

LONG BEACH
BUSINESS JOURNAL

An edition of the Long Beach Post



A pile of chairs waiting to be repaired lines the walls of Ghermayn Baker's work studio, Point by Point, in Long Beach's historic California Heights district. The studio specializes in woven furniture.

Weaving together culture and community
through vintage furniture restoration

Story by Brandon Richardson
Photos by Thomas R. Cordova

Natural light floods into a small Cal Heights home bedroom, cascading over stacks of woven furniture—frayed rush, splintered rattan, damaged Danish cord and threadbare shaker tape. The battered furniture is not on its way to the dump, but rather awaiting restoration by the now-calloused hands of Ghermayn Baker.

For eight months, Baker and his wife Christina Powers—both weary of the rat-race of corporate life—have

operated Point By Point Studio out of their historic home, with Powers handling more of the business aspect, while Baker focuses on restoration.

“I was extremely burned out, and it was affecting me physically and mentally,” Baker said. “I knew I needed to take a break and, more importantly, find something that was much more value-aligned to me.”

For his entire life, Baker, 32, was on a corporate career trajectory, he said. He moved from the East Coast to attend UCLA, which led him to marketing. By July 2020, Baker was hired into an executive position

with Long Beach-based Human-I-T, a nonprofit that refurbishes donated computers and other technology to provide to low-income people.

Baker had always wanted to do good and, on paper, his new job seemed perfect. With the pandemic raging on, Human-I-T became a crucial partner with Long Beach Unified School District, providing computers and internet hotspots to countless students as education went online.

Meanwhile, Powers, 31, grew up in Seal Beach. She packed up and moved to attend Northwestern University and then worked around the country for 13 years, with long stints in New York and Washington, D.C.

The pandemic, of course, put a stop to that. Being relegated to work from home in her tiny D.C. apartment, Powers said she quickly got burned out and decided to move back to the West Coast. She moved to Long Beach, where she had fond memories, and continued her corporate job remotely.

“I never had a home base until I moved to Long Beach,” she said.

Powers and Baker met in July 2021 and had their first date at HiroNori, the popular craft ramen joint in Bixby Knolls. They hit it off immediately. By November, they had moved into the Cal Heights home together. And by February 2022, they were married.

Amid their whirlwind romance, Powers had enough of her corporate job, which she quit in September 2021. After years working as a business consultant with McKinsey & Company, she decided to actually work for a small business—Gusto Bread—to get that first-hand, front-of-house experience.

For Baker, whose long hours stole days with loved ones—all while being far removed from the good his work was doing—his tipping point came two days after the couple wed, when he quit his job.

Having just married, the couple decided to enjoy some time together before they “figured it out,” Baker said. In April, all their activity caught up to Baker, when he broke two bones in his foot in what he described only as a “freak accident.”

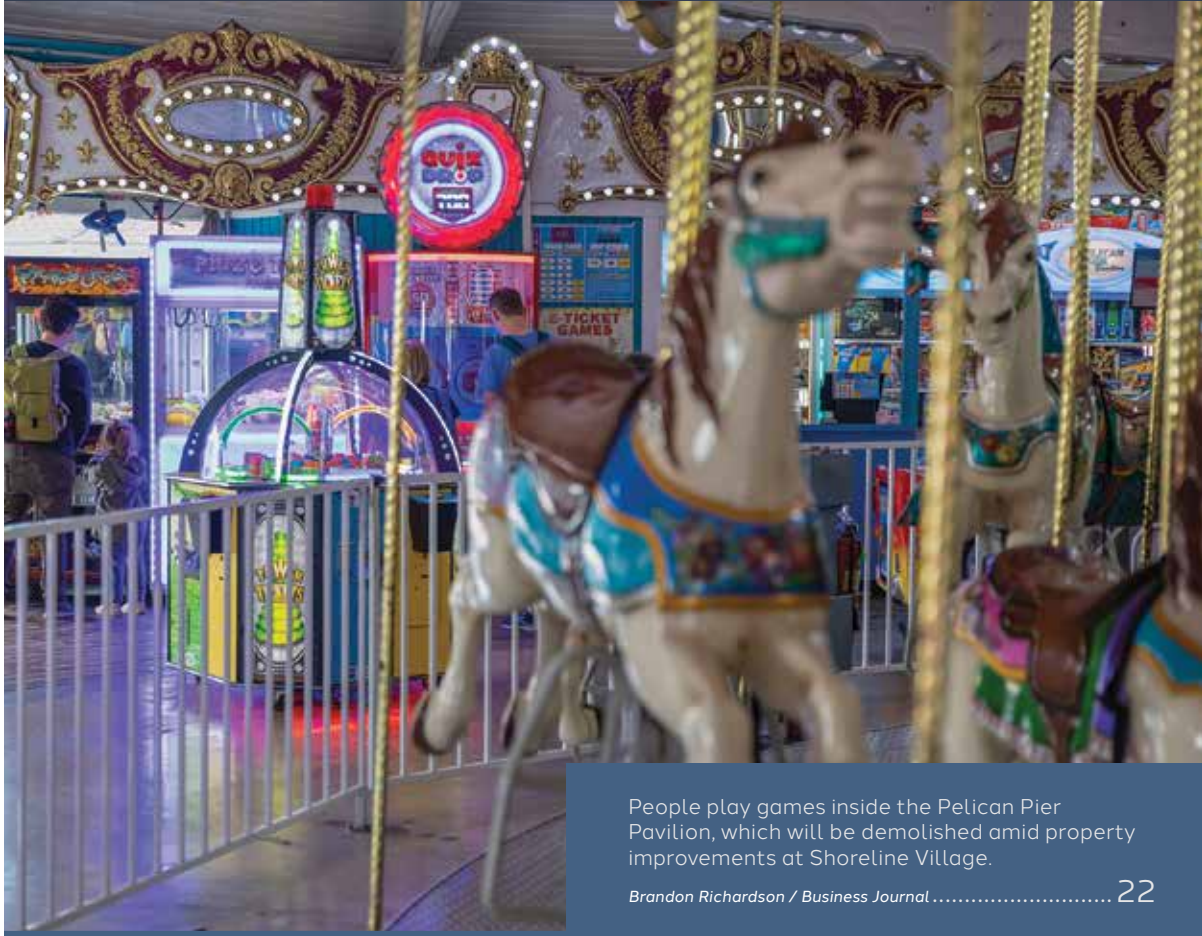
“All of a sudden, I was just chillin’

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People play games inside the Pelican Pier Pavilion, which will be demolished amid property improvements at Shoreline Village.

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Brandon Richardson / Business Journal

A Long Beach trash truck empties a refuse bin in the Willmore neighborhood.

Long Beach will see trash rate increases this summer

By Jason Ruiz

The Long Beach City Council voted June 13 to approve two trash rate increases for accounts serviced by the city, something city officials say is needed to prepare for compliance with a statewide organic recycling law and to prevent its reserves from completely running out.

Customers can expect an increase in July, which will add about \$3.90 per month to the average single-family home’s bill, and then a second increase in October, which will add an additional \$4.34 per month to the average single-family home’s bill and bring the total monthly portion for trash to about \$42.66.

Apartments and duplexes would see similar increases, with monthly bills jumping to \$36.03 per month and \$39.34 per month respectively by October.

“That’s going to be the reality of California trash bills,” Diko Melkonian, deputy director of the Public Works Department, told the City Council on June 13.

The rate increases were the subject of the special Proposition 218 meeting on June 13, which is required under state law when some utility rates are adjusted. Just 109 people submitted protests to the increases, and over 59,200 were needed to create a majority protest to the increase.

While the council voted unanimously to support the increases, some commented that the unfunded state mandates were unfairly being put on the backs of residents and businesses who have to pay for the new costs of organic recycling.

The organic recycling law that has led in part to the hikes, Senate Bill 1383, was signed into law in 2016 and requires all California cities to divert organic waste like yard clippings and food scraps from local landfills where they release methane into the atmosphere, something that is considered 84 times more potent than carbon dioxide.

The law has a goal of reducing methane emissions from landfills,

which is where state officials say 20% of the state’s methane production comes from, by 75% by 2025. However, like Long Beach, other cities are running into the realities of the state-mandated program that was adopted without funding or enough facilities to process organic waste.

A cost of service study commissioned by the city found that the bill is expected to add about \$7.8 million in costs for the city’s refuse program and the cost to dispose of the organic material, which can be converted into natural gas fuel, is about \$20-\$40 more per ton than other trash.

The city has to purchase tens of thousands of carts for residential and commercial accounts so they can place organic waste in them, but officials will also need to purchase new trucks, hire new drivers and other personnel to administer the program, which is expected to go into effect next year for residential customers.

The new organic recycling carts will be green, and Melkonian said that state law will also require the purple recycle bins to be replaced with blue carts in the future.

A larger rate increase is expected to be voted on at some point in 2024 when residential collection begins for organic recycling, something Melkonian said the department is anticipating adding about \$3 million to its costs.

The city has hired a consultant to figure out how high that increase will be.

Part of the increases have been attributed to new state law, but the city’s refuse account’s reserve has also been dwindling, and it’s about \$20 million below the four-month operating costs the department tries to keep on hand for emergencies.

The proposed rates approved by the council could see the reserve balance quickly increase and hit the \$25 million balance targeted by the city by late 2025.

With the council’s recent vote, new trash rates will become effective July 1, with the second increase hitting customers’ bills starting in October. ■

LBCC to join trend of community colleges offering housing

By Alicia Robinson

Just a few years after Orange Coast College in Costa Mesa became the first community college in Southern California to build housing for its students, several of its peers are following suit to combat the high cost of housing and address student homelessness.

Long Beach City College, for its part, is looking to create housing for 200 or more students in the next few years. Compton College could add about 250 beds for students and, in some cases, their children. And building student housing is a key part of the Los Angeles Community College District’s plan to spend \$5.3 billion upgrading its nine campuses.

“We have a lot of students who are housing insecure,”and it’s a barrier to higher education, said Chip West, Long Beach City College’s vice president of business services.

While they’re still at an early stage, Long Beach Community College District trustees last month asked staff to pursue plans to spend about \$120 million on building about 25 to 30 beds and several classrooms in North Long Beach and a much larger development (up to 350 beds) at the school’s Liberal Arts Campus northeast of the airport, West said.


There’s no doubt it’s a pressing issue. A report put out earlier this year by the administrative arm of the state’s community college system cited a survey of more than 500,000 college and university students that found in the previous year, 60% of the students faced housing insecurity and 19% had been homeless.

Long Beach Community College District Trustee Sunny Zia said she and Trustee Virginia Baxter have been trying to support unhoused students since 2015. They created a committee that helps with scholarships, first and last months’

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Union dockworkers and their employers have announced a tentative contract agreement after 13 contentious months, but it must still be ratified by both groups.

