2020, the program expanded to secure unsubsidized affordable housing in California.

The future of community land trusts

But throughout California, there is heavy reliance on bank loans and local and federal government subsidies for capital funding that’s needed to acquire, develop and invest in housing.

For many community land trusts, finding the acquisition of land or nonprofit partners to buy market housing solution will reach the scale of Long Beach per se,” Swanson said.

What they wanted was an investment strategy that they see that are done in other parts of the city of Long Beach.

A community land trust has the potential to be a mobilizing force, although it takes years to organically develop, Swanson said.

In addition to reducing barriers for communities — you’re also stabilizing communities, and ideally, cutting the displacement of communities from their neighborhoods.

SAGE REAL ESTATE

CODY CHARNEL

In 2023, ranked among the top 15% of real estate professionals nationwide

SageRealtyGroup.com

Real Estate

5

Business Journal January 10, 2023

A growing movement across California

Community land trusts are not a new concept for Long Beach.

Because of this early experience, they have been able to avoid mistakes, providing efficient and effective services.

Long Beach could look into ordinances that would potentially be interested, said Goldberg.

The California Endowment and Southern California Association of Governments to identify needs and potential benefits for Long Beach communities facing housing insecurity. LiBRE also applied for and was granted a subvention from the National Association for Latino Community Asset Builders for capital funding that’s needed to acquire, develop and invest in housing.

In November 2020, the program expanded to secure unsubsidized affordable housing in California.

The future of community land trusts

But throughout California, there is heavy reliance on bank loans and local and federal government subsidies for capital funding that’s needed to acquire, develop and invest in housing.

For many community land trusts, finding the acquisition of land or nonprofit partners to buy market housing solution will reach the scale of Long Beach per se,” Swanson said.

What they wanted was an investment strategy that they see that are done in other parts of the city of Long Beach.

A community land trust has the potential to be a mobilizing force, although it takes years to organically develop, Swanson said.

In addition to reducing barriers for communities — you’re also stabilizing communities, and ideally, cutting the displacement of communities from their neighborhoods.

SAGE REAL ESTATE

CODY CHARNEL

In 2023, ranked among the top 15% of real estate professionals nationwide

SageRealtyGroup.com

Real Estate

5

Business Journal January 10, 2023

A growing movement across California

Community land trusts are not a new concept for Long Beach.

Because of this early experience, they have been able to avoid mistakes, providing efficient and effective services.

Long Beach could look into ordinances that would potentially be interested, said Goldberg.

The California Endowment and Southern California Association of Governments to identify needs and potential benefits for Long Beach communities facing housing insecurity. LiBRE also applied for and was granted a subvention from the National Association for Latino Community Asset Builders for capital funding that’s needed to acquire, develop and invest in housing.

In November 2020, the program expanded to secure unsubsidized affordable housing in California.

The future of community land trusts

But throughout California, there is heavy reliance on bank loans and local and federal government subsidies for capital funding that’s needed to acquire, develop and invest in housing.

For many community land trusts, finding the acquisition of land or nonprofit partners to buy market housing solution will reach the scale of Long Beach per se,” Swanson said.

What they wanted was an investment strategy that they see that are done in other parts of the city of Long Beach.

A community land trust has the potential to be a mobilizing force, although it takes years to organically develop, Swanson said.

In addition to reducing barriers for communities — you’re also stabilizing communities, and ideally, cutting the displacement of communities from their neighborhoods.

SAGE REAL ESTATE

CODY CHARNEL

In 2023, ranked among the top 15% of real estate professionals nationwide

SageRealtyGroup.com

Real Estate

5

Business Journal January 10, 2023

A growing movement across California

Community land trusts are not a new concept for Long Beach.

Because of this early experience, they have been able to avoid mistakes, providing efficient and effective services.

Long Beach could look into ordinances that would potentially be interested, said Goldberg.

The California Endowment and Southern California Association of Governments to identify needs and potential benefits for Long Beach communities facing housing insecurity. LiBRE also applied for and was granted a subvention from the National Association for Latino Community Asset Builders for capital funding that’s needed to acquire, develop and invest in housing.

In November 2020, the program expanded to secure unsubsidized affordable housing in California.

The future of community land trusts

But throughout California, there is heavy reliance on bank loans and local and federal government subsidies for capital funding that’s needed to acquire, develop and invest in housing.

For many community land trusts, finding the acquisition of land or nonprofit partners to buy market housing solution will reach the scale of Long Beach per se,” Swanson said.

What they wanted was an investment strategy that they see that are done in other parts of the city of Long Beach.

A community land trust has the potential to be a mobilizing force, although it takes years to organically develop, Swanson said.

In addition to reducing barriers for communities — you’re also stabilizing communities, and ideally, cutting the displacement of communities from their neighborhoods.
Hotel Mai to wrap up construction this year

By Tess Kazenoff

Work on the five-story, 34-room hotel at the corner of First Street and Long Beach Boulevard will likely wrap up this year, according to city officials. The project, which has recently been named Hotel Mai, will bring a new look to the Downtown area, been named Hotel Mai, will bring a new look to the Downtown area, particularly through tiles used along the base of the building and the orientation of the balconies, said project planner Cuintin Jackson. Even though there are two different cities, you have certain similarities that are shared between the city of Long Beach and Miami, as far as proximity to the water, and just diversity of culture,” Jackson said. The hotel’s entrance is angled to cut between both First Street and Long Beach Boulevard, adding to the prominence of the entrance itself, Jackson said.

While other details or potential amenities are still unclear, and are limited due to the hotel’s relatively small size, plans most likely include a pool on the third level, Jackson said. The hotel proposal by independent developer Yogesh Patel spans back to 2015, said Jackson. Patel was not available for comment. Although the project didn’t need approval from the Planning Commission due to its smaller size, the entitlement process still saw delays due to a shortage of parking, Jackson said.

