

LONG BEACH

# BUSINESS JOURNAL

AN EDITION OF THE LONG BEACH POST

MemorialCare  
Long Beach Medical Center

- ← EMERGENCY  
Trauma Center
- ← BirthCare Center
- ← Surgery Pavilion
- ← Imaging Center
- ↑ Buffum Pavilion

PG.12

## LONG BEACH'S SKATEBOARDING EXTREME SPORTS DOCTOR

Dr. Joshua Snodgrass, who grew up skateboarding, is now the head of the sports medicine fellowship at Long Beach Memorial Medical Center.

Brandon Richardson / Business Journal

LONG BEACH  
BUSINESS JOURNAL  
211 E. Ocean Blvd., Ste. 400  
Long Beach, CA 90802

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

## DISTINGUISHED SPEAKER SERIES *of Long Beach*

ORDER  
TODAY!



LIZ  
CHENEY  
February 1, 2024



DR. LISA  
GENOVA  
February 19, 2024



THOMAS  
FRIEDMAN  
May 9, 2024



GOLDIE  
HAWN  
September 21, 2023



DR. MOOGEA  
COOPER  
October 12, 2023



H. R.  
MCMASTER  
April 1, 2024

Live at the Terrace Theater!

[www.speakersla.com](http://www.speakersla.com) | 310.546.6222





Dr. Joshua Snodgrass cruises on his skateboard in front of his Huntington Beach home.

Brandon Richardson / Business Journal ..... 12

Real Estate ..... 3      Health Care ..... 10

Developer can move forward with Dolly Varden housing project on one condition ..... 3

New zoning in Bixby Knolls could bring more development ..... 3

Planning Commission clears way for Legends to build 1st permanent parklet on 2nd Street..... 4

City, LBCC to officially start talks for North Long Beach student housing project ..... 6

Planning Commission to weigh new drive-thrus at Long Beach Towne Center ..... 7

3 new dining, retail spots at LGB expected to open next year ..... 8

**A pair of ‘affordable’ homes with unique issues ..... 9**

Popular George’s Greek Cafe locations in Downtown, Lakewood sold to new owners ..... 10

EM3 prepares youth to be Long Beach’s future leaders ..... 10

He grew up as a skater. Now, as an extreme sports doctor, he treats them. .... 12

Molina Healthcare has highest denial rate for Medicaid recipients ..... 14

Teen mental health needs skyrocketed during pandemic ..... 15

Miller Children’s and Women’s Hospital aims to reduce inequities among Black mothers ..... 17

Newswatch..... 21

JetZero awarded \$235M government contract to develop new aircraft prototype by 2027 ..... 21



SUBSCRIBE TODAY!

LBBJ.com/subscribe

Subscriptions: (562) 553-3391  
subscriptions@lbbj.com  
Editorial: (562) 655-7678  
editor@LBBJ.com  
Advertising: (562) 912-0161  
info@LBBJ.com

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

**Editorial Deadline:**  
Two weeks prior to publication. Email press releases to editor@lbbj.com.  
**Advertising Deadline:**  
Wednesday prior to publication.  
See editorial calendar at  
lbbusinessjournal.com/advertise.

longbeachbusinessjournal  
 lbbizjourn  
 longbeachpost

Editor **Hayley Munguia** // Advertising Director **Andrea Estrada** // Visuals Editor **Brandon Richardson** // Assistant Editor **Kat Schuster** // Columnist **Tim Grobaty** // Reporters **Laura Anaya-Morga, Caitlin Antonios, Fernando Haro Garcia, Jake Gotta, Cheantay Jensen, Tess Kazenoff, Jackie Rae, Brandon Richardson, Alicia Robinson, Jason Ruiz** // Lead Graphic Designer **Candice Wong** // Graphic Designer **Chanel Villanueva** // Publisher Emeritus **George Economides**

The Long Beach Business Journal is a publication of Pacific Community Media. The Business Journal is published every other Tuesday. Reproduction in whole or in part without written permission is strictly prohibited unless otherwise stated. Opinions expressed by perspective writers and guest columnists are not necessarily the views of the Long Beach Business Journal.