Port dockworkers, employers announce tentative contract agreement after 13 long months

By Brandon Richardson

After 13 months of contentious collective bargaining, West Coast dockworkers and their employers announced late on June 14 that a tentative six-year agreement had been reached.

Details of the agreement were not released by the International Longshore and Warehouse Union and the Pacific Maritime Association, but the Wall Street Journal reported that it included a 32% pay increase through 2028 as well as a shared one-time “hero” bonus of \$70 million.

The deal was struck with the assistance of Julie Su, acting U.S.

Secretary of Labor, according to a joint announcement by the organizations.

“We are pleased to have reached an agreement that recognizes the heroic efforts and personal sacrifices of the ILWU workforce in keeping our ports operating,” said PMA President James McKenna and ILWU President Willie Adams in a joint statement. “We are also pleased to turn our full attention back to the operation of the West Coast ports.”

The agreement is subject to ratification by both organizations.

The ILWU represents 22,000 dockworkers up and down the West Coast, while the PMA represents terminal operators and shipping companies. The old contract expired

July 1 of last year, less than two months after negotiations began in early May.

Both parties agreed to a media blackout regarding negotiations and promised no lockouts or work slowdowns. As talks dragged on, however, workers began taking action on their own, staging wildcat strikes.

Over the past two and a half months, the PMA has made numerous accusations about union workers hindering work at terminals, including weaponizing lunch breaks, delaying standard dispatch practices and “red tagging” equipment. The union, for its part, denied these accusations.

In early April, 11 of the 13 container

terminals in San Pedro Bay closed for a full day due to labor shortages. The union claimed workers were attending a meeting and then observing Good Friday—two events that have not typically shut down the nation’s largest port complex.

On June 1, negotiations allegedly broke down, according to Port of Los Angeles Executive Director Gene Seroka. The following day, to show their displeasure, many dockworkers up and down the coast did not go to work.

The following week, the PMA accused the union of refusing to dispatch lashers—critical workers who secure cargo for trans-Pacific sailings and unfasten arriving cargo. The result was delays for most container ships coming in and out of San Pedro Bay, according to the Marine Exchange of Southern California.

The lashers issue continued this week, according to the PMA, causing further delays. The Marine Exchange reported June 13 that 11 ships were experiencing extended delays related to the labor dispute.

The uncertainty surrounding West Coast ports over the last 13 months has resulted in cargo being diverted to East and Gulf coast ports. In fact, the Port of New York and New Jersey, which has long been the third-busiest port in the nation, overtook Long Beach—longtime second-busiest port—in overall cargo movement last year.

“We look forward to collaborating with our partners in a renewed effort to bring back cargo and demonstrate why Los Angeles is the first choice for Trans-Pacific trade,” Port of LA Executive Director Gene Seroka said in a June 15 statement.

“This is great news for the West Coast ports and the supply chain all across America,” Port of Long Beach Executive Director Mario Cordero said in a statement on the evening of June 14. “The goods movement workforce and industries provide a crucial and often unheralded service to society by keeping cargo flowing and shelves stocked. The importance of this work cannot be overestimated.” ■

Local food organizations adapt to rising supply challenges

By Tess Kazenoff

At Farm Lot 59, a half-acre urban farm in Central Long Beach, tomatoes are behind schedule.

Typically by June, the farm is harvesting summer crops like tomatoes, beans and peppers, but because of the abnormally wet winter the region saw this year, everything is a month or so behind, said founder Sasha Kanno, who is also a member of the Farm Service Agency with the U.S. Department of Agriculture.

“Everything is really just kind of stagnant and struggling,” Kanno said. In a normal year, the farm will see around 1 inch of rain, but the city got 15 inches this year.

Beyond the food itself, all that water led to other issues, like pests and fungus, said Kanno.

Urban farms like Farm Lot 59 are one piece of the larger food distribution network feeding people who face food insecurity across Long Beach, and across the spectrum, those organizations are struggling to overcome multiple challenges at once: This year’s lower-than-normal yield comes amid a heightened need after COVID-era benefits recently ended.

Still, the folks behind those organizations remain committed to the cause.

At Farm Lot 59, all of its edible produce goes to “farm to food banks”—over the past decade or so, it’s donated to senior centers, food banks, nonprofits and more. Now, the organization primarily works with Food Finders, who sends the farm’s produce to the U.S. Vets, and also supports a monthly food hub at Admiral Kidd Park.

“I love to keep the food in the community,” Kanno said. “There’s enough need here in Long Beach to consume everything, plus more. But, we’re still not picking tomatoes and peppers.”

A ripple effect on food distribution organizations

As food insecurity has risen in Long



Tess Kazenoff / Business Journal

Sasha Kanno gathers flowers on Farm Lot 59, a half-acre urban farm in Central Long Beach.

Beach, food distribution organizations have had to regroup and reevaluate their food resourcing and strategies to meet the growing need.

Agriculture issues, from droughts to flooding in part play a role, but experts in the food rescue space reference numerous other factors, such as food waste, supply chain and food transportation issues—all compounded by the rise in food insecurity.

The struggles have trickled down the chain.

At Long Beach Community Table, the organization used to receive 30,000 pounds of food each week, mainly from Food Finders and Food Forward, but also grocery outlets and a variety of other sources. Nowadays, executive director Kristen Cox estimates that number is

closer to 10,000.

“Everybody is giving less than they were before,” said Cox, who first started seeing the numbers going down around February of 2021. One unspecified food bank used to provide “pallets and pallets and pallets. ... Now we get about one to two pallets from that same place,” she said.

According to Kanno, despite record-breaking rains, the longer term trend of water shortages is also playing a role in the dwindling food supply. Droughts have delayed crops, and animals have had nothing to feed on, meaning hay has had to be supplied from out of state, adding to trucking and labor fees, she said. Through reviewing claims as part of her role with the Farm Service Agency, Kanno has noticed that the dairy industry in particular is decreasing rapidly.

Cox, however, believes that the issue is far larger than just agriculture.

“I think that we could actually have an overabundance of food, if our system was different,” she said.

At Christian Outreach in Action, a Long Beach-based organization that provides hot meals as well as a food bank, among other services, the organization has had to focus on expanding its number of food sources, as some have grown scarce, said executive director Dixie Dohrmann.

One grocery store, for instance, used to provide eight to 10 pallets of food every other day. Now, that number is three, Dohrmann said. The organization had to go to three or four other places to make up that difference, she said.

“I want to think that we can make it through this,” Dohrmann said. “It has repercussions—of what? I’m not sure. We all like to blame it

on the pandemic, but there’s other factors involved.”

The work has paid off; the quantity of food at COA’s food bank has increased. But it’s not clear that every charitable group can replicate that strategy.

Many smaller organizations that stepped up to provide food pantries during the pandemic, Dohrmann said, have been unable to sustain it.

“A lot of smaller churches and groups want to do something for people, but it’s expensive, and it is consuming to make sure that there’s things on that shelf all the time,” Dohrmann said.

Expanding the supply chain

But it’s not all bad news. While urban farms like Farm Lot 59 are finding it difficult to maintain the same crop yield, other food suppliers—and new legislation—can help fill in the gaps.

One larger food supplier, which provides fare for many Long Beach nonprofits (and 400 agencies across Southern California), is Food Finders. Each month, the organization typically rescues about 1.3 million pounds of food from every source imaginable, such as grocery stores, convention centers, schools, hospitals and more, before distributing them to nonprofits, explained executive director Diana Lara.

While food donations to Food Finders have ebbed and flowed with trends—for instance, when egg prices skyrocketed earlier this year, egg donations of course decreased—the organization has been distributing even more food lately, largely due to the sheer quantity of sources that Food Finders uses, Lara said.

Lara also attributes some of the

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Tess Kazenoff / Business Journal

Farm Lot 59 has supported numerous food distribution organizations with fresh produce over the years and recently began a partnership with Food Finders, which distributes food to veterans.

Vintage Furniture

Continued from cover

on the couch, couldn't do anything for like two months," Baker said. "But it was a blessing in disguise because it really allowed me to do something I've always really wanted to: explore my artistic and creative side."

Growing up, Baker said he had loved sketching and building "crazy sculptures" with popsicle sticks and toothpicks. So he started drawing, baking—anything with his hands.

Powers, while working at Gusto, still did a little consulting on the side. One of her clients was vintage furniture store Dazzles in the Palm Springs area.

The couple would browse the store's inventory every time they ventured out to the desert.

"We noticed they had so much beautiful cane and rattan and bamboo furniture, but all of it was broken," Powers said. "And they were struggling to find people who could fix it—the folks they knew either had died or were retiring."

With his days wide open due to his injury, Baker's interest was piqued.

The couple bought some chairs from Dazzles and a book on caning from Amazon, and in May 2022, Baker caned his first chair. He said the process took him about 35 hours

over several weeks. (The same job today would take him 16-20 hours, he noted.)

"I loved it," Baker said. "It really scratched that creative itch."

The enjoyment and satisfaction

he gained in his new hobby quickly grew, spawning the idea to turn the skill into a new career path that would offer the life he had longed for.

Over the next six months, the couple did some market research,

started branding and officially formed their business in November.

One of the aspects that appealed to the pair was the opposition to consumerism and the modern world's throw-away culture, which more



Ghermayn Baker and his wife Christina Powers in their home-based furniture repair studio.

often than not sees people throwing away broken or worn out goods, rather than fixing or restoring them.

"We live in a world that's really focused on production and consumption," Powers said. "We explicitly did not want to create new products—we wanted to fix what already exists."

Point By Point offers a variety of refurbishing services, and Baker is not shy about taking on new challenges. He will tackle anything weave-based, including various styles and patterns using different materials such as rattan, rush, Danish cord, shaker tape and bamboo.

Some pieces, such as those made during the Great Depression, for instance, use synthetic materials rather than the natural ones Baker works with. In those instances, Baker will replace the synthetics with natural materials, which are a higher quality, he said.

"A lot of our customers have had pieces handed down from their

is emulating.

"Understanding the material, where it comes from—I just found that to be a prerequisite," Baker said.

To the best of Baker's knowledge, Point By Point is the only Black-owned business dedicated to woven furniture repair. While the niche craft is dominated by older white men today, he said the U.S. has a rich history of Black caners, especially in the south.

The couple plans to delve much deeper into the various histories of weaving, which is a common thread among the world's cultures, Powers, who is Asian American, said.

Just as understanding these cultures is important, Baker and Powers said building a community is equally so. The couple has gotten to know their neighbors throughout Cal Heights, with many becoming customers, along with antique and vintage stores, party supply rentals and more.

"I think people like community and real, genuine connection," Powers said. "That's something this

"We live in a world that's really focused on production and consumption. We explicitly did not want to create new products—we wanted to fix what already exists."

- Christina Powers, Co-Owner of Point by Point



Ghermayn Baker removes the old woven seat of a chair in his Long Beach studio.