Long Beach resumes Mills Act tax-break program for owners of historic properties

By Jason Ruiz

Long Beach is restarting a program that allows owners of historic buildings or designated landmark sites who have plans to restore their homes or business properties, for some cities, the tax benefits can be as much as a 50% discount on annual property taxes, but it requires the owners, and any future buyers, to honor a contractual preservation plan, which generally covers 10-year increments. Owners who have already finished improvements to their properties are not eligible, and condo-owners or buildings overseen by a homeowners association must have their entire complexes agree to honor the contract to be eligible.

The application workshop is mandatory and will provide an overview of the program, its benefits and what’s required for eligibility, according to a city announcement. The program can benefit recent buyers of historic buildings or designated landmark sites who plan to restore their homes or business properties, for some cities, it can take a couple of years for construction to commence and complete, and additional delays are not uncommon. But the pandemic slowed the project down even more, Jackson said.

“From the city side, we do everything we can to help projects move along,” Spindler-Ruiz said. “But there’s a global set of challenges related to construction and timeframe and material shortages, etc.”

While a specific timeline is still unclear, Jackson estimates that construction will be completed within the next three quarters. “To have this new and unique type of boutique hotel right near our Visitor Convention Center and our coasts and the core of our Downtown is very exciting,” Spindler-Ruiz said, and will add to the growing vibrancy and character of that part of our Downtown.”

THE REBIRTH OF A LEGENDARY HISTORICAL LANDMARK

LIVE A HISTORIC LIFE. OPENING SOON - INQUIRE NOW.
OCEAN CENTER APARTMENTS
562.600.8441 • OceanCenterConam.net • 110 West Ocean Boulevard, Long Beach, California.
The Riverpark Coalition has been an element that was left out of the LA River Project, but that’s not right,” said Leslie Garretson, a member of the coalition. “We’re about what’s best for the community.”

The group has pointed to city and regional plans that have said certain areas along the LA River could be developed into park space, and it cited those plans in the suit as an element that was left out of the environmental review.

“This is a conscious decision by city leaders to prioritize those parcels into parks. A report put out by the city in April 2021, before the commission vote to approve the Baker Street facility at Pacific Avenue, said that buying into develop into park space could cost tens of millions of dollars. City officials said the Baker Street parcel was not considered for development because it was privately owned, but its history as an oil wellsite means making it safe for open public use would be even more expensive. Part of the proposed housing development, though, would include a new auto park inside the private community that would open to the public, as well as improvements to the existing Baker Street Park and a nearby dog park. Ovalle and Garretson said they would continue to push for public space in West Long Beach and to be willing to work with the developer if the firm comes back with an offer that the group would like to see.

“We’ll cross that bridge when we get there,” he said.

COLUMNS: TIM GROBATY
ZI Ppearing around Long Beach: Today, the greenery of 90808

This is the fourth edition in an ongoing series looking at real estate in Long Beach’s newest ZIP codes. In our last edition, we took a peek into 90807. This time, the focus is on 90808.

Long Beach’s 90808 ZIP code area is fully located in what Realtors have taken to calling the East End. It’s a large area, less dense than many of the part of the city, with about 40,000 residents, housing nearly 7,000 square miles.

The boundary of the ZIP street south from Spring Street up to Del Amo Boulevard between Bellflower and Lakewood boulevards and north to Carson Street east of Bellflower Boulevard. It’s mostly between Lakewood to the west and east to the 605 Freeway and beyond to include El Dorado Park Estates.

The 90808 is largely made up of detached single-family homes. Most of them went up in a hurry in the 1950s as baby boomers started post-war families and flocked to the area, snapping up three-bedroom, two-bath homes as quickly as construction workers could put them up—3,842 houses, more than half of the homes in the area, were built during the ’50s. Residents in the area are in the teen years of median household income, the waftinest in Long Beach, at $101,029, compared to the citywide median of $67,650, and the homes are among the priciest overall, with November’s median home price at $595,000. There are no homes that approach the high-dollar homes of Naples and the Peninsula in 90803, but they are fairly uniform in price ranging from the high $190,000 to a bit over a million dollars in the Ranches neighborhood, which has been among the hottest areas in local real estate during the last couple of years.

Residents in the 90808 can’t complain about green space, leading the city in that category thanks to El Dorado East Regional Park at 338 acres, along with Heartwell Park’s 124.5 acres and Wardlow Park’s 35.8 acres. The area also includes a pair of golf courses at Heartwell and Skylinks.

For shopping, the Toscana area of Carson Street, as well as a raft of grocery stores, including the Idels Bros. Fuente on Sprinyng Street off Palos Verde Avenue. The area is relatively new to Long Beach, with most parts voting to annex the city rather than Lakewood in the 1970s. One noticeable holdout was an area of Carson Park bordered by Heartwell Park and Concord Street to the north and south and Palos Verdes avenues to the west and east. That parcel of land voted “none of the above” during the annexation wars and remains an unincorporated area of Los Angeles County.

Here are a few selected homes currently for sale in the 90808.

While most of the tract homes in the 90808 neighborhoods have been modified with add-ons and exterior improvements, our first three-bedroom, two-bath home at 6736 Wardlow Road looks pretty close to the stock configuration at 1,206 square feet and with an affordable, well-under median price tag of $250,000, a drop from its original list price of $279,000.

Don’t recoil in horror from the listing’s non-staged photographs. Sure, it needs some gussying up, if not a thorough upgrade of the kitchen, bathrooms, flooring, light fixture, and walls, but it also has the fortress-like 15-year-old interior, including a master bedroom with a sitting room, that will make it appealing to a fixer-upper.

That price is even less when it’s set in the context of the 90808 median price.

Knock off a few more points for its location on Wardlow, just west of Studebaker Road, where you’re going to be hearing traffic at all hours, with some irritating hot-molding late in the evening.

On the plus side you’ve got the home’s large backyard, new windows and solar panels.