**monday morning coffee**

**&**

**Biz Brief**

FREE email newsletters about issues, events and meetings for the week.

Monday Morning Coffee is sent out at 7 a.m., and BizBrief is news of the day, sent out Wednesday and Friday afternoons.

Developer can move forward with Dolly Varden housing project on one condition

By Jason Ruiz

The old Dolly Varden hotel building can be converted into 141 new apartment units, the Cultural Heritage Commission said at a meeting on July 25, so long as the historic sign and the building’s facade are kept in place.

Requiring the developers to keep the facade and the first 15 feet of the building’s entrance was a last-minute tweak the commission made July 25 as it took the “difficult” vote to approve the hotel’s demolition.

The housing project could keep the Dolly Varden sign displayed on the third floor of the new building instead of on the rooftop deck on the eighth floor of the new development.

The move to require the developer to keep the facade, though, could endanger the proposed project that was slated to bring 16 affordable units to Downtown and 125 micro-units that the developer believes would also add to the city’s lower-priced housing stock because of their

smaller size.

“I do think, at that point, it becomes a very different study, and we’d need to go back to the drawing board rather than keep the existing design,” Ryan Caldera, a senior project manager at Studio 111, told the commission about the new requirement.

The commission’s vote is appealable to the city’s Planning Commission.

The vote came over the objections of some community members including Long Beach Heritage, who said that the building should be saved from demolition and preserved for future generations.

The 93-year-old hotel was built near the corner of Fourth Street and Pacific Avenue in 1929 and survived the 1933 Long Beach earthquake, leading some advocates to say that the building should have been granted the same historic status as the “Bath in Every Room” sign on its rooftop.

The hotel’s sign was declared historic in 1995, but the building never received that designation from the city.

The project has been held up for



Thomas R. Cordova / Business Journal

The Dolly Varden Hotel in Long Beach is slated for demolition to make room for a new multi-story building.

two months because commissioners asked for the city to reassess the historical value of the building itself and for the developer to work with the artists who painted popular murals on the side of the hotel to contribute new pieces to the proposed project.

However, a consultant’s report presented to the commission in June said that the building did not qualify as historic in part because its Art Deco design was “very modest” and “almost undiscernible” when compared to other examples in the city, and the hotel’s original owner, Leland F. Dolley, who died in 1935,

did not substantially contribute to the city’s architectural history.

The Varden Hotel was the only hotel built by Dolley before his death.

“I’m a huge fan of development, but I also do firmly believe that the sign will be out of context if there is not a fragment of the building remaining,” said Commissioner Amy Bodek, who proposed keeping the facade as a condition of the approval.

Bodek was the commissioner that requested the reexamination of the building’s historic status.

Some minor changes had been made to the outside of the proposed housing development before the July

Continued on page 7

New zoning in Bixby Knolls could bring more development



Thomas R. Cordova / Business Journal

A driver moves along Wardlow Road, passing Atlantic Avenue in Bixby Knolls.

By Jason Ruiz

In Long Beach’s ongoing effort to update zoning citywide, planners are now focused on the Bixby Knolls area, where some residents have expressed apprehension about the effects that new development could have on parking, while others are excited at the prospect of making the area more walkable.

City planning staff hosted an open house on July 26 inside the Expo Arts Center on Atlantic Avenue, where easels held up diagrams of the area with different colored blocks indicating the type of development that could be allowed on major corridors like Atlantic Avenue, Long Beach Boulevard and Wardlow Road.

While those corridors are expected to be the most affected by zoning changes, the entire area

Continued on page 4

**MARK SCHNEIDER**

**HAND-MADE FINE JEWELRY**

**South Sea Golden Pearls**

562-526-0856  
245 Promenade N  
Downtown Long Beach  
www.markschneiderdesign.com





Thomas R. Cordova / Business Journal

Legends Restaurant & Sports Bar in Belmont Shore has been approved to construct a permanent parklet.

## Planning Commission clears way for Legends to build 1st permanent parklet on 2nd Street

*The Planning Commission voted 3-1 earlier this month to deny an appeal and uphold the city's zoning administrator's approval of the parklet.*

By Jason Ruiz

Legends Restaurant and Sports Bar can officially move forward with building a permanent outdoor dining parklet on Second Street in Belmont Shore after the Planning Commission denied an appeal by residents who sought to block its construction.