Ghermayn Baker removes old, brittle cane from a chair before threading new cane at Point by Point Studio.



Ghermayn Baker picks out his cane strands to use for a woven chair repair.



Ghermayn Baker threads new cane for a furniture repair job.

grandparents—furniture that's been around in their families since the 1930s, sometimes even before that," Baker said. "As a craftsperson, I really appreciate ... that I get to work on these old pieces, fix them and make sure that these family heirlooms can be passed along to future generations."

It is not cheap work, Baker admitted, but customers see the significance of saving these pieces, especially if they hold sentimental value, he said.

Not all of Point By Point's work, however, is done on vintage furniture. As part of their efforts to upcycle and reduce waste by making furniture more sustainable, the pair does not shun clients who purchased their goods from Ikea, Wayfair and other "fast furniture" producers.

While the various weaving processes have similarities, Baker noted that each type of material and style has a unique history behind it. Part of his work is to honor those histories and the cultures they come from, he said.

"There's something that's sort of ancestral about this," Baker, a Black man, said. "These are practices that have been around for thousands of years. It feels like I'm helping to pass the craft on through the furniture itself."

Baker said it is nearly impossible to learn the practice without facing the cultures it originated from and trying to understand them. When you sit down to weave a single piece for dozens of hours, he noted that's a lot of time to think—time he likes to spend thinking about the cultures he

work really brings. It's cool to really contribute to what's around us and the local economy."

The work Baker and Powers are doing, though, has garnered attention from more than just the local community. Point By Point was named one of the Bruin Business 100 by UCLA this year, which the couple said is refreshing when so much of the entrepreneurial world is so focused on innovation and disruption. Baker also is a recipient of the 2023 Furniture Society's Educational Grant, which will allow him to refine his craft at the John C. Campbell Folk School in Brasstown, North Carolina.

As their business grows, however, the couple's house is quickly becoming a tight fit for their operation. Baker said they aren't necessarily looking for their own storefront, but that a shared makers' workshop or community space would be an ideal situation—think ghost kitchen, but for artisan goods rather than food.

In addition to expanding the repair work itself, Powers said the couple has received a lot of feedback from people who would like to learn the skills Baker has taught himself. So, in their endless pursuit of cultivating community, another future move of Point By Point will be to offer classes.

"We don't want to gatekeep this craft because it's already something that's pretty inaccessible," Baker said. "I would love to teach classes and love for more people to know this craft because it can be very personally rewarding." ■

College Housing

Continued from page 3

rent and whatever else they need. That committee, according to Zia, has helped more than 1,400 unhoused students. Building student apartments is a natural next step, and “it can’t be soon enough,” she said.

A critical need

The Harbour student housing development at Orange Coast College, which opened in 2020, may be a forecast of what Long Beach can expect, at least in terms of demand.

The 800-bed complex offers five floor plans at different price points, with options for private and shared bedrooms, OCC Director of Housing and Residential Education Jamie Kammerman said. The units are furnished, utilities and wifi are included in the rent, and lease dates are tied to the school calendar.

Housing on campus has been a good option for international students, and the school gives priority to foster youth and offers financial support for military veterans, Kammerman said, adding that having students right there has boosted involvement in school activities.

Occupancy started out low because of the pandemic, but for the last several semesters, the Harbour



A student walks through Long Beach City College’s Liberal Arts Campus on Carson Street in the Lakewood Village.

has been about 96% to 98% full with a waitlist.

For some students, “housing has been critical for them to continue their education,” Kammerman said – and it even helps with recruitment.

“There’s students that have very clearly shared with us that having housing on campus was a big part of their decision in coming to OCC,” she said.

For Long Beach City College student Fifonsi Jenkins (who goes by the nickname Fifi), being unhoused almost put an end to her schooling.

Born in Benin in West Africa, she came to the U.S. in the hope of getting an education that wasn’t available at home. She met a man, got married and was living with him in Oregon, but when he became abusive, she left and moved to California.

While taking classes at LBCC, she found herself with no place to live, so she created a little hut among some bushes on campus and washed up in school restrooms before going to class, she said.

Things took a turn after one of her teachers saw her looking in

the trash at a fast food restaurant for something to eat. Jenkins had been afraid to ask for help because her husband had told her she could be sent to jail if she told anyone about her situation, but the teacher introduced her to Sunny Zia, the college trustee, who was eager to help.

Jenkins said Zia helped her apply for financial aid and a housing voucher as a survivor of domestic violence, and she was able to move into an apartment in San Pedro. Zia and Baxter got Jenkins clothes and shoes and helped her furnish her apartment.

After eight long years at LBCC, Jenkins, 41, received her diploma earlier this month (though she still has to make up one class) and is planning to take courses to become a pharmacist.

When she was homeless, “I thought about giving up. I cried and said, ‘Why me, what did I do? All I wanted was to go to school,’” she said.

“Long Beach City College opened a lot of doors for me.”

Removing barriers

Student housing isn’t likely to become an amenity at every community college, but where it is happening, it appears to be part of a broader trend of “supporting the whole student,” said Martha Parham, a spokeswoman for the American Association of Community Colleges. Schools’ varied approaches to clearing away the barriers to an education have included partnering with delivery services to get food to students in need, providing gas cards so students can get to campus, and offering child care—anything that takes care of life necessities so students can concentrate on their studies.

“Access is a core tenet of what community colleges are, but if they can get in and they can’t succeed, that’s a problem,” Parham said.

West, at the Long Beach Community College District, said he expects to bring more detailed cost estimates, construction timelines and the potential housing mix to trustees in August. While there are plenty of projects competing for \$400 million the district has left from previous bond issues, the board has made clear housing is a priority, he said.

The college is in negotiations with the city of Long Beach to buy several pieces of property by the Michelle Obama Neighborhood Library for the smaller housing development and classrooms.

Community colleges, especially in California, have been evolving from a place to get a certificate and move on, into a lower-cost option that offers sports and other extracurricular programs as part of a well-rounded student experience, West said—and housing is part of that shift.

“For them to be able to be here and be part of the campus community at a rate they can afford and still get a quality education, that’s what we’re really about.” ■

San Pedro Bay ports see 3rd consecutive month of increased cargo amid labor dispute

Both ports have seen a dramatic increase in cargo volumes since February, but continue to trail well behind last year’s levels.

By Brandon Richardson

Cargo volumes at the ports of Long Beach and Los Angeles increased for the third consecutive month in May after a lackluster February, new data shows.

In Long Beach, dockworkers and terminal operators moved 758,225 20-foot-equivalent units, or TEUs (the standard measure of shipping containers)—marking a 15.6% increase over April. LA saw a similar trend, moving 779,000 TEUs in May, a 13.2% increase from the month before.

“At mid-year we’re starting to see signs that cargo volume is on the upswing, with our busiest month



A COSCO container ship is berthed at the Pacific Maritime Services terminal at the Port of Long Beach.

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Janet Nelson
VP, Community Development Officer
562-436-9800 ext. 5207

Community colleges, especially in California, have been evolving from a place to get a certificate and move on, into a lower-cost option that offers sports and other extracurricular programs as part of a well-rounded student experience, West said—and housing is part of that shift.

“For them to be able to be here and be part of the campus community at a rate they can afford and still get a quality education, that’s what we’re really about.” ■

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Brandon Richardson / Business Journal

Crews continue work on the “Great Boulevard” improvement project on Artesia Boulevard.

Long Beach, LA County unemployment jump in May

By Brandon Richardson

The unemployment rate in Long Beach, and across Los Angeles County, rose in May, according to data released June 16 by the California Employment Development Department.

After two consecutive months of declines—from 5.2% unemployment in February to 4.6% in April—the EDD reported the city’s rate jumped to 4.9% last month. The labor force in Long Beach contracted by 1,100 people to 229,800. The number of employed Long

Beach residents fell by 1,700 month-over-month, while the number of unemployed residents increased from 10,500 to 11,200.

The county overall followed a similar trend, with the unemployment rate increasing from 4.3% to 4.5%. The labor force decreased by 21,400 residents to 4,969,400.

The number of employed residents countywide dropped by 36,800 to 4,728,500, while the number of unemployed residents increased by 15,400 to 240,900.

Leisure and hospitality led all sectors in month-over-month job gains in LA County, adding 11,600 positions—mostly in accommodation and food services, the EDD stated. Government, private education and health services, other services, construction and financial activities all also added jobs.

Information saw the greatest loss of jobs, reporting a loss of 4,300 positions—all in motion picture and sound recording amid the writers’ strike. Manufacturing, trade, transportation and utilities, and professional business services also recorded losses.

Of the 134 cities and areas across LA County, 82, or 66%, have a lower unemployment rate than Long Beach, according to EDD data. Six areas—Altadena, Covina,

Montebello, Paramount, Rolling Hills and Rolling Hills Estates—have the same rate.

The statewide unemployment rate also increased, rising from 4.3% in April to 4.5% last month, according to the EDD.

“Although the writers’ strike and recent tech industry layoffs have captured headlines, overall, California employers have continued to expand payrolls,” Taner Osman, research manager at Beacon Economics, said in a statement. “In the first five months of this year, the state’s economy has added more than 250,000 jobs, and during a time when many forecasted that we’d be in recession. Moreover, we haven’t yet moved into a seasonally strong period of the year.”

Statewide, health care led with payroll increases of 15,300 jobs, followed by professional, scientific and technical services with 11,600 jobs, according to a Beacon analysis. Leisure and hospitality, construction, other services, retail and trade, transportation, warehousing and utilities, government, education, and finance and insurance also added jobs.

Payrolls decreased in a small number of sectors, including wholesale trade, manufacturing and information. ■

‘We all feel the pressure’: Why CSULB undergraduate workers hope to unionize

By Kat Schuster

Rachel Livinal worked three jobs over the spring semester while balancing a full load of classes at Cal State Long Beach in the months leading up to her graduation. Two of those jobs were on campus; the other was at Staples.

Livinal was among the thousands of undergraduate Cal State University students who signed a petition filed in April to form a union that could represent more than 10,000 student workers who are classified as assistant workers.

CSULB employs 2,065 of them, and their average pay rate is \$16.05, according to records provided to the Long Beach Post by the university. These workers are all limited to 20 hours per week.

While the university contends that the cap on hours is intended to help students balance work and academics, some students—particularly those with little or no financial support from their



Two student workers move tables after an event in the University Student Union ballroom at Cal State Long Beach.

families—say it simply forces them to find work elsewhere. That makes it harder—not easier—to juggle their course loads and a work schedule that allows them to earn a living, students involved in the effort say.

“At the end of the day, it kind of feels like it’s just an unpaid internship,” Livinal told the Post. “It’s not a great situation, but I do what I have to do.” Students looking to unionize say they’re fighting both for higher

wages and to raise the cap on hours. The unionization effort would affect working conditions for clerical workers, student media, library assistants and more across the system’s 23 campuses.