The listing agent is Valeska Nemeta. The 1993 home has been on the market since October.

Our second home, a thoroughly upgraded Mid-Century modern home at 3031 Hackett Ave. in a quiet neighborhood near Cubberley K-8 school, has the standard three-bedroom and two baths in 1,313 square feet. Listed by Realtor Suzanna Willingham, the home has a new kitchen, bathrooms, flooring, light fixtures, and landscaping and is ready for a quick move-in.

The house has great curb appeal, with large concrete pavers leading to a deeply recessed entryway. The inside is bright and airy with plenty of windows, as is mandatory with the mid-mod style. It’s especially noticeable in the primary bedroom, with floor-to-ceiling glass looking out to the spacious backyard that’s big enough for a pack of dogs or an addition to the house.

It’s priced at the 1.09 million. Finally, we have a good-looking home in the quiet South of Constant neighborhood at 3581 Parapet St. With an inviting front exterior and entry. It’s got the usual three-bedroom and two bathrooms. The baths as well as the kitchen are upgraded with particularly nice flooring in the bright and white kitchen.

The 1949 home is large for the area at 1,672 square feet, and its primary suite takes up a lot of that and includes a fireplace and a sitting room. Listed by Gloria Fleck of Balboa at $899,000, the home has been on the market for about four months.

The project was approved to be built on a piece of land that had served as an oil field wastewater treatment site on a piece of land that had served as an oil field wastewater treatment site for years and was handed a victory in 2015 by a different resident group. The River Park housing project, meanwhile, is slated to be built at 712 Baker St., which is located on a piece of land located north of the River Park housing project.

That legal battle focused on the land located north of the River Park housing project.

The Riverpark Coalition was an oil field wastewater treatment site that as NIMBYism and we’re anti-development, but that’s not right,” said Juan Ovalle, president of the Riverpark Coalition.

“The project was proposed by Integral Communities LLC, which developed the Riverwalk residential development in North Long Beach that was also the subject of a lawsuit in 2009 by a different resident group. The Riverpark Coalition has been fighting development along the river for years and was handed a victory in October when a judge sided with the group in a separate suit over the development of another parcel of land located north of the River Park housing site.

That legal battle focused on the development of another parcel of land located north of the River Park housing site.

The ratio of park space in West Long Beach is about 1.2 acre for every 1,000 residents, compared to 0.54 acres for every 1,000 residents in East Long Beach. The group cited the city’s park strategic plan, which set a goal of reaching 8 acres per 1,000 residents citywide, in its filing.

Ovalle said that his group would be willing to work with the developer if the firm comes back with an alternative project, but he wouldn’t go into detail on what kinds of changes the group would like to see. “We’ll cross that bridge when we get there,” he said.

The project was proposed by Integral Communities LLC, which developed the Riverwalk residential development in North Long Beach that was also the subject of a lawsuit in 2009 by a different resident group.

The Riverpark Coalition has been fighting development along the river for years and was handed a victory in October when a judge sided with the group in a separate suit over the development of another parcel of land located north of the River Park housing site.

That legal battle focused on the development of another parcel of land located north of the River Park housing site.

The ratio of park space in West Long Beach is about 1.2 acre for every 1,000 residents, compared to 0.54 acres for every 1,000 residents in East Long Beach. The group cited the city’s park strategic plan, which set a goal of reaching 8 acres per 1,000 residents citywide, in its filing.

Ovalle said that his group would be willing to work with the developer if the firm comes back with an alternative project, but he wouldn’t go into detail on what kinds of changes the group would like to see. “We’ll cross that bridge when we get there,” he said.

The project was proposed by Integral Communities LLC, which developed the Riverwalk residential development in North Long Beach that was also the subject of a lawsuit in 2009 by a different resident group.

The Riverpark Coalition has been fighting development along the river for years and was handed a victory in October when a judge sided with the group in a separate suit over the development of another parcel of land located north of the River Park housing site.

That legal battle focused on the development of another parcel of land located north of the River Park housing site.

The ratio of park space in West Long Beach is about 1.2 acre for every 1,000 residents, compared to 0.54 acres for every 1,000 residents in East Long Beach. The group cited the city’s park strategic plan, which set a goal of reaching 8 acres per 1,000 residents citywide, in its filing.

Ovalle said that his group would be willing to work with the developer if the firm comes back with an alternative project, but he wouldn’t go into detail on what kinds of changes the group would like to see. “We’ll cross that bridge when we get there,” he said.

The project was proposed by Integral Communities LLC, which developed the Riverwalk residential development in North Long Beach that was also the subject of a lawsuit in 2009 by a different resident group.

The Riverpark Coalition has been fighting development along the river for years and was handed a victory in October when a judge sided with the group in a separate suit over the development of another parcel of land located north of the River Park housing site.

That legal battle focused on the development of another parcel of land located north of the River Park housing site.
For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.

By Kat Schuster

For more than a decade, Long Beach residents have been given the opportunity to make Martin Luther King Jr. Day a day of service through a widespread event organized annually by Leadership Long Beach.

Jan. 16 will mark the 13th year of Leadership Long Beach’s Day of Service. Volunteers are needed for next week’s MLK Day of Service event in Long Beach.
Alder & Sage opens on Retro Row

By Kat Schuster

On a drizzly Tuesday morning last week, Mayor Christina Kastner was Vaughn to spot two familiar faces outside of her newest Long Beach restaurant minutes before the doors opened for its first day. The pair arrived bright and early as they routinely did, just one block away at Portola Coffeehouse, which closed its doors permanently last year after operating on Retro Row for 32 years. Alder & Sage, which officially opened Jan. 3, at 361 Harvey Ave., borrowed elements from both of Kastner’s previous endeavors, Portolito and Berlin Bistro—eateries that were long beloved by locals. And just a few hours into Day One, Kastner was beginning to feel that Alder & Sage could resemble a similar melting pot.