Legends was granted a permit by the city's Development

Services Department in May, but that decision was challenged by residents who said the new parklet would amount to a giveaway of public land and hinder pedestrian safety, especially those with mobility issues.

The parklet will take up the two parking spaces directly in front of the business.

Joe Weinstein, one of the appellants representing a group named Citizens About Responsible Planning, urged the commission to deny the permanent parklet.

"It's about the future of the entirety of Second Street in Belmont Shore," Weinstein said, adding that if the commission approved this parklet it would likely have to approve other parklets in the area.

The commission received over 50 public comments in advance of the meeting earlier this month, with a mix of support and opposition to the new parklet, which will be

*Continued on page 8*

## Bixby Knolls

*Continued from page 3*

included in the city's process is bounded by Long Beach Boulevard on the west and Cherry Avenue on the east, with Union Pacific Railroad line in the north and Wardlow Road making up the southern boundary.

The workshop was the first of two to get insight from residents before the city adopts new zoning for the area, something that is expected to happen at the end of 2024.

Alejandro Sanchez-Lopez, a planner with the city who's overseeing the Bixby Knolls process, said that he thinks the city has been able to learn from previous processes in North, Central and West Long Beach, where the city has completed or is wrapping up what it's just begun in Bixby Knolls.

Planners could use new zones created through those previous efforts, which means the Bixby Knolls process is not starting from scratch, he said.

"This is about finding out what zones fit best in Bixby Knolls," Sanchez-Lopez said.

The changes to zoning are not expected to affect single-family zoned neighborhoods but will focus on major corridors. The city adopted new land use rules in 2018 that updated decades-old zoning rules in the city, however, the city is just now implementing those zones after putting that work on pause because of the pandemic.

Changes could include allowing for future residential development between three and five stories tall, with the potential for mixed-use developments featuring ground-floor retail.

"We want to make sure that people understand we have a shared responsibility for development and why we're doing this is to address our housing crisis in an equitable way," Sanchez-Lopez said on July 26.

While Downtown development has boomed in recent years, other parts of the city have stagnated because zoning didn't allow for newer, larger buildings to be

proposed. Three large developments in Southeast Long Beach that could add about 1,300 units to the area were the result of the city approving new rules for the area to allow residential developments.

The zoning changes in Bixby Knolls wouldn't mandate what must be built, but it would change what's possible to be built.

Tom Curtin and Chelsea Barocio recently moved to the area in October from Whittier after purchasing a house and said they're excited about the changes that could take place, especially on Wardlow, where they said more shops are needed, which could encourage more people to spend time in the neighborhood.

"Having more options, a reason to stop, that would be nice," Barocio said. "More shade and street trees would help cool the neighborhood because right now it's just asphalt and auto body shops. It's pretty hot."

Curtin said that more housing could provide opportunities for younger, less affluent people to move to the area and increase diversity. It could also create more of a nightlife and entice other businesses to move to the area, and existing businesses to stay open later.

"So long as we're not building skyscrapers, the new zoning makes sense and it provides an opportunity for the area to grow," Curtin said.

Michael Kirk, who moved to the city in 2004, said he had reservations about how parking could be affected by future projects, noting that there are already areas of Bixby Knolls that are short on parking.

But Kirk, who has lived in several major cities including Chicago and New York, relented and said: "Things change."

"This is just another wave of change that's going to happen to the next generation," Kirk said.

Sanchez-Lopez said that the public meetings are important for the planners trying to figure out what this specific community wants to be prioritized in the zoning that will eventually be submitted to the City Council for approval in 2024.

"The more collaborative the process, the better the zoning will be," he said. ■



Jason Ruiz / Business Journal

Residents gathered inside the Expo Arts Center study concept maps of the areas where zoning could change in Bixby Knolls.

# Summer Cruises



429-D Shoreline Village Drive

Dock 9

Long Beach, CA 90802

(562) 495-5884

spiritmarine.com



Private Dinner Cruises  
Premium Bar  
Port Tours  
Team Building

All-Inclusive Pricing makes  
Planning the Easiest  
Part of the Trip!