Some 4,000 signatures have been turned over from CSU students, according to Martin Brenner, a technologist and part-time faculty member who is also a chief steward for the California State University Employees Union (CSUEU).

“Students can be asked to do just about anything and everything at low pay rates,” Brenner told the Post. “That really [gets] taken advantage of. [They are] often doing work that a represented employee may make [three] times or more for doing.”

“As it stands now, they have almost no rights at all, and really low pay,” he said.

Brenner says students are being paid less than minimum wage in some cities, like San Diego.

“As a state entity, the CSU is subject to state, not local minimum

Continued on page 20



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LONG BEACH BUSINESS LIST: WOMAN OWNED BUSINESSES				
BUSINESS NAME + SERVICE PROVIDED	STREET ADDRESS	YEAR FOUNDED	NAME + TITLE	EMAIL + WEBSITE
business name: The HipPea	street address: 2023 E. Fourth St.	year founded: 2016	name(s): Vered Azari	phone number: 562-823-7722
service provided: Restaurant			title(s): Owner	website: -
business name: Alder & Sage	street address: 366 Cherry Ave.	year founded: 1990	name(s): Kerstin Kansteiner	phone number: 562-343-6314
service provided: Restaurant and Cafe			title(s): Owner	website: aldersage.com
business name: Code of Harmony	street address: 2001 E. 4th St.	year founded: 2017	name(s): Janet Schriever	phone number: 562-822-7775
service provided: Boutique, Skincare, Facials			title(s): Owner/Founder	website: codeofharmony.com
business name: The Hangout	street address: 2122 E. 4th. St.	year founded: 2018	name(s): Melissa Carpenter	phone number: 562-676-6810
service provided: Retail and Cafe			title(s): Owner	website: shopthehangout.com
business name: Oh La Vache	street address: 2112 E. 4th St.	year founded: 2020	name(s): Erika Ponzio & Jessica Sarwine	phone number: 562-434-2112
service provided: Cheese Shop			title(s): Owners	website: ohlavachecheese.com
business name: PIPP! + LOLA	street address: 2630 E. 4th St.	year founded: 2020	name(s): Dynelly Del Valle	phone number: 562-588-9500
service provided: Plants, Home Goods, Landscape Design			title(s): Owner/Founder	website: pippiandlola.com
business name: Old Gold Boutique	street address: 2146 E. 4th St.	year founded: 2018	name(s): Bridgette Thomson	phone number: 714-376-3274
service provided: Vintage Clothing, Accessories and Home Goods			title(s): Owner	website: oldgoldvintage.com
business name: Jess Weymouth	street address: 3401 E. 2nd St.	year founded: 2014	name(s): Jessica Weymouth	phone number: 661-472-7978
service provided: Artist			title(s): CEO	website: jessweymouth.com
business name: Essencial Studio	street address: 3550 Long Beach Blvd., Suite F	year founded: 2012	name(s): Carol Flores	phone number: 562-492-9258
service provided: Skin Care and Waxing Services			title(s): Aesthetician	website: essencialstudio.net
business name: Tenni-Moc's Shoe Store	street address: 6536 E. Spring St.	year founded: 1962	name(s): Alex Maltezos	phone number: 562-429-7777
service provided: Specialty Fitting, Orthotics, Comfort Shoes			title(s): Owner	website: tenni-mocs.com
business name: FIESTA Photobooths	street address: 6475 E. Pacific Coast Highway, Suite 1025	year founded: 2019	name(s): Ana Anaya	phone number: 626-825-3643
service provided: Photobooths Event Entertainment			title(s): Founder	website: photoboothvip.com
business name: DYLightful Skincare	street address: 4301 Atlantic Ave., Suite 5	year founded: 2021	name(s): Dylan Kent	phone number: 562-286-3352
service provided: Organic Facials, Sugaring, Lash and Brow Tinting			title(s): Owner/Esthetician	website: dylightfulskincare.com
business name: CA Driving Detective Gloria Bradley	street address: P.O. Box 18564	year founded: 2020	name(s): Gloria Bradley	phone number: 626-818-8920
service provided: Online Drivers Education and Mature Drivers Courses			title(s): CEO	website: drivngdetective.com
business name: Tinsel & Bow	street address: 5318 2nd St.	year founded: 2015	name(s): Kathryn Wells	phone number: 562-342-3131
service provided: Corporate and Social Gifting			title(s): Founder/Gifting Strategist	website: tinselandbow.com
business name: bark! bark!	street address: 325 Atlantic Ave.	year founded: 2008	name(s): Vivian Dominguez	phone number: 562-437-3655
service provided: Dog Daycare, Hotel, Grooming, Training			title(s): Founder/CEO	website: barkbarkdaycare.com
business name: Makersville	street address: 419 Shoreline Village Drive, Suite Q	year founded: 2012	name(s): Patricia Tsoiasue	phone number: 562-225-9589
service provided: Makerspace and Maker Created Activities			title(s): President	website: makersville.net
<div><div>LBBJ</div><div><p>The Long Beach Business List, an industry-specific directory of local businesses, is a feature exclusive to the print edition of the Long Beach Business Journal. Subscribe today to get 26 issues a year delivered to your home or office, plus unlimited digital access to the local business news you can't find anywhere else.</p><div><div>SUBSCRIBE TODAY: lbbj.com/subscribe</div><div>Ask us about group discounts! subscriptions@lbbj.com</div></div></div></div>				

LONG BEACH BUSINESS LIST: WOMAN OWNED BUSINESSES				
BUSINESS NAME + SERVICE PROVIDED	STREET ADDRESS	YEAR FOUNDED	NAME + TITLE	EMAIL + WEBSITE
<i>business name:</i> Whole Person Therapy	<i>street address:</i> 444 West Ocean Blvd., Suite 800	<i>year founded:</i> 2012	<i>name(s):</i> Helen Caldwell	<i>phone number:</i> 562-888-1856
<i>service provided:</i> Psychotherapy Services			<i>title(s):</i> Owner	<i>website:</i> helencaldwell.org
<i>business name:</i> ToursX	<i>street address:</i> 429 Shoreline Village Drive	<i>year founded:</i> 2019	<i>name(s):</i> Nilda Parrado Langston	<i>phone number:</i> 562-235-5403
<i>service provided:</i> Glass Bottom Boat Ecotours			<i>title(s):</i> President and CEO	<i>website:</i> theseaviewcruises.com
<i>business name:</i> Beachrunners, Äö Inn Bed & Breakfast	<i>street address:</i> 231 Kennebec Ave.	<i>year founded:</i> 2003	<i>name(s):</i> Patricia Reed and Courtney Day Claverie	<i>phone number:</i> 562-856-0202
<i>service provided:</i> Lodging			<i>title(s):</i> Owner, Innkeeper	<i>website:</i> beachrunnersinn.com
<i>business name:</i> Tanjee Bakes	<i>street address:</i> 2850 E. South St.	<i>year founded:</i> 2019	<i>name(s):</i> Tanjanique Harris-Esters	<i>phone number:</i> 310-756-8056
<i>service provided:</i> Premium Desserts and Event Experiences			<i>title(s):</i> CEO	<i>website:</i> tanjeebakes.com
<i>business name:</i> Simple Health Acupuncture & Wellness	<i>street address:</i> 3505 Long Beach Blvd., Suite 2D	<i>year founded:</i> 2011	<i>name(s):</i> Julia Wu	<i>phone number:</i> 562-424-5505
<i>service provided:</i> Acupuncture, Chiropractic, Massage, Stretch Therapy			<i>title(s):</i> Licensed Acupuncturist	<i>website:</i> simplehealthlb.com
<i>business name:</i> Hangry Belly	<i>street address:</i> 3768 Long Beach Blvd., Suite 114	<i>year founded:</i> 2020	<i>name(s):</i> Kat Vacharabul	<i>phone number:</i> 562-336-1155
<i>service provided:</i> Gourmet Burgers, Fresh Baked Goods			<i>title(s):</i> Chef	<i>website:</i> hangrybelly.com
<i>business name:</i> Native Sol	<i>street address:</i> 2018 E. 4th St.	<i>year founded:</i> 2005	<i>name(s):</i> May Salem	<i>phone number:</i> 562-277-0224
<i>service provided:</i> Handmade Clothing, Jewelry, Curated Vintage			<i>title(s):</i> Co-Owner, Designer, Creative Director	<i>website:</i> nativesol.etsy.com
<i>business name:</i> Skies For Miles Boutique	<i>street address:</i> 2741 E. 4th St., Suite C	<i>year founded:</i> 2022	<i>name(s):</i> Theresa Kim	<i>phone number:</i> 562-676-2119
<i>service provided:</i> Clothing, Accessories and Vintage			<i>title(s):</i> Owner	<i>website:</i> skiesformiles.com
<i>business name:</i> Royal Gourmet Cookies	<i>street address:</i> 4445 Atlantic Ave.	<i>year founded:</i> 2018	<i>name(s):</i> Emerald Austin	<i>phone number:</i> 562-208-5802
<i>service provided:</i> The Most Amazing Gourmet Cookies			<i>title(s):</i> Owner and Head Baker	<i>website:</i> royalgourmetcookies.com
<i>business name:</i> Alliance for Young Women and Girls	<i>street address:</i> 3711 Long Beach Blvd., Suite 500	<i>year founded:</i> 2014	<i>name(s):</i> Ja'net Young	<i>phone number:</i> 323-795-5936
<i>service provided:</i> Career and Leadership Training			<i>title(s):</i> Founder and Executive Director	<i>website:</i> alliance4ywg.org
<i>business name:</i> LTN Services, Inc.	<i>street address:</i> 111 W. Ocean Blvd., 4th Floor	<i>year founded:</i> 2010	<i>name(s):</i> Chartae Richardson	<i>phone number:</i> 877-855-8678
<i>service provided:</i> Professional Business Services			<i>title(s):</i> Owner-CEO	<i>website:</i> itnservicesinc.com
<i>business name:</i> Sal's Gumbo Shack	<i>street address:</i> 6148 Long Beach Blvd.	<i>year founded:</i> 2012	<i>name(s):</i> Acelda Bevans	<i>phone number:</i> 562-423-2113
<i>service provided:</i> Restaurant			<i>title(s):</i> Head Chef	<i>website:</i> salsgumboshack.com
<i>business name:</i> Fuller Management Corporation	<i>street address:</i> 200 Pine Ave., Suite 503	<i>year founded:</i> 2010	<i>name(s):</i> Kena Fuller	<i>phone number:</i> 562-269-8691
<i>service provided:</i> Small Business Development, Coaching, Consulting			<i>title(s):</i> Owner, Executive Director	<i>website:</i> fullerpros.com
<i>business name:</i> Ubuntu Institute of Learning	<i>street address:</i> 235 E. Broadway, Suite 800	<i>year founded:</i> 2018	<i>name(s):</i> Leigh Lester	<i>phone number:</i> 562-471-3404
<i>service provided:</i> Nonprofit Social Justice Training Organization			<i>title(s):</i> Executive Director	<i>website:</i> ubuntulearn.org
<i>business name:</i> Craft + Light Creative Arts Studio	<i>street address:</i> 5614 E. 2nd St.	<i>year founded:</i> 2019	<i>name(s):</i> Shelley Williams	<i>phone number:</i> 562-588-9407
<i>service provided:</i> Team Building Art Workshops			<i>title(s):</i> Owner	<i>website:</i> craftandlight.org
<i>business name:</i> Catalina Reynoso Law	<i>street address:</i> 4401 Atlantic Ave., Suite 200	<i>year founded:</i> 2021	<i>name(s):</i> Catalina A. Reynoso	<i>phone number:</i> 562-984-2052
<i>service provided:</i> Trusts, Wills, Conservatorships, Probate, Consultations			<i>title(s):</i> Attorney	<i>website:</i> reynosolaw.net
<i>business name:</i> Rather Be Bookkeeping	<i>street address:</i> Online	<i>year founded:</i> 2020	<i>name(s):</i> Lea Delorenzis	<i>phone number:</i> 562-726-2742
<i>service provided:</i> Bookkeeping and Payroll Management			<i>title(s):</i> Professional Bookkeeper	<i>website:</i> ratherbebookkeeping.com
<i>business name:</i> Areté Beauté	<i>street address:</i> 925 E. San Antonio Dr., Suite 12	<i>year founded:</i> 2018	<i>name(s):</i> Sara Montano	<i>phone number:</i> 562-650-7667
<i>service provided:</i> Esthetics, Professional Event Makeup, Hair			<i>title(s):</i> CEO/Founder	<i>website:</i> aretebeaute.com
<i>business name:</i> Sushi Mafia	<i>street address:</i> 649 E. Broadway	<i>year founded:</i> 2019	<i>name(s):</i> Unjana Kanchanaromol	<i>phone number:</i> 562-269-0119
<i>service provided:</i> Sushi Restaurant			<i>title(s):</i> Owner	<i>website:</i> thesushimafia.com