“There were people that came in today who were standing in line and recognized each other as ‘previous Portolito’ customers and hugged,” Kastner said. “That was really heartwarming to see.”

There are plenty of details customers of the shuttered cafes will recognize, including a painting of Portolito Coffeehouse, which hangs near the entrance, and Berlin’s large community table, which sits in the back. But a full kitchen is certainly a change from the Judor chicken lettuce wrap or the prumetic beers and burgers that were “what sets the new location apart from the former location entirely.”

“It’s a grown-up version of Portolito with comfortable seating,” Kansteiner said. “And the space is big enough indoor or outdoor that whether you’re here on a laptop or you’re here with friends, that’s awesome.”

Matt Azen and Bryan Wilson, who live nearby, were regulars of Portolito and were also fans of Berlin. As they sat at a long table by the window at Alder & Sage on opening day, they said they were happy to be back in a similar environment.

Portolito was “always kind of hippie” and just a friendly space to sit, read and hang out as long as you needed,” Wilson said. “It had a real and hang out kind of shop vibe without it feeling like it was sexy. It wasn’t too dark, or carpeted.”

Azen, who works remotely and runs a local coffee shop, said he was excited about the new location’s outdoor fire pit lounge and just to have somewhere close to his home again.

“The flip side, I think there’s a tendency for coffee to be a sort of novelty thing that a lot of other new places have right now,” Azen said. “So it’s great to find that sweet spot where you have great coffee but that will keep them engaged [and] wanting to read.”

Almost three years ago, Franceschi-Chavez used her expertise as a parent engagement coordinator at the Main Library in Long Beach and a dual language program teacher to start the nonprofit Equity Through Literacy with co-founder Marysal Perez.

The goal of the nonprofit is to provide parents and families with tangible resources to bridge the literacy gap within their communities. “What we do is we go into communities in LA, the marginalized communities, underrepresented communities, communities that might be considered, like a book desert where libraries are kind of few and far in between in … and we give away books,” Franceschi-Chavez said.

Since Franceschi-Chavez and Perez started Equity Through Literacy, the nonprofit has partnered with...
Waters Edge opens new Downtown location

By Kat Schuster
From Bordeaux, France, to a few hours' drive up the 101 freeway, Long Beach’s Waters Edge Winery has expanded an extensive wine list for its new location in Downtown. The city’s first wine retailer just after Christmas to a historic brick-and-mortar at 144 Linden Ave., about five months after it shuttered its 227 Pine Ave. location. The rustic winery and bistro became a lively little fixture in Downtown as it drew in wine connoisseurs and passersby over the three years it was open. The Pine Avenue location, which replaced the Matipona night club that closed in 2014, was shuttered as a “last resort” over the summer for its new location in Downtown. Mitzenmacher said in an email to Waters Edge members at the time. “Collin Mitzenmacher, owner and winemaker of Waters Edge, could not immediately be reached for comment on the reopening.

“We intended to keep downtown Long Beach as our base,” he said in late July. Mitzenmacher said he would be able to do just that by moving into the first floor of the historic Broadlind Hotel building on the corner of East Broadway and Linden. “As we open the doors to our new location, we look forward to welcoming our guests to a new neighborhood and winery space,” Mitzenmacher said in a statement.

“A state known for its vineyards and fine wines, we found a way to bring the winemaking and tasting experience to our neighbors right here in Long Beach.”

The establishment calls itself a “micro-winery,” since you won’t find a vineyard camouflaged into the Broadlind. Alternatively, grapes are sourced from vineyards around the world, but the grape juice is fermented locally, according to Mitzenmacher. In addition to featuring the model Cheops 0.1% of the costs associated with opening a full-blown winery, he told the Post in 2019.

From Argentina to Italy or one of the wine countries of the Golden State, Mitzenmacher and his crew have created a four-tiered lineup of globally sourced and locally fermented wines by Mitzenmacher.

A new menu curated by head chef Laura Rosales offers options under their appropriate wine pairings. Under “white_ bistrot pairings,” patrons can choose dishes like breaded calamari, penne pasta with shrimp or a fresh grilled branzino plate. For red pairings, diners can choose between short rib and polenta, shrimp and grits, pasta primavera and more.

The winery’s wine club service remained active through the closure and offered members a price decrease on the monthly membership fee. Now, those wine clubs are available for people to join. The three-tiered clubs range from $35 to $45 per month and offer perks such as wine tasting, discounts, complimentary tastings and priority access to wines.

The winery is open from 4 p.m. to 11 p.m. Wednesday through Friday, noon to 11 p.m. on Saturday, and noon to 5 p.m. on Sunday. Reservations can be made at watersedgebc.com.


casita book store

Continued from page 13

Casita Bookstore helps a customer at her new Fourth Street location in Long Beach.

New Year’s resolutions you can check off without having to leave Long Beach

By Kat Schuster
The start of the year typically ushers in opportunities and motivation to eat better, clean out your closet, contribute to your community or all the above. Whether it’s deciding on a new exercise routine or making it out to that beach cleanup you keep wanting to sign up for, here are five resolutions you can fulfill in 2023 without having to leave town.

1. Exercise and wellness
This is probably the most common New Year’s resolution, found everywhere, out there but, that doesn’t make it any less important. Luckily, Long Beach has loads of gyms, yoga studios and other places for wellness practices such as meditative and restorative classes.

Tristan Mercadal, senior membership advisor at Long Beach Fitness in Belmont Shore, said people were already thinking in sign up for January membership in the days after Christmas. “It usually starts right about now,” he told the Post. “People are doing eating clean and drinking like crazy. And they may have one more night, but we’re definitely starting to see that switch in energy within the community.”

Like many other gyms, Mercadal said options typically waver as certain passes or membership as they sign up for the new year. It’s the “help urge people to get back into the gym and treat themselves a little better—grow back to themselves,” Mercadal said. “So, we want to encourage that idea, and they’re going to enjoy it a little bit easier.”