The Best Destination for  
Your Next Best Occasion  
is with Spirit Cruises.



Same Ownership Since 1985  
**INTERNATIONAL CITY ESCROW, INC.**

**PATREECE COBURN**  
COMMERCIAL ESCROW OFFICER

**SPECIALIZING IN**

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

WWW.ICESCROW.COM  
562-497-9777

5000 E. SPRING ST. SUITE 120  
LONG BEACH, CA 90815

LICENSED BY THE DEPARTMENT OF FINANCIAL PROTECTION & INNOVATION



# City, LBCC to officially start talks for North Long Beach student housing project

*The college is seeking to build a 36-bed affordable housing project just north of the Michelle Obama Library.*

By Jason Ruiz

The Long Beach Community College District and the city will officially begin negotiations in September over a vacant lot in North Long Beach that the college hopes to develop into affordable student housing.

A negotiation window that could last over a year will begin next month after the City Council approved the talks earlier this month. The council authorized an initial 240-day window for the college to assess if the site is viable

for a 36-bed affordable housing project the college is seeking to build and to prove that it has the finances to pay for it.

The city and the college could extend that window by up to 180 days.

Long Beach declared the three parcels of land just north of the Michelle Obama Library as surplus in May ahead of negotiations with plans for the college to potentially develop it.

The proposed housing project would be three stories tall and include educational spaces, a food pantry and other student services. Earlier this year, a college spokesperson said that the project was estimated to cost about \$32.3 million.

Expanding the college's footprint into North Long Beach is a strategic step by LBCC as it tries to engage a population that it says is difficult to reach because of its distance from both its campuses in the city.

LBCC does have \$89 million left over from a previous bond measure that the college had earmarked for renovations for



A lot at 59th Street and Atlantic Avenue, next to the Michelle Obama Library, could be transferred to LBCC, which hopes to build affordable housing in North Long Beach.

Veterans Stadium, however, LBCC's board of trustees is considering asking voters to approve a new bond measure in 2024 that could deliver an additional \$990 million to the college for campus improvements and the construction of affordable student housing.

College officials have indicated that affordable housing is something they want to pursue, and a larger 421-bed facility at the college's Liberal Arts Campus could be something LBCC would undertake in the future. That project was estimated to cost \$103 million; the college had applied for state funding but did not receive it.

The proposed housing project in North Long Beach would be located just a block away from a higher education center that the college also plans to operate. The center, which the council authorized the college to begin using earlier this month, will include a computer lab and offer some non-credit courses and other services like small business advising.

LBCC's board of trustees is expected to vote by August 2024 on whether to place the ballot measure before voters in the November 2024 election. If passed, it would increase property taxes by \$25 for every \$100,000 of assessed value. ■

# Planning Commission to weigh new drive-thrus at Long Beach Towne Center

*The vote was originally scheduled for earlier this month, but the commission decided to postpone it to allow negotiations to continue between the city and the applicants.*

By Jason Ruiz

Two new drive-thru restaurants at the Long Beach Towne Center will have to wait a couple more weeks before being approved, after the Planning Commission delayed voting on new El Pollo Loco and Raising Cane's locations due to disputes over city requirements to install solar panels.

Earlier this month, the commission pushed a potential vote to its Sept. 7 meeting after representatives from both chains said they were surprised by the requirement to include solar panels in their designs.

Conditions of approval attached to both projects stipulate that the buildings either need to integrate solar power into their buildings' design "to the extent feasible"

or enroll in Southern California Edison's Green Rate program to comply with the city's Climate Action Plan goals.

Edison has paused enrollment in its Green Rate program for both residential and commercial accounts because "interest has exceeded capacity," according to Edison's website.

Representatives from both chains said they had planned to use the Green Rate program and that adding solar would likely put their projects over budget. The commission decided to postpone the vote to allow negotiations to continue between the city and the applicants ahead of its Sept. 7 meeting.

The project proposed building the two new restaurants on the final undeveloped parcel of land at the Long Beach Towne Center along Carson Street near the Sam's Club gas station site.