LONG BEACH BUSINESS LIST: WOMAN OWNED BUSINESSES				
BUSINESS NAME + SERVICE PROVIDED	STREET ADDRESS	YEAR FOUNDED	NAME + TITLE	EMAIL + WEBSITE
<i>business name:</i> Green Wisdom Apothecary & Herb School	<i>street address:</i> 702 Cedar Ave.	<i>year founded:</i> 2010	<i>name(s):</i> Julie James	<i>phone number:</i> 562-591-8700
<i>service provided:</i> Apothecary Supplies and Herbal School			<i>title(s):</i> Owner	<i>website:</i> greenwisdomherbalstudies.com
<i>business name:</i> Cielo Roth Photography	<i>street address:</i> Remote	<i>year founded:</i> 2011	<i>name(s):</i> Cielo Roth	<i>phone number:</i> 562-857-6795
<i>service provided:</i> Family and Event Portrait Photography			<i>title(s):</i> Owner	<i>website:</i> cielorothphotography.com
<i>business name:</i> Saltwater Deck	<i>street address:</i> 2630 E. Ocean Blvd.	<i>year founded:</i> 2021	<i>name(s):</i> Amy Kolb	<i>phone number:</i> 562-533-2576
<i>service provided:</i> Beach Restaurant			<i>title(s):</i> Owner	<i>website:</i> saltwaterdeck.com
<i>business name:</i> Axiom Kitchen Smoked Meats & BBQ	<i>street address:</i> 4137 Norse Way	<i>year founded:</i> 2022	<i>name(s):</i> Qiana Williams	<i>phone number:</i> 562-966-9292
<i>service provided:</i> Smoked Meats and Fusion BBQ			<i>title(s):</i> Owner	<i>website:</i> axiomkitchenbbq.com
<i>business name:</i> Yoga Sue	<i>street address:</i> Remote	<i>year founded:</i> 2020	<i>name(s):</i> Sue Perkins	<i>phone number:</i> 562-552-1528
<i>service provided:</i> Yoga to Restore and Heal			<i>title(s):</i> Yoga Instructor	<i>website:</i> yogasuelb.com
<i>business name:</i> Simply Sign Notary Services	<i>street address:</i> Remote	<i>year founded:</i> 2022	<i>name(s):</i> Yolanda Obey	<i>phone number:</i> 424-977-9577
<i>service provided:</i> Superb Notary and Loan Signings			<i>title(s):</i> CEO	<i>website:</i> simplysignnps.com
<i>business name:</i> Don Temple Storage	<i>street address:</i> 3750 E. Spring St.	<i>year founded:</i> 1968	<i>name(s):</i> Sumer A. Temple	<i>phone number:</i> 562-426-5555
<i>service provided:</i> Self Storage			<i>title(s):</i> Owner/Operator	<i>website:</i> dontemplestorage.com
<i>business name:</i> Gold Soul Midwifery	<i>street address:</i> 5175 E. Pacific Coast Highway, Suite 402	<i>year founded:</i> 2020	<i>name(s):</i> Jessie Rockwell	<i>phone number:</i> 562-999-2215
<i>service provided:</i> Homebirth Midwifery Services			<i>title(s):</i> Licensed and Certified Professional Midwife	<i>website:</i> goldsoulmidwifery.com
<i>business name:</i> Long Beach Balloons & More	<i>street address:</i> Remote	<i>year founded:</i> 2017	<i>name(s):</i> Josephine Villasenor	<i>phone number:</i> 562-528-2911
<i>service provided:</i> Balloons, Party Supplies, Party Rentals, Planner			<i>title(s):</i> CEO	<i>website:</i> longbeachballoons.com
<i>business name:</i> Beyond the Event	<i>street address:</i> Remote	<i>year founded:</i> 2019	<i>name(s):</i> Juliana Maria Holmes	<i>phone number:</i> 562-225-0168
<i>service provided:</i> Event and Wedding Event Planning			<i>title(s):</i> Owner	<i>website:</i> beyyondtheevent.com
<i>business name:</i> Caravana Furniture	<i>street address:</i> 975 Long Beach Blvd.	<i>year founded:</i> 2005	<i>name(s):</i> Wendy Ortiz	<i>phone number:</i> 562-432-0562
<i>service provided:</i> Contemporary Home Furniture			<i>title(s):</i> CEO	<i>website:</i> caravanafurniture.com
<i>business name:</i> Sarah Finch Therapy	<i>street address:</i> Remote	<i>year founded:</i> 2023	<i>name(s):</i> Sarah Jean Finch	<i>phone number:</i> 562-270-5041
<i>service provided:</i> Individual, Family, Couples, Group Therapy			<i>title(s):</i> Licensed Marriage & Family Therapist	<i>website:</i> sarahfinchtherapy.com
<i>business name:</i> Colossus	<i>street address:</i> 4716 2nd St.	<i>year founded:</i> 2018	<i>name(s):</i> Kristin Colazas Rodriguez	<i>phone number:</i> 562-285-3142
<i>service provided:</i> Bakery/Cafe			<i>title(s):</i> Pastry Chef/Owner	<i>website:</i> colossusbread.com
<i>business name:</i> Healthy People Co. USA	<i>street address:</i> Online	<i>year founded:</i> 2009	<i>name(s):</i> Lilly Lopez	<i>phone number:</i> 800-651-1230
<i>service provided:</i> Nutritional Supplements			<i>title(s):</i> Owner	<i>website:</i> healthypeoplecousa.com
<i>business name:</i> Jade Autrand Beauty	<i>street address:</i> Remote	<i>year founded:</i> 2016	<i>name(s):</i> Jade Autrand	<i>phone number:</i> 562-756-5990
<i>service provided:</i> Beauty and Makeup for Events			<i>title(s):</i> Makeup Artist, Spray Tans, and Tooth Gem Tech	<i>website:</i> jadeautrand.com
<i>business name:</i> Maureen McGlynn, LMFT	<i>street address:</i> 320 Pine Ave.	<i>year founded:</i> 2015	<i>name(s):</i> Maureen McGlynn	<i>phone number:</i> 323-697-3537
<i>service provided:</i> Psychotherapy for Adults			<i>title(s):</i> Marriage and Family Therapist	<i>website:</i> therapylb.com
<i>business name:</i> Nu Du Salon	<i>street address:</i> 4726 E. 2nd St.	<i>year founded:</i> 2020	<i>name(s):</i> Shannon & Meredith Salazar	<i>phone number:</i> 562-439-7958
<i>service provided:</i> Hair Salon			<i>title(s):</i> Owners	<i>website:</i> nudusalon.com
<i>business name:</i> Rose Junie Therapy	<i>street address:</i> 4105 E. Broadway	<i>year founded:</i> 2018	<i>name(s):</i> Rosalisa Abito	<i>phone number:</i> 310-498-5890
<i>service provided:</i> Mental Health Services			<i>title(s):</i> CEO/Clinical Director	<i>website:</i> rosejunietherapy.com
<i>business name:</i> Recharge Therapy	<i>street address:</i> 5175 Pacifc Coast Highway, Suite 403	<i>year founded:</i> 2017	<i>name(s):</i> Carri Dominick	<i>phone number:</i> 562-285-3449
<i>service provided:</i> Physical Therapy			<i>title(s):</i> President and CEO	<i>website:</i> rechargetherapy.com