From local to start-up membership offers can be found at 24 Hour Fitness, 300 N. Bellflower Blvd where initiation fees are waived and the first month is free. At Crunch, 440 Long Beach Blvd., you’ll find the same deal.

If you’re looking to break a sweat while flowing into a new wellness routine, studios like Ra Yoga, The Hot Room and Purple Yoga all offer new student discounts and packages. And for those taking it easy on the wallet, yogillation offers donation-based classes as well as free classes on the bluff. Every day, including holidays, class begins at 11 a.m. on the corner of Ocean and Grand. And knowing that those vegetables are representative of Long Beach’s communities.

2. Eat or grow food locally
Another popular resolution people often make is the goal to shift to a healthier, greener diet. You people often make is the goal to shift to a healthier, greener diet. You can also order a fresh box of fresh produce from Long Beach Farms. Their regular sized box is $28 with free classes on the bluff. Every day, including holidays, class begins at 11 a.m. on the corner of Ocean and Grand. And knowing that those vegetables are representative of Long Beach’s communities.

3. Eat or grow food locally
Another popular resolution people often make is the goal to shift to a healthier, greener diet. You can also order a fresh box of fresh produce from Long Beach Farms. Their regular sized box is $28 while flowing into a new wellness routine, studios like Ra Yoga, The Hot Room and Purple Yoga all offer new student discounts and packages. And for those taking it easy on the wallet, yogillation offers donation-based classes as well as free classes on the bluff. Every day, including holidays, class begins at 11 a.m. on the corner of Ocean and Grand. And knowing that those vegetables are representative of Long Beach’s communities.

4. Eat or grow food locally
Another popular resolution people often make is the goal to shift to a healthier, greener diet. You can also order a fresh box of fresh produce from Long Beach Farms. Their regular sized box is $28 while flowing into a new wellness routine, studios like Ra Yoga, The Hot Room and Purple Yoga all offer new student discounts and packages. And for those taking it easy on the wallet, yogillation offers donation-based classes as well as free classes on the bluff. Every day, including holidays, class begins at 11 a.m. on the corner of Ocean and Grand. And knowing that those vegetables are representative of Long Beach’s communities.
Outgoing Cong. Lowenthal secures $13M for Long Beach projects

By Brandon Richardson

Ten community projects in Long Beach will receive millions in funding through the $7.3 trillion federal omnibus spending bill approved by Congress in December. Former Rep. Alan Lowenthal announced that he had secured nearly $7.3 million in funding for projects in his district, including over $12.5 million for Long Beach. “I came to Congress with the overriding goal of listening to my constituents and helping them improve their lives,” Lowenthal, who retired last year, said in a statement. “These projects, prompted and proposed by my communities and constituents, will do just that.”

The funds of the projects are going toward improving Long Beach’s Anaheim corridor from Terminal Avenue to the North Gate Bridge, which is regarded as one of the most dangerous for pedestrians, with an one-year period, two people—one on foot and two cyclists—have been killed within that 3-mile stretch.

This $4 million project is meant to improve safety with upgrades to traffic signals with protected turning phases, pedestrian refuges, medians and add turn restrictions to “collision hot spots,” according to the announcement.

Community Medical Wellness Centers, USA, also on the Anaheim corridor in Cambria Town, will receive $2 million to expand behavioral health and substance use disorder services through increased staffing, Lowenthal announced.

The funds also will help the facility provide transportation to increase access to a within the city’s affordable homes in Long Beach’s Washington Neighborhood for families making 80% or below the area median income. 

$750,000 for for the expansion of Long Beach Learning Hubs, which administers four community online learning centers and computing devices as well as technical support. The community center also offers virtual digital literacy courses and four learning hubs for Long Beach Unified School District students to access online learning and after-school programming.

$750,000 for Habitat for Humanity of Greater Los Angeles for the construction of six affordable homes in Long Beach’s Washington Neighborhood for families making 80% or below the area median income.

$750,000 for the expansion of Long Beach Learning Hubs, which administers four online learning centers and computing devices as well as technical support. The community center also offers virtual digital literacy courses and four learning hubs for Long Beach Unified School District students to access online learning and after-school programming.

$250,000 for Arts and Services for Disabled, Inc. for renovations of its adult day programming facility.

$160,000 for the expansion of Long Beach Learning Hubs, which administers four community online learning centers and computing devices as well as technical support. The community center also offers virtual digital literacy courses and four learning hubs for Long Beach Unified School District students to access online learning and after-school programming.

$250,000 for Arts and Services for Disabled, Inc. for renovations of its adult day programming facility.

$160,000 for the expansion of Long Beach Learning Hubs, which administers four community online learning centers and computing devices as well as technical support. The community center also offers virtual digital literacy courses and four learning hubs for Long Beach Unified School District students to access online learning and after-school programming.

The roughly one-acre parcel near the cit is a walking trail. The project is being undertaken by the city’s Parks and Recreation Department in July.

Completing the greenbelt project would add green space to an area of Little India, currently it is now a park. Westside residents of Long Beach are park poor, with those areas averaging about one area of parks per 2,000 residents. That ratio is about 40 times worse than in more affluent parts of Long Beach.

The funding for the project was requested by Councilman Steven Paul, according to an email sent from the city’s Parks and Recreation Department in July.

Lowenthal also announced that he received $13 million in federal funding for other projects through former Rep. Alan Lowenthal’s efforts, with the largest portion of that funding ($8 million) going toward a revitalization of the Anaheim corridor in Long Beach. This project will include a pedestrian walkway in the city and is expected to improve pedestrian safety. The city also received $3 million in grants for the project, which included an integrated plan approved by Congress that included the installation of a statue in the park.

The grant was secured under the Community Development Block Grant program, which is designed to improve the safety of residents in Long Beach.