A Planning Commission vote was required to split the parcel, which includes the Walmart, into two and to approve the designs of the proposed drive-thru features at both locations. Both drive-thrus showed double-lane layouts to help prevent their queues backing up into the parking lot of the site with a city staff report indicating that they could hold a combined 33 vehicles.

Both locations are proposing to operate from 9 a.m. to 2 a.m. daily. ■



A field next to the Walmart at the Long Beach Towne Center on Carson Street where two new fast food restaurants could be built.

## Dolly Varden

Continued from page 3

25 meeting, like placing the Dolly Varden sign at the southeastern corner of the roof deck to help improve its visibility.

There were also changes to the facade of the building to give a nod to the city's Art Deco history and the creation of space in the ground floor lobby to display photos of the existing hotel.

A new space for murals has also been added to the north side of the development where Tristan Eaton, who painted the larger of the two murals on the outside of the Dolly Varden in 2015, has expressed interest in painting a new piece, according to correspondences with the developer.

James Jean, the artist who painted the smaller mural on the Dolly Varden, no longer paints murals but told Studio 111, the firm that designed the building, he might be interested in contributing a bronze sculpture.

Still, advocates were upset with the July 25 vote.

Louise Ivers, a member of Long Beach Heritage who has pushed for the building's preservation, said during that meeting that the city would be losing a historic resource if the building is demolished.

"We don't need anymore photographs put in a lobby of

something that was demolished," Ivers said of the plan to display photos of the hotel in the ground-floor lobby of the new development.


Studio 111 provided additional renderings showing what moving the sign down to the third floor would look like after requests from the public to display it at its current height were made in previous meetings. Lowering the sign to that level would have resulted in a loss of 12 units, according to the renderings.

Out of the 141 units that are currently planned to be included in the project, 16 units will be affordable due to the city's inclusionary housing policy that requires 11% of new project units to be set aside for lower-income households.


But Caldera told the Business Journal earlier this year that most of the units will be more affordable than others because they are going to be smaller micro-units with spaces ranging from 380 square feet to 440 square feet.

"It's really based on 'smaller unit, smaller price point,'" Caldera said in May. "And it will allow us to introduce residents that might not be able to currently afford a unit Downtown."

Caldera said after the vote that his firm would have to strategize with the developer to see what they would do next, but the conditions approved by the commission could limit the underground parking planned for the development or force an entire redesign. ■




**CENTENNIAL ADVISERS**  
TUSTIN LONG BEACH CENTURY CITY LAS VEGAS



**GENERATIONAL COMMERCIAL IN LOS ALTOS**

- Generational asset owned by one family for 40+ years.
- IHOP (19 yrs) + national tenants and 20+ yr service tenants.
- Best suburban household income in Long Beach.
- Close proximity to CSULB and 37,000+ students.
- Call for Details on this sale | Scan for Info

**centennialadvisers.com | 562-269-4844**



SCAN FOR INFO

**CITY OF LONG BEACH**

**Bid Opportunities**

Title	Bid Number	Due Date
E-Bikes and Equipment	PW-23-257	08/29/2023
Construction Mgmt. & Inspection Services for the GWTP Filter Gallery Valve Rehab Project	UD-23-125	08/29/2023
Water Main Bridge Crossings Repair Project	UD-23-123	08/29/2023
Parking Control & Parking Enforcement Uniforms	PW-23-249	08/31/2023
Organic Waste Facility at SERRF	ER-23-246	08/31/2023
Groundwater Treatment Plant Filter Gallery Valve Rehabilitation Project - Phase 1	UD-23-128	08/31/2023
Kiteboarding Instruction Providers	PR-22-181	09/01/2023
Solid Waste Processing & Disposal	PW-23-209	09/06/2023
Open Space and Recreation Element Update	DV-23-277	09/06/2023
Public Health Vaccines	HE-23-291	09/07/2023
Latinx Health Collaborative	HE-23-247	09/07/2023
Mobile High-Power Speakers Upgrade	DP-23-273	09/12/2023

**Bidder Registration**

To receive notifications of bid opportunities, register with the city, and download additional bid details, visit [www.longbeach.gov/purchasing](http://www.longbeach.gov/purchasing).