LONG BEACH BUSINESS LIST: WOMAN OWNED BUSINESSES				
BUSINESS NAME + SERVICE PROVIDED	STREET ADDRESS	YEAR FOUNDED	NAME + TITLE	EMAIL + WEBSITE
<i>business name:</i> TLD Law	<i>street address:</i> 3900 Kilroy Airport Way, Suite 240	<i>year founded:</i> 1962	<i>name(s):</i> Shannon Jenkins, Monica Goel, Jennifer Sawday, Brooke Pollard, Jennifer Lumsdaine	<i>phone number:</i> 562-923-0971
<i>service provided:</i> Legal Services			<i>title(s):</i> Managing Partner, Partners	<i>website:</i> tldlaw.com
<i>business name:</i> Michelle Michicoff Therapy	<i>street address:</i> Remote	<i>year founded:</i> 2022	<i>name(s):</i> Michelle Michicoff, MSW, LCSW	<i>phone number:</i> 562-269-5164
<i>service provided:</i> Mental Health Services for Individuals			<i>title(s):</i> Psychotherapist	<i>website:</i> michellemtherapy.com
<i>business name:</i> Ellie Lipton Therapy	<i>street address:</i> Remote	<i>year founded:</i> 2020	<i>name(s):</i> Ellie Lipton	<i>phone number:</i> 310-340-7983
<i>service provided:</i> Therapy for LGBTQ+ Individuals and Couples			<i>title(s):</i> Psychotherapist	<i>website:</i> ellielipton.com
<i>business name:</i> The Expressive Arts Collective of Long Beach	<i>street address:</i> 1390 Newport Ave.	<i>year founded:</i> 2023	<i>name(s):</i> Sue Gauthier-Pin, LMFT	<i>phone number:</i> 562-281-7104
<i>service provided:</i> Arts-Based Mental Health Services			<i>title(s):</i> Founder/Licensed Marriage and Family Therapist	<i>website:</i> expressiveartscollective.com
<i>business name:</i> Point by Point Studio	<i>street address:</i> By Appointment Only	<i>year founded:</i> 2022	<i>name(s):</i> Christina Powers	<i>phone number:</i> 562-231-6332
<i>service provided:</i> Furniture Repair and Restoration			<i>title(s):</i> Co-Owner	<i>website:</i> pointbypoint.studio
<i>business name:</i> Vixen Creative Agency	<i>street address:</i> Online	<i>year founded:</i> 2021	<i>name(s):</i> Ren D'Anelli	<i>phone number:</i> -
<i>service provided:</i> Artist-Driven Content, Brand and Marketing			<i>title(s):</i> CEO and Founder	<i>website:</i> vixencreativeagency.com
<i>business name:</i> The Brave Voice	<i>street address:</i> 3910 E. 1st St.	<i>year founded:</i> 2018	<i>name(s):</i> Taylor Crawford	<i>phone number:</i> 562-256-2227
<i>service provided:</i> Vocal Studio for Refining Skills			<i>title(s):</i> Owner	<i>website:</i> thebravevoice.com
<i>business name:</i> Supernova Speech Therapy	<i>street address:</i> 2009A Palo Verde Ave., Suite 202	<i>year founded:</i> 2023	<i>name(s):</i> Judy Meckna and Kathy Magana Gomez	<i>phone number:</i> 562-317-1477
<i>service provided:</i> Pediatric Speech Therapy			<i>title(s):</i> CFO and CFO, Co-Owners, SLP	<i>website:</i> supernovaspeechtherapy.com
<i>business name:</i> Nahui Therapy	<i>street address:</i> 4201 Long Beach Blvd., Suite 326	<i>year founded:</i> 2021	<i>name(s):</i> Alayn Ortiz	<i>phone number:</i> 562-277-1398
<i>service provided:</i> ADHD/Anxiety/Trauma Therapy			<i>title(s):</i> Owner/Therapist	<i>website:</i> psychologytoday.com/us/therapists/alayn-ortiz-long-beach-ca/886340
<i>business name:</i> Carmen's Coffee Co.	<i>street address:</i> 5790 2nd St.	<i>year founded:</i> 2015	<i>name(s):</i> Elisa Margoni-Bertone	<i>phone number:</i> 562-337-9861
<i>service provided:</i> Unique Espresso and Spain-Inspired Pastry Truck			<i>title(s):</i> Owner/Operator	<i>website:</i> carmenscoffee.com
<i>business name:</i> LTN Services, Inc.	<i>street address:</i> 111 W. Ocean Blvd., 4th Floor	<i>year founded:</i> 2010	<i>name(s):</i> Chartae D. Richardson	<i>phone number:</i> 877-855-8678
<i>service provided:</i> Tax Prep, Health and Medicare Insurance, Notary			<i>title(s):</i> Owner/CEO	<i>website:</i> itnservicesinc.com
<i>business name:</i> District Wine	<i>street address:</i> 144 Linden Ave.	<i>year founded:</i> 2009	<i>name(s):</i> Angela Mesna	<i>phone number:</i> 562-612-0411
<i>service provided:</i> Wine Tasting and Tapas Restaurant			<i>title(s):</i> CEO	<i>website:</i> districtwine.com
<i>business name:</i> Ermias Solutions	<i>street address:</i> 245 W. Broadway, Suite 437	<i>year founded:</i> 2021	<i>name(s):</i> Daisy Marie Scott	<i>phone number:</i> 562-702-3494
<i>service provided:</i> Transportation and Logistics			<i>title(s):</i> CEO	<i>website:</i> ermiasolutions.com

The Long Beach Business Journal makes every effort to verify the information included in the list above, but we also rely on the accuracy of the information provided by the employers and organizations represented.

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BUSINESS JOURNAL

Newswatch15

Initial \$19.6M projected deficit for 2023 could turn into \$20M surplus, city says

Property taxes, sales taxes and charges assessed to utility customers are expected to finish the year with more revenue than forecasted, helping to drive down the shortfall and turn it into an expected surplus.

By Jason Ruiz

While Long Beach had previously projected a budget deficit of \$19.6 million for the current fiscal year, which ends in September, it now could close the year with a \$20 million surplus, as the local economy's continued rebound helps to fill the city's coffers.

Things like property taxes, sales taxes and charges assessed to utility customers are expected to finish the year with more revenue than

forecasted, helping to drive down the shortfall and turn it into an expected surplus.

The additional funds are expected to be used for priority projects, with city management slated to present options for exactly how to spend it to the City Council when the proposed budget for 2024 is revealed in the coming months.

There are a number of underfunded projects that could benefit from the extra funds, including the Studebaker Road overhaul that could now cost as much as \$50 million, or the Belmont Pool replacement project that has stalled because of a funding gap and may now need a redesign to make it cheaper.

Fees paid by utility users for natural gas consumption are expected to result in a \$9.6 million overage for the city, with \$3 million of that being tied to the historically high gas prices paid by customers earlier this year.

While the City Council did approve \$1.5 million from these fees to go toward a larger pot of money to help residents in need, the fund

is still projected to finish with additional cash tied to those high gas prices, according to the report.

Taxes assessed to hotel guests (\$4.4 million), oil from the city's land-based operations (\$3.5 million) and non-Measure A sales taxes (\$6.5 million) all are projected to finish over budget.

Measure A, the 1% city sales tax that city officials have pledged to spend on public safety and infrastructure, is projected to finish \$4.5 million over budget.

The Tidelands Fund, which pays for projects and operations along the city's coast, is projected to finish with a \$15 million to \$17 million surplus, with \$11 million of that set aside for projects in the coastal zone.

The budget surplus isn't entirely due to more money coming into the city; it's also due to unfilled positions across multiple city departments. A shortage of trash truck drivers has led to pickup days being skipped across the city. Police officers also began working mandatory overtime shifts earlier this year because of the

vacancies in that department.

The budget update projected that the Police Department could end the year with \$12.7 million unspent due to vacancies.

Despite the update given to the City Council on June 13, the city is still projecting budget deficits in future years through 2027, with shortfalls ranging from \$8 million to \$11 million still anticipated despite this year's big turnaround, according to a city report.

The upcoming budget process that will start over the summer and conclude before the start of the fiscal year in October could require the city to make some cuts but not as many as it had originally anticipated when the estimated deficit was over \$40 million.

An update given to the council in March said that the new expected deficit was about \$6 million, but it's unclear how labor negotiations with the city's largest employee union, the International Association of Machinists and Aerospace Workers, could affect the final budget approved by council in September. ■

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Vacant LBX storefront to be split into 3, with new tenants to move in as early as next year

A proposal to divide an old Orchard Supply Hardware location at Long Beach Exchange into three new parcels for future businesses was approved by the Planning Commission.

By Jason Ruiz

A proposal to divide an old Orchard Supply Hardware location at Long Beach Exchange into three new parcels for future businesses was approved by the Planning Commission on June 15, paving the way for potentially leasing the space that has been vacant since August 2018.

Orchard was intended to be one of the anchor tenants of LBX when it

opened in March 2018, but an abrupt announcement in August of that year said the chain was closing all of its stores nationwide.

The East Long Beach shopping center has thrived since its opening with its food hall “The Hangar” and other restaurants, shops and fitness studios drawing regular crowds to the center.

However, the old Orchard parcel on its northernmost row of shops that backs up to Carson Street has remained vacant. On Thursday, the Planning Commission approved a proposal to carve up the 40,000-square-foot space into three new storefronts.

The largest would be 14,611 square feet, with a 9,496-square-foot space sandwiched in between that and another 12,829-square-foot storefront on the westernmost side of the old Orchard building, where its garden center was located.

Plans submitted to the city by TSA Architects on behalf of DJM Capital Partners, the owners of LBX, show the former garden center being enclosed and a complete remodel of



A former Orchard Supply Hardware location at Long Beach Exchange will be divided into three new storefronts after the Planning Commission approved renovation plans for the property.

the facade.

It's unclear what tenants might be targeted to fill the new retail spaces once they're completed. DJM Capital did not respond to a request for comment.

Kristopher Golder, vice president of development for DJM, told the commission on June 15 that it's in

negotiations with two national retailers DJM thinks fits the mix of businesses at LBX, and he hopes that the landlord improvements could be completed in early 2024.

Tenant improvements would follow, and Golden said the hope is that the new tenants could open later in 2024. ■

Local food

Continued from page 5

upward trend to California Senate Bill 1383, legislation which mandates that supermarkets and other food suppliers separate organic waste from trash, and donate at least 20% to nonprofits such as Food Finders. The legislation, which began its implementation process in 2022, proved to be “a huge boost,” Lara said. Its next tier, which includes some restaurants, hotels and venues, will go into effect in 2024, Lara said.

“Many of the doors that we were knocking on prior to the legislation being implemented, they didn't have time for us,” Lara said.

Still, food waste remains a significant issue, said Lara—at least 30% of food produced in the U.S. goes uneaten, according to the USDA. Finding even more ways to lower that number could help ease food insecurity across the board.

A spike in need, and an issue larger than food supply

While not all organizations have felt the same level of impact, advocates agree that the need has only sharply risen.

When Long Beach Community Table had to temporarily close a few months ago while it was between warehouses, “people were calling me and crying like every day,” Cox said.

The organization was still serving about 1,800 people each week, but in the past, it had the capacity to serve about 3,000. The group also had to cut down on its homebound deliveries for three and a half months, which was “devastating” both for Cox and the recipients, she said.

“It made me break down in tears multiple times. People would show up at my house and ask for food because my house is my home office,” Cox said. “It was really, really hard to not be able to provide the resources that we wanted to, and it is getting more challenging.”

Christian Outreach in Action, meanwhile, has been able to meet some of the rising need. On just June 19 alone, the organization served nearly 300 people at their food bank,

a number that used to fall around the 150 to 175 range for a single day, Dohrmann said.

Of the people the nonprofit serves, the fastest growing population has been seniors, a group who is on a fixed income, with a lot of that money going toward housing, Dohrmann said. Some seniors stop by the organization every other day, or every day, she said.

“I think that they are sustaining because of us, and that breaks your heart, but they're putting their resources, what they have, toward shelter,” she said.

Expenses have also increased, and the organization has had to purchase items it didn't have to in the past, such as paper products. Utilities and other overhead costs have also increased, Dohrmann said.