Lowenthal also secured funding for road improvements in the city of Anaheim on California Island, the Ben-Ern-Dang Co. Foundation in Garden Grove, a mental health facility in Orange County through the BPSOS Center for Community Advancement, Cypress College and the Orange County Asian and Pacific Islander Community Advancement. Community projects from across the district are committed to Long Beach’s Office by community organizations and local governments.

The money was selected through a competitive application and approval process according to the announcement.

After representing California in the House of Representatives for 30 years, Lowenthal, 81, announced he would not seek re-election to Congress in 2022. According to Long Beach, the office is the smallest assemblyman from 1951 to 2015 and is a state assemblyman from 1951 to 2015 and is a state assemblyman from 1951 to 2015.

The city has an “honor her during her time in Congress and for her dedication to our district to ensure that we provide the funding she needs to improve the lives of local families, advance infrastructure needs,” said Stefanie Mushrush, a member of the coalition.

The community leaders were thrilled about the news of the funding for the project.

“This is a win for the city, a win for the district and a win for Long Beach,” Mushrush said.

The Council continues campaign to rename Lincoln Park in Downtown Long Beach

By Jason Ruiz

Protesters erected a statue in front of the giant penny at Lincoln Park in Downtown Long Beach last month as a part of a protest to demand the park be renamed because of President Abraham Lincoln’s role in ordering the deaths of Native Americans in his presidency.

The Change the Name Coalition, which includes indigenous activists and organizations, called for the renaming of the park since the start of 2022 and showed up to the park on Dec. 6 to honor the 38 Dakota men who were hanged by the United States government in 1862.

The group believes it is new concept that we didn’t want to bring either, although we do have a little homage to (Porto Rico) at the entranceway,” she said.

The Coalition continues campaign to rename Lincoln Park in Downtown Long Beach

Continued from page 12

Continued on page 20

Alder & Sage

Continued from page 12

you don’t have to be a coffee afici
don. The new cafe will serve Rose Park Coffee and pastries during its first two weeks. Then, likely for the rest of January, the cafe will serve food from 7 a.m. to 8 p.m., until dinner service begins in February, which will extend hours until about 9 p.m. All the while, the team is working on securing more beer and wine licenses.

From the moment the doors opened, the place was bustling with both previous patrons and new customers eager to find a seat within the cozy mid-century building. Aptly, for its name, the subulture of sage and charred wood chips permeated the air as baristas prepared whipped cream and small sage leaves.

Due to the drizzle, the cafe’s backyard was deemed empty, but Kamsteiger said she is excited to see local and dog owners fill the 7-9 style商业模式 with its two fire pits and lounge seating.

Thirteen years in the space was long debated, Kamsteiger said. “In 2020, a lot of Indigenous communities were looking into the feasibility of creating a city commission dedicated to tribal issues. Funnell pointed to recent high-profile renamings of the major sports franchises and said that his group would continue to advocate to city officials and protest at the park until the name is changed and the Lincoln statue is put down. "I'm promising you, if that process doesn't work, we'll take other measures to take it down," Funnell said to the crowd.

The protests were in response to specific events that Lincoln is linked to, such as the 1862 hanging of the 38 Dakota men who were hanged by the United States government in 1862.

Funmaker noted that the statue and penny are removed. “Our city is progressive, diverse and inclusive in its history,” he said. “This [penney] is not in alignment with who we are as a city.”

The protest included prayers for the 38 men who died at the hands of the 1862 Sand Creek Massacre. Earlier this year the City Council agreed to look into the feasibility of creating a city commission dedicated to tribal issues.

Funmaker pointed to recent high-profile renamings of the major sports franchises and said that his group would continue to advocate to city officials and protest at the park until the name is changed and the Lincoln statue and penny are removed.

“Why aren't you?" Kamsteiger said. " There's a real lack of education, " she said. "Nobody really lives Downtown anymore so you never had this community feeling where you see people on a daily basis. It's just this community working here, every single day, two to three people have stopped by... that really good."
Long Beach to get $780K to tackle the opioid crisis

By Jenice Leon
Big changes are in store for Studebaker Road.

Long Beach officials gave the final approval last month of what the thermostat could look like after the city breaks ground on a renovation project that will add a protected bike lane with other safety features between Los Coyotes Diagonal and Second Street.

The $8.75 million project is expected to complete the Studebaker Road project that currently meanders in a “T” with medians that don’t allow northbound traffic to make left turns into Los Coyotes and prevents southbound traffic on Los Coyotes from making a left onto Studebaker.

While the designs are not final, the concepts show the existing shoulders would be eliminated and smaller medians with landscaping that allows for turns being added. Northbound traffic on Studebaker would also be redirected by a new curb extension on the southeast corner of the intersection with Los Coyotes.

A concrete barrier south along the Studebaker Road bike lane near Westoboro Road. The entire stretch of the bike lane on Studebaker Road from Los Coyotes Diagonal, which is currently covered in concrete, will be removed in the project.

The project would also communicate the intersection of Studebaker Road, Los Coyotes Diagonal and Studebaker Road, which currently meets in a “T” with medians that don’t allow northbound traffic to make left turns into Los Coyotes and prevents southbound traffic on Los Coyotes from making a left onto Studebaker.

While the designs are not final, the concepts show the existing shoulders would be eliminated and smaller medians with landscaping that allows for turns being added. Northbound traffic on Studebaker would also be redirected by a new curb extension on the southeast corner of the intersection with Los Coyotes.

A concrete barrier south along the Studebaker Road bike lane near Westoboro Road. The entire stretch of the bike lane on Studebaker Road from Los Coyotes Diagonal, which is currently covered in concrete, will be removed in the project.

The project would also communicate the intersection of Studebaker Road, Los Coyotes Diagonal and Studebaker Road, which currently meets in a “T” with medians that don’t allow northbound traffic to make left turns into Los Coyotes and prevents southbound traffic on Los Coyotes from making a left onto Studebaker.