**Auto Lien Sale Auction**

3111 E. Willow Street  
Long Beach, CA 90806  
(562) 570-2828

Aug 29 & Sep 12, 2023  
Registration & Viewing:  
8:00 A.M. - 9:50 A.M.

<http://www.longbeach.gov/autoauction>



**Celebrating 50 Years!**

**MAKING PIZZA SINCE 1973**



**BUONO'S**  
PIZZERIA  
CUCINA ITALIANA

**Authentic Italian Cuisine**

Al Fresco Patio Dining  
Catering  
Take Out  
Delivery



**\$7 OFF**  
with \$30 purchase  
Expires 9/30/23

**ORDER ONLINE** **BUONOSPIZZA.COM**

401 W Willow St. (562) 595-6138 / 250 West Ocean Blvd. (562) 432-2211



## Legends Parklet

Continued from page 4

approximately 300 square feet and allow for up to 20 people to sit in the new space.

“I think one of the best things about Long Beach is we have some of the best weather on the planet,” Kyle St. Romaine said during the Aug. 3 meeting, adding that residents and visitors would be able to enjoy that “natural wealth” with the new parklet. “And I fully support it.”

Julie Dean, president of the Belmont Shore Resident Association, said she had gathered 600 signatures of people who live in the area that are opposed to permanent parklets on Second Street, noting their effect on already tight parking conditions and the congestion they bring to the area’s sidewalks.

Dean, who uses a wheelchair, said that it was difficult for her to navigate the corridor when parklets were up due to patrons and staff blocking the public walkway, which she said was likely a violation of the Americans with Disabilities Act.

“Legends does not own that sidewalk,” Dean said. “It’s a public right of way.”

Commissioner Michael Clemson questioned if removing parking spaces for parklets was actually a

loss of public space, noting that only people who drive can use parking spaces. A condition of the new permanent parklets is that they will have to be made available to all members of the public, regardless of whether they’re buying anything from the business it belongs to.

“People who don’t drive don’t benefit from those spaces,” Clemson said.

The commission voted 3-1 to deny the appeal and uphold the city’s zoning administrator’s approval of the parklet in May.

Two other restaurants in Belmont Shore, Open Sesame and The Win~Dow, which is replacing Archibald’s at the west end of the Second Street corridor, both have applications for either a parklet (Open Sesame) or outdoor dining set to be heard by the department’s zoning administrator later this month.

Parklets were a lifeline for restaurants during the pandemic as they allowed diners to eat outdoors while indoor dining was restricted or banned to limit the transmission of COVID-19. However, the city required all temporary installations to come down by the end of January.

While temporary parklets were allowed under the city’s open streets initiative during the pandemic, businesses have been eligible to apply for permanent parklets

since 2018, when the city adopted guidelines for permanent structures.

The city had received two dozen applications for the city’s permanent parklet program by March.

City Councilmembers approved an appeal process for parklets in the city in December, which gives the City Council the last word on permanent parklet proposals, but the decision limits the power of residents in that process.

The original language adopted by the council said that a parklet application could be blocked if neighborhood groups opposed the project, but changes adopted by the council only allow opposition to trigger a hearing before the City Council if a parklet project faces opposition during a 30-day period in which the applicant must post a public notice of an intent to build a parklet.

Parklet projects in Belmont Shore face a different process because they’re in the Coastal Zone, which in some cases requires approval from the California Coastal Commission for a project to move forward. However, the Second Street corridor is in a portion of the zone where the city has the authority to issue permits. ■

## 3 new dining, retail spots at LGB expected to open next year

*The request for proposals includes three pre-security locations, openings that city staff said are “rare,” as part of the ongoing \$122 million Phase II Terminal Area Improvements program.*

By Brandon Richardson

City officials announced earlier this month that Long Beach is seeking operators for three new dining and retail concession areas at Long Beach Airport, which are all expected to open next year.

The request for proposals includes three pre-security locations, openings that city staff said are “rare,” as part of the ongoing \$122 million Phase II Terminal Area Improvements program. Little Brass Café Express and a retail shop previously operated inside the historic terminal building, but both were shuttered amid renovations.