“I do think that we're headed toward a lot of food shortage,” Dohrmann said. “I don't know if we ever really regrouped from the pandemic, when the shelves were pretty empty.”

Some experts reference the end of the state's additional food aid this past March, a benefit initially implemented due to the pandemic, which provided tens to hundreds of dollars in additional funds each month to lower-income families, as a factor contributing to rising need.

This summer, for instance, eligible families will now receive \$40 per child, compared to \$125 last summer, a substantial decrease, said Lara of Food Finders.

With benefits decreasing back to pre-COVID amounts, and with the current costs of food remaining high due to inflation, Food Finders' partner agencies have seen more and more people, with food insecurity climbing to higher numbers than prior to the pandemic.

In addition to the increased demand, the pandemic had other impacts on food supply that still linger.

Amir Zambrano, managing director of programs at Food Forward, an organization that serves as a “bridge organization” working between distributors and partner agencies, pointed to the logistical issues with transporting food as another hurdle that organizations

are having to overcome.

“It's not that there's not enough food, it's out there,” Zambrano said. “It's just sometimes we can't get to it because it's too expensive to pay for a truck to come down from Salinas to Los Angeles or to wherever that may be.”

The organization, though, is now operating a level that it has not before and is on track to meeting a goal of receiving over 70 million pounds of produce this year, Zambrano said. While weather was a factor in donations dwindling earlier this year, donations remained within 2-5% of last year, Zambrano said.

Shifts to sustainability
At Farm Lot 59, Kanno is preparing for the summer, which is estimated to be the hottest on record. The farm is already 15 degrees warmer than at the shore, a mere 3 miles away.

“As farmers, you know, we obsess about the weather constantly,” Kanno said. “I have all the apps and every morning, I look and look and look, and it changes every time you look at it.”

For urban farmers, whether you're a backyard grower, a community gardener or a farmer for a living, the whims of the weather are just part of the job. That's what makes the things that can be controlled—namely, outreach, policy and education—so key.

“Agriculture is really stressful, regardless of weather, and then on top of it, we're a nonprofit,” Kanno said. “Most of urban agriculture is things like this, a small half-acre run by a bootstrap nonprofit, scraping by, serving the community and all the capacity that we can, but not getting any funding.”

By the nature of her work, Kanno has become an advocate for more farming-friendly policies in the city.

For example, even though land is available in Long Beach, the leases that are the most common, which have two- or three-year terms, make it difficult to plan over the long term.

“Having longer leases, having the city of Long Beach be a better partner, and a better advocate for local food systems, I think would be a great first step for them,” she said.

But even at the grassroots level,

every person can make a difference in some way.

The food system, after all, is far larger than just going to the grocery store, said Kanno, who hopes that people will recognize the effort and labor that has gone into the food on their plates.

“Eating seasonal is the best thing to do ... and then sharing what you have in abundance,” Kanno said. “But keeping those dollars local is really where it's at.”

Organizations, though, can also work together to improve the food supply.

The Food Bank of Southern California, for instance, is looking to partner with local farmers, said product acquisition manager Laurie Settle. The organization is also opening a new North Long Beach location in the coming months, focused on collaboration. The space will serve as a “sharehouse,” with an office and conference area, a warehouse, refrigerator and freezer space, for other food organizations to utilize.

Over the past few months, Cox of Long Beach Community Table has also been working to increase coordination with other local agencies. She plans to create a database that organizations can use to see who has extras of what products, to make sharing and supporting one another easier.

But like Kanno, Cox thinks the most sustainable solution is for everyone—not just the groups most committed to the cause—to get more involved.

“The majority of our grandparents had gardens themselves and knew how to sustain their family,” Cox said.

Apart from developing community gardens, Long Beach residents who don't have much space can create container gardens or vertical gardens, which can be kept on a porch, patio, or even just by a window, Cox said.

“I want to see more sustainability. And I don't care if it's somebody using a grow light in their closet at this point,” said Cox, noting that potatoes, which are a nutritious superfood, can grow in the dark. “If you can supplement your own food sources, you're in a much better situation.” ■

CITY OF
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Bid Opportunities

Title	Bid Number	Due Date
Starters and Alternators	WD-23-112	06/28/2023
Inspection of Sewer Lateral Pipelines	WD-23-104	06/28/2023
CRS-Sports Equipment	PR-23-214	06/29/2023
GW Augmentation, GW Collection System, & New Wells Siting Study Project	WD-23-097	06/29/2023
Long Beach Collaboratory: Pedestrian Safety in the Hamilton Neighborhood	TI-23-271	06/30/2023
Long Beach Collaboratory: Park Utilization and Safety in the Westside Neighborhood	TI-23-270	06/30/2023
Long Beach Collaboratory: Safe Streets in the Willmore Neighborhood	TI-23-264	06/30/2023
Long Beach Collaboratory: Connectivity in the Ramona Park Neighborhood	TI-23-263	06/30/2023
Furnish and Deliver Liquid Chlorine	WD-23-100	07/06/2023
Video Production Contractor	FD-23-231	07/06/2023

Bidder Registration

To receive notifications of bid opportunities, register with the city, and download additional bid details, visit www.longbeach.gov/purchasing.

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Sasha Kanno, founder of Farm Lot 59, points to tomatoes that are sprouting later than normal due to the heavy rains earlier this year.



Urban agriculture is not subsidized in the same way as big agriculture, making funding a challenge, while masking the true cost of food, according to Sasha Kanno, founder of Farm Lot 59.

CSULB Union

Continued from page 10

wage laws. The salary range for [a] student assistant position is \$15.50 to \$23.50,” Amy Bentley-Smith, the director of public affairs for the CSU’s Office of the Chancellor, told the Post.

Those fighting for union representation say students are often faced with food and housing insecurity, debt and in the most severe cases, homelessness.

The CSU, meanwhile, asserts that it offers “one of the most affordable educations in the nation,” according to Bentley-Smith.

At CSULB, undergraduate students typically pay \$3,494 per semester in tuition and mandatory fees, a number that inches up each academic year, according to College Tuition Compare.

‘We deserve to be paid more’

If Livinal would have been allowed to work more hours at her on-campus jobs—even at the same rate of pay—she would have, she told the Post.

At \$16 per hour, she worked some 17 hours per week at her job as radio production and imaging director at student-run radio station, 22 West. She also worked three hours a week as the podcast editor for Dig Magazine.

According to Cal State University’s Chancellor’s office, the 20-hour cap serves a purpose.

“One of the purposes of having student assistant employees is to provide students the chance to explore and develop career-related skills and gain professional experience while working around their class schedules and commitments,” Bentley-Smith said. “Thus, the 20-hour cap, which only applies during the academic year, is to allow the students sufficient time to pursue their studies and progress to completing their degree within four years.”

“Adding more than 20 hours a week of part-time employment at the university on top of their studies can run counter to our desire to support students academically,” she said.

But students are facing a dire housing crisis and a high cost of living in many of the cities where CSU campuses sit. High costs tend to drive student assistants off campus to find additional work.

Livinal, for example, worked two days a week at Staples. But without assistance from CalFresh, she says even all three positions would not have been sufficient to support basic needs.

Other options include applying for financial aid in the form of a loan or a grant.

“Easing the financial burden of going to school is a top priority: our financial aid packages prioritize non-loan aid first, and more than

60% of financial aid recipients have their full tuition covered; and eligible students can apply for an emergency grant in cases of unexpected financial need,” Bentley-Smith said.

Still, students continue to raise concerns.

“I believe that for the work that we do, we deserve to be paid more,” Livinal said of her on-campus jobs. “I mean, running a radio station is a really hard task ... and I’ve been able to make so much progress for this station.”

Often over the course of her senior year, Livinal said she spent more time at her partner’s house in South Gate than her own apartment in Long Beach. His parents generously fed the two of them, and the neighborhood didn’t present the threat of getting a street sweeping ticket in a parking impacted area.

“Students can be asked to do just about anything and everything at low pay rates. That really [gets] taken advantage of. [They are] often doing work that a represented employee may make [three] times or more for doing.”

demanding,” she said. “It’s something like the real business, which is increasingly beset by consolidation and all these economic pressures. It makes it harder for workers.”

She added that most people she knows in the media industry are in a union.

“We’re supposed to prepare them [for the business]. ... Maybe part of the preparation is being in a union and all that entails—job actions, union meetings, union dues,” she said of those working in student media. “Will students who are in the media for a year or two want to sign on for all that? Maybe? Maybe not, I don’t know.”

Gaines-Emory has made the school newsroom her on-campus home. It’s where she does most of her schoolwork and also dedicates at least five hours a day to running the newspaper.

- Martin Brenner, CSULB Faculty and CSUEU Chief Steward for CSUEU

“That’s honestly what’s keeping me afloat more than actually staying at my apartment,” she said.

Livinal worked at 22 West over both semesters of her senior year, and despite the temptation to dedicate more time to the station, she did not work over the 20-hour cap on campus, save for answering a few emails.

“A lot of people here resigned themselves to working more hours than they are on the clock,” she said. “And I decided that from Day One, I wasn’t going to do that.”

For Christal Gaines-Emory, the Daily 49er’s editor-in-chief during the spring semester and the upcoming fall semester, she says her role, which pays \$15.50 an hour, would be impossible to do justice within the 20-hour cap.

“It’s a heavy workload, keeping a newspaper running—constant news, constant things going on,” she said, adding that she manages a staff of 35, who also often work over their 10 and 20 hour work caps.

Barbara Kingsley-Wilson, a CSULB journalism professor who serves as an advisor for the Daily 49er and has worked for the Post, empathizes with the students she advises and said that she would support actions that could result in an extension in the amount of hours a student can work, but only if it was something that the student wanted in consideration of their class load.

“Student media can be

“Sometimes more, sometimes less,” she said. “I spend a lot of late nights there. If it gets to be too late and I’m still not done, I’ll just go back to my dorm. Even if I’m not in the newsroom, I’m still working.”

The only day Gaines-Emory admits that she blocks out for herself are Saturdays. On Sundays, she’s back on editing duty, where she’s constantly scanning for breaking news.

While she hasn’t signed the petition to form a union for workers like herself, she said she will after giving it some thought.

“We all feel the pressure, the financial burden that a lot of us experience especially as college students working in student media,” she said. “We’re underpaid for the amount of work that we do.”

Next steps and barriers ahead

A union authorization petition was filed on April 17 with an estimation of 3,000 signatures, which was about 30% of workers, the amount needed to trigger a union election, according to the CSUEU. This is expected to eventually allow workers to vote on whether they want union representation.

“The CSU acknowledges workers’ rights to organize and is committed to following the state’s collective bargaining laws and regulations,” a statement from the CSU said. “It will be up to the Public Employment Relations Board (PERB) to approve an election.”

Brenner acknowledged that filing

the petition is the first step of many before a union can actually be formed.

“It is a monumental effort that takes a lot of time, coordination and resources,” he said.