While the designs are not final, the concepts show the existing shoulders would be eliminated and smaller medians with landscaping that allows for turns being added. Northbound traffic on Studebaker would also be redirected by a new curb extension on the southeast corner of the intersection with Los Coyotes.

A concrete barrier south along the Studebaker Road bike lane near Westoboro Road. The entire stretch of the bike lane on Studebaker Road from Los Coyotes Diagonal, which is currently covered in concrete, will be removed in the project.

The project would also communicate the intersection of Studebaker Road, Los Coyotes Diagonal and Studebaker Road, which currently meets in a “T” with medians that don’t allow northbound traffic to make left turns into Los Coyotes and prevents southbound traffic on Los Coyotes from making a left onto Studebaker.

While the designs are not final, the concepts show the existing shoulders would be eliminated and smaller medians with landscaping that allows for turns being added. Northbound traffic on Studebaker would also be redirected by a new curb extension on the southeast corner of the intersection with Los Coyotes.

A concrete barrier south along the Studebaker Road bike lane near Westoboro Road. The entire stretch of the bike lane on Studebaker Road from Los Coyotes Diagonal, which is currently covered in concrete, will be removed in the project.
Vendors at Alpine Village Swap Meet protest looming closure

By Laura Anaya-Morga

For nearly 17 years, Estela Nevarez, 52, has built a life for herself selling botanas like chips, drinks and candles at the popular and historic Alpine Village Swap Meet near Torrance, where hundreds of vendors gather weekly to sell merchandise, clothing, tools and more.

For decades, the swap meet has been her lifetime. Nevarez said, "Now, uncertainly about after vendors were given a two-week notice that the swap meet could permanently close at the end of the month. "Nos agarraron de sorpresa," she said, "They caught us by surprise."

When she first began selling wares at the swap meet in 2003, Nevarez, who lives in Lakewood, said she did not know of the professional impact the place would have on her. Not only does she depend on the money she makes to pay other bills, her mortgage and her groceries, she said she feels like it’s her second home, and the people she has met there have become her second family. Following the death of her husband in December of 2021, and the death of her son in January, the friends, colleagues and customers that she met at Alpine Village hold her heart with the grief.

"Todos conocen a mis hijos, así que ahora siento a mis niños allí también," she said. "They all knew my sons, so now I feel my boys there too."

unauthorized vendors were given a two-week notice that the swap meet could permanently close at the end of the month. "Nos agarraron de sorpresa," she said, "They caught us by surprise."

When she first began selling wares at the swap meet in 2003, Nevarez, who lives in Lakewood, said she did not know of the professional impact the place would have on her. Not only does she depend on the money she makes to pay other bills, her mortgage and her groceries, she said she feels like it’s her second home, and the people she has met there have become her second family.

Following the death of her husband in December of 2021, and the death of her son in January, the friends, colleagues and customers that she met at Alpine Village hold her heart with the grief.

"Todos conocen a mis hijos, así que ahora siento a mis niños allí también," she said. "They all knew my sons, so now I feel my boys there too."

In the days of the festival, people would race from home to home, and the park would be installed and the park open six days a week, Tuesday through Sunday, from 7 a.m. to 3 p.m.

For their generous support of our Storytime, the After-Hour Holiday Tours, Artful in the Streets, the Rancho Los Cerritos Historical Garden, the Rancho Los Cerritos Festival of Authors and other programs, we appreciate your support.

A vendor meet at a protest holds up a sign that says, “Parrojos paro vendedores de Alpine” or “Alpine vendor protest.”

As she nears the first anniversary of her young son’s death on Jan. 28, she said the pain she feels is hard to put into words, and this news has made it worse.

"Nos agarraron de sorpresa," she said: "They caught us by surprise." I put it in his hands," said Lopez: "From depression, I don’t want to cry, I want to be strong. I want to put it in my hands."

Nevarez said: "They all knew my sons, so now I feel my boys there too." Emigh said: "Every year people say, ‘That was the best festival, and we hope we have that feeling this year.’"

"For nearly 17 years, Estela Nevarez, 52, has built a life for herself selling botanas like chips, drinks and candles at the popular and historic Alpine Village Swap Meet near Torrance, where hundreds of vendors gather weekly to sell merchandise, clothing, tools and more.

For decades, the swap meet has been her lifetime. Nevarez said, "Now, uncertainly about after vendors were given a two-week notice that the swap meet could permanently close at the end of the month. "Nos agarraron de sorpresa," she said, "They caught us by surprise."

When she first began selling wares at the swap meet in 2003, Nevarez, who lives in Lakewood, said she did not know of the professional impact the place would have on her. Not only does she depend on the money she makes to pay other bills, her mortgage and her groceries, she said she feels like it’s her second home, and the people she has met there have become her second family. Following the death of her husband in December of 2021, and the death of her son in January, the friends, colleagues and customers that she met at Alpine Village hold her heart with the grief.

"Todos conocen a mis hijos, así que ahora siento a mis niños allí también," she said. "They all knew my sons, so now I feel my boys there too."

In the days of the festival, people would race from home to home, and the park would be installed and the park open six days a week, Tuesday through Sunday, from 7 a.m. to 3 p.m.

For their generous support of our Storytime, the After-Hour Holiday Tours, Artful in the Streets, the Rancho Los Cerritos Historical Garden, the Rancho Los Cerritos Festival of Authors and other programs, we appreciate your support.

A vendor meet at a protest holds up a sign that says, “Parrojos paro vendedores de Alpine” or “Alpine vendor protest.”

As she nears the first anniversary of her young son’s death on Jan. 28, she said the pain she feels is hard to put into words, and this news has made it worse.

"Nos agarraron de sorpresa," she said: "They caught us by surprise." I put it in his hands," said Lopez: "From depression, I don’t want to cry, I want to be strong. I want to put it in my hands."

Nevarez said: "They all knew my sons, so now I feel my boys there too." Emigh said: "Every year people say, ‘That was the best festival, and we hope we have that feeling this year.’"