Livinal, meanwhile, loved her on-campus jobs. It’s where she received real-world experience. Over the last fall and spring semesters, she worked to produce podcasts, refresh 22 West’s library of PSAs and teach other students how to use Adobe Audition. At the end of the day, she said she would have rather worked these jobs for little pay than not. But she worries that this very scenario, common among student assistant workers, will continue to compromise an opportunity for change.

Like Livinal and many others working for the departments of their declared major, Gaines-Emory feels an immense pressure to dedicate the majority of her time to the Daily 49er. At times, it’s a duty she’s more drawn to than her actual schoolwork, she admits.

“All student media is extremely important to our campus, because we keep everyone informed,” she said. “Not to hate on our administration, but a lot of the time, they aren’t particularly clear.”

Livinal pointed to one obvious barrier that could thwart the effort to unionize—students are also constantly in flux. They graduate and they move on, she said.

“Students only really want to care about what will affect them,” Livinal said. “And so if it doesn’t affect them, a lot of the time, they don’t move forward. And I can admit to doing that with the petition.”

Brenner acknowledged this challenge, noting that the signatures to trigger a vote, and the votes themselves, will come from different groups of students, as they come and go.

“As you know, seniors and some graduate students graduated,” he said. “We will have new students in significant numbers in the fall. But if we can get them the right to vote, they will be able to make a decision on their own.”

Livinal feels the same strong indignance toward student working conditions that is fueling the effort to vote for union representation. But she also admitted that she shares a certain level of despondency with many of her peers.

“It sounds great, it sounds wonderful, and I’m really glad that students are trying to make a change, but I also feel like our voices just generally are not heard. At the end of the day, there’s only so much we can do,” she said. “I don’t have a lot of trust in our higher ups. I don’t feel like the adults treat us like we’re adults too.”

“It’s the same thing with students not walking at graduation ... we’ve had protest after protest, nothing happened,” Livinal said. “A lot of efforts don’t get past the first stage.” ■

COLUMNIST: TIM GROBATY
An architectural masterpiece on Rivo Alto Canal lists at \$4.5M

A house like the one at 218 Rivo Alto Canal in Naples would appear to be a more comfortable fit in the hills and canyons around Hollywood, perhaps high up in the hills off Woodrow Wilson Drive or in the canyons of Laurel and Topanga.

But, miraculously, the California modernist home has carved out a space for itself along Naples Canal with a solid view of Alamitos Bay.

Ideally, the tall and slender wood-and-glass structure would perhaps prefer to be alone amid stands of towering pines, or even redwoods, along with scattered ferns and other woodland flora.

But if the three-bedroom, three-bath home is going to be in Long Beach, its location in Naples is the best place for it, with the slow, bucolic kayakers and paddle-boarders gliding past within easy view of the living room and a gentle sea breeze weaving its way through the home’s numerous windows and accordion doors that can be opened to launch the living area into the outdoors.

The home, known originally as the Penn/Crowell House, named for its original owners, is one of the most imaginative homes on the island that’s well known for its imaginative residences.

Designed by the renowned post-war modernist

architect Ray Kappe, who died in 2019, it’s an impressive marriage of wood—originally redwood and since redone with more resilient Brazilian ipe wood—and a nearly opulent amount of glass, including two massive boxes hanging from the third floor down to the second, jutting from two sides of the building. Besides serving as a key part of the striking design, the function of the cubes, which are open at the bottom, is to disperse the buildup of heat as well as enhance air circulation in the interior. The combination of the geometric shapes gives a sort of Jenga effect with its jumble of disparate roofs, columns and decks.

Inside, the floor plan consists of a series of intersecting spaces, with a handsome wooden stairway tying the home’s five levels together—a sub-level wine cellar; the living/dining/kitchen area; the second floor with a an office with an expansive view of the water as well as two large bedrooms; the third floor, given over to the primary suite with access to a balcony; and finally the rooftop terrace with an unimpeded 360-degree view that stretches over the surrounding rooftops to the mountains, Palos Verdes Peninsula, Alamitos Bay, down the coast and over the Pacific to Catalina.



Courtesy of Bryan Kopecky

The Ray Kappe-designed home at 218 Rivo Alto Canal is on the market, listed at \$4.5 million.



Thomas R. Cordova / Business Journal

The view from the top roof terrace of 218 Rivo Alto Canal, now on the market listed at \$4.5 million.



Thomas R. Cordova / Business Journal

A Ray Kappe-designed five-level home is for sale along the waterfront on Naples Island.



Thomas R. Cordova / Business Journal

The stairs linking the five levels of the home at 218 Rivo Alto Canal.

Shoreline Village revamp gets approval from Long Beach Planning Commission

By Jason Ruiz

Big changes are coming to Shoreline Village in Downtown. The Long Beach Planning Commission on June 15 approved plans for a revamp of the area that would include the removal of the carousel building, expansion of outside dining areas and a new two-story parking lot. Along with those changes, commissioners voted unanimously to approve a new master plan for the area that could clear the way for a future hotel, although the hotel was not part of the proposal approved by the commission. The shopping and dining center was originally approved by the California Coastal Commission in 1979 but hasn't seen any major renovations since its opening. Debrah Fixen, the director of property management for Shoreline Village, said the area is home to 20 small businesses and has become a popular location for locals and tourists since opening over 40 years ago. "However, after 41 years, it's

time for a refresh," Fixen told the commission. While some of the businesses being displaced would be relocated within the newly designed Shoreline Village, others do not appear to have a space designated for them, according to plans presented to the commission. Tugboat Pete's hotdog stand and an exotic bird photography business currently don't have a space set aside for them. Businesses that are scheduled for relocation are The Funnel House kiosk, which is moving just a few feet to the east into a permanent structure and Wheel Fun, which will be relocated to the ground floor of the new parking lot. Pelican Pier Pavilion, which has been housed inside the carousel building at the center of Shoreline Village, is scheduled to move into the old Wheel Fun location near Parker's Lighthouse. A representative for Shoreline Village told the commission they intend to move all of the games inside Pelican Pier Pavilion to the new location. In place of the old arcade building will be a new



Brandon Richardson / Business Journal
The Pelican Pier Pavilion building at Shoreline Village, which houses an arcade and carousel, will be torn down as part of recently approved renovations of the retail center.

structure named "The Hub," which is two buildings that form a semi-circle around an outdoor pedestrian area that will provide a less obstructed view to the waterfront. Parker's Lighthouse is not proposed to have any improvements in the project, but The Yard House and Tequila Jack's are both expected to have their outside dining spaces made larger once the renovations are completed. Adding the two-level parking deck will add 80 stalls to the area and would bring the total number of parking spaces to 395 when including neighboring lots, which are scheduled to be repaved and restriped, according to the plans. The plans also call for a formal connection from the beach bike path to the Rainbow Harbor bike path that could eliminate cyclists having to travel through the parking lot to continue on through Shoreline Village. Because the project is in the coastal zone, the applicant will have to get it approved by the Coastal Commission before any construction permits will be issued by the city. It's unclear when the Coastal Commission could vote on the item. Its next meeting is July 12 in Newport Beach. ■

San Pedro Bay Ports

Continued from page 9

since August of last year," Port of Long Beach Executive Director Mario Cordero said in a statement. "We look forward to more positive signs in the months ahead." The improvement, however, still leaves both ports trailing well behind last year's figures. For Long Beach, last month's cargo volume was down 14.9% from the same month last year. In LA, it was down 19.5%. During a press conference on June 13, Port of LA Executive Director Gene Seroka said May cargo volumes were only about 6% off the port's five-year rolling average, noting the figure is a nearly 60% improvement from February. Year-to-date through May, cargo movement in Long Beach and LA are down 24.8% and 27.2%, respectively. The steady month-over-month upswing at the twin ports came amid ongoing uncertainty surrounding labor negotiations between the International Longshore and Warehouse Union, which represents West Coast dockworkers, and the Pacific Maritime Association, which represents terminal operators and shipping companies. "These past couple weeks have been challenging, and at times

confusing, for all of us out here at the West Coast ports," Seroka said June 13. "There have been claims and counterclaims and daily concerns." On June 1, negotiations broke down between the two parties (though a tentative agreement has since been reached), Seroka said, which resulted in the rank-and-file dockworkers taking it upon themselves to stage sporadic wildcat strikes up and down the West Coast, including Long Beach and LA, the following day. Two days later, two terminals in Long Beach closed for various shifts, but those closures were not attributed to labor shortages. The PMA then accused the union of withholding lashers (workers who secure cargo for trans-Pacific sailings and unfasten arriving cargo) beginning June 7, which was causing delays for ships both arriving and departing. The Marine Exchange of Southern California, which tracks vessel movements, confirmed that at least 10 ships were experiencing extended delays, while most others saw shorter delays of a day or two. On June 9, the PMA said things had "generally improved," but that the string of work actions is having a negative impact on operations. The union, for its part, said they are still working. "Despite what you are hearing from PMA, West Coast ports are open as we

continue to work under our expired collective bargaining agreement," International President Willie Adams said in a June 10 statement. Even during a purposeful worker slowdown, however, terminals would remain open and cargo moving. On June 12, the PMA claimed the union had resumed its refusal to dispatch lashers, causing further delays across the San Pedro Bay ports. The Marine Exchange on June 12 and 13 reported that 11 ships were experiencing delays due to labor shortages. "These disruptive actions by the ILWU contrast sharply with a press release issued by the ILWU on Saturday," the PMA stated. The union declined to comment on the accusation, noting that the two groups "agreed to a media blackout during negotiations and we are honoring that agreement." The PMA and ILWU also agreed to no lockouts or work slowdowns. "For months, the ILWU has staged disruptive work actions targeting the West Coast's largest ports," the PMA statement continued. "These actions have either slowed operations or shut them down altogether, impeding the supply chain and leaving ships and the American exports they carry sitting idle at the docks." Earlier this year, the dockworkers were accused of weaponizing

lunch breaks to slow down cargo movement. Then, the PMA claimed the union was "red tagging" equipment and delaying standard dispatch practices to slow work. The union denied all accusations. In April, 11 of the 13 San Pedro Bay container terminals closed due to labor shortages. The union claimed workers were attending a meeting, followed by the observation of Good Friday—two events that have not historically shut down the nation's largest port complex. Seroka noted that the port is operating at about 70%, with half the loss due to a shift in goods away from the West Coast in favor of East and Gulf coast ports as labor uncertainties continue. The other half is due to a slowdown in consumer spending on goods, in favor of services. As talks continue between the union and employers, Seroka noted that acting Labor Secretary Julie Su is in San Francisco, talking to both sides in an effort to help talks along. This action, Seroka said, indicates that bringing these negotiations to an end quickly is a high priority of the Biden-Harris administration. "The bottom line for us: It's been 13 months," Seroka said. "We need both sides to bargain in good faith and find a way to reach an agreement quickly." ■

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