"For nearly 17 years, Estela Nevarez, 52, has built a life for herself selling botanas like chips, drinks and candles at the popular and historic Alpine Village Swap Meet near Torrance, where hundreds of vendors gather weekly to sell merchandise, clothing, tools and more.

For decades, the swap meet has been her lifetime. Nevarez said, "Now, uncertainly about after vendors were given a two-week notice that the swap meet could permanently close at the end of the month. "Nos agarraron de sorpresa," she said, "They caught us by surprise."

When she first began selling wares at the swap meet in 2003, Nevarez, who lives in Lakewood, said she did not know of the professional impact the place would have on her. Not only does she depend on the money she makes to pay other bills, her mortgage and her groceries, she said she feels like it’s her second home, and the people she has met there have become her second family. Following the death of her husband in December of 2021, and the death of her son in January, the friends, colleagues and customers that she met at Alpine Village hold her heart with the grief.

"Todos conocen a mis hijos, así que ahora siento a mis niños allí también," she said. "They all knew my sons, so now I feel my boys there too."

In the days of the festival, people would race from home to home, and the park would be installed and the park open six days a week, Tuesday through Sunday, from 7 a.m. to 3 p.m.

For their generous support of our Storytime, the After-Hour Holiday Tours, Artful in the Streets, the Rancho Los Cerritos Historical Garden, the Rancho Los Cerritos Festival of Authors and other programs, we appreciate your support.

A vendor meet at a protest holds up a sign that says, “Parrojos paro vendedores de Alpine” or “Alpine vendor protest.”

As she nears the first anniversary of her young son’s death on Jan. 28, she said the pain she feels is hard to put into words, and this news has made it worse.

"Nos agarraron de sorpresa," she said: "They caught us by surprise." I put it in his hands," said Lopez: "From depression, I don’t want to cry, I want to be strong. I want to put it in my hands."

Nevarez said: "They all knew my sons, so now I feel my boys there too." Emigh said: "Every year people say, ‘That was the best festival, and we hope we have that feeling this year.’"
Long Beach Ronald McDonald House eyes partnership with local hospital for new initiative

By Tess Kazenoff

For families with critically ill children receiving care in Long Beach, the Long Beach Ronald McDonald House provides not only shelter, but also much-needed comfort and connection.

While the first Ronald McDonald House opened in Philadelphia in 1974, it wasn’t until 2013 that the Long Beach location opened its doors, after an 18-month, $6.2 million capital campaign, said executive director Cheri Bazley.

Hundreds of families from within Long Beach and from outside of the county, the state and even the country have since come to the house each year; in 2022, the Long Beach program served 318 families, or 921 people total.

As one of 186 programs in the United States and about 380 worldwide, Bazley is “proud to be a part of that large global family,” she said, with hopes of offering even more support to families in coming years.

Currently, the organization is in early discussions with Miller Children’s Hospital and Harbor UCLA to discuss the future of a Ronald McDonald family room program in Long Beach, an initiative currently in 256 locations across the world, with 144 in the United States.

Essentially, the program aims to replicate the mission of the Ronald McDonald House on a smaller scale, within the hospital itself, explained Bazley.

While the Long Beach location is roughly 11,000 square feet, a family room program would be a 500–600 square foot miniature version, providing families who are unable to leave the hospital a space to decompress and relax, Bazley said.

For families who are unable to leave the hospital, “we’re able to accommodate families” in the Long Beach Ronald McDonald House, Bazley said.

“I have family members tell me hundred of times over the years, how they’ve made lifelong friends with people they met staying here, that they otherwise wouldn’t have known or met,” she said. “Really, it’s the common bond with their children receiving treatment that’s kept them together.”

An overarching theme at the Ronald McDonald House is community—and some families even return after their child has gotten healthy, to cook a meal for current guests, Bazley said.

“They remember what a beautiful thing that was for them when they were going through such a difficult time,” Bazley said.

One of the families that stayed at the Ronald McDonald Long Beach House the first night it opened, back in December 2011, even returns every year on the Fourth of July to host a barbecue for the families, Bazley said.

“They feel that’s a small thing they can do to give back, because they remember what a wonderful experience that was and how much that helped them heal,” she said. “So even the greater community has also uplifted the Ronald McDonald House’s work over the years, particularly during the organization’s annual gala.”

“Just when I think I’ve seen the most amazing thing, I’ve proven wrong by yet another exceptional outpouring of support,” Bazley said.

This past October, the organization celebrated its eighth annual “A Few Good Men” event, its most successful gala set, with over 600 guests in attendance, and over $1 million raised for the nonprofit.

“I’m continually pinching myself that the community is so giving, and supports the important work we do,” Bazley said. “It’s quite inspiring and I’m incredibly grateful to each and every one of the people that support us here.”

Even in the midst of the pandemic, when the nonprofit was unable to accept volunteers, but continued to operate at 24/7, community members continued to reach out with gift cards and donations, allowing the organization to financially carry on its work, Bazley said.

“One of the things I’m most pleasantly surprised with year over year is how passionate the community has been about our important work,” Bazley said. “I’ve never experienced such an amazing community as the Long Beach community in terms of how it embraces our mission.”

“Seeing the impact we have in in such a positive way with families going through the most difficult time in their life, I think it’s much more rewarding than I had ever dreamed,” Bazley said. “It’s definitely a lot of hard work and sometimes it’s challenging work, but I feel that I have every day feeling like I’ve made a small difference in the lives of people going through such a difficult time.”
Join us for an informative presentation on the successes and milestones of 2022 and an exciting look ahead to 2023 and beyond at the State of the Port event on Thursday, Jan. 26.

Watch our live webcast at 12:25 p.m. at polb.com/stateoftheport as we share a forecast of cargo trends, infrastructure projects and more as we work to become the world’s first zero-emissions port.