“We’re so excited to see the proposals for pre-security concessions, which I know will solidify LGB’s reputation as one of the coolest airports – as well as one of the most comfortable and easy to navigate – in the country,” airport Director Cynthia Guidry said in a statement.

The three areas include:

- A concession space with an outdoor patio in the new meet-and-greet area beside the new baggage claim facility. According to the city, the 1,072-square-foot space (not including the patio area) would best be occupied by a fast-casual or grab-and-go dining option.
- A former restaurant area on the second floor of the 1941 historic terminal building. While the space for decades served as a restaurant with a full bar and available outdoor dining with views of aircraft taking off and landing, officials said they would be open to other proposals, including event or co-working space.
- An alcove on the first floor of the historic terminal building, which the city said would be ideal for food, beverage or retail vending machines.

While the city expects these services to open next year, the announcement stated operation start dates are negotiable based on the proposal and necessary build-out.

“This is an incredible opportunity for entrepreneurial ideas to take flight and give our travelers more high-quality concessions options that are unique to Long Beach,” Guidry continued. ■

## COLUMNIST: TIM GROBATY

# A pair of ‘affordable’ homes with unique issues



A beautiful wood-covered patio offers privacy in the backyard of this home on Cedar Avenue in the Washington neighborhood for sale at \$720,000. Courtesy of Redfin

Today I’ve got something for readers who have perhaps been growing weary of some of the more opulent, multi-million dollar waterfront properties I sometimes slobber over in this space. These are houses to dream about because they’re way, way beyond the affordability of most Long Beachers who work hard every day in order to bring home enough money to pay the city’s average rent of \$2,227 for a two-bedroom apartment—that’s about half the cost of what you’d pay for a mortgage for a median-priced home sold for in Long Beach in July.

What’s even less heartening for those who are struggling to save to get into the housing market is the type and condition of homes and their location that’s relatively affordable—and I mean relative to the \$4 million homes in Naples and the Peninsula as well as to the measly \$1 million homes that are scattered about elsewhere in semi-desirable neighborhoods throughout the city.

I might be going to extremes with this first place I couldn’t help but notice over on the west side of town at 1519 W. Summit St.

Curb appeal? Not too bad. It’s got a nice white wrought iron fence and a gate latched between two red stone pillars to a path that leads through a front yard with a lawn and a large shade tree. The home’s architecture is sort of a rustic barn style. Venturing through the front door is when the wheels start falling off and you might say to your partner that maybe you should look around some more.

The kitchen has been stripped down to pretty much just a sink and some cupboards and is otherwise



Graffiti is scrawled on most of the walls in this West Long Beach home listed at nearly \$600,000. Courtesy of Redfin

appliance-free. But at least there’s no graffiti scrawled on the walls as there is in virtually every other room in this four-bedroom, three-bath home. Not exactly the decor I would have chosen, and if you feel the same way, you might want to consider a few dozen cans of paint to cover the graffiti, though if the previous temporary inhabitants make a surprise visit, they might not take kindly to your improvements.

The house, near Admiral Kidd Park and Cabrillo High School, is listed at \$599,950, and the small bit of good news is you don’t have to worry about the mortgage. It’s being sold as-is with cash or hard money only, and if you have to ask what hard money is, you probably don’t have any. Still interested? The listing agents are Jessica Nieto and Brian Brooke.

A much, much nicer home, with a lot fewer interior cosmetic drawbacks, is a three-bedroom, two-bath 1,213-square foot Spanish-style bungalow at 1608 Cedar Ave. in the Washington neighborhood, where its list price of \$720,000 might be considered a tad on the dear side. Pick it up and slap it down somewhere else, say, Bixby



A Spanish-style bungalow at 1608 Cedar Ave. is dwarfed by two multi-family buildings. Courtesy of Redfin

Knolls or Belmont Heights, and it wouldn’t be unreasonable to ask for \$1 million or more.

A nice Spanish-style bungalow with foliage-covered fence in the front. The little house is wedged between two large multi-family complexes.

But here, especially looking like a real estate holdout bracketed by two large multi-family buildings, it’s difficult to deploy the oft-used adjective “cozy.” If you’re the type that frequently finds neighbors a challenge to deal with, there’s plenty of potential for spats here. Still, the 1928 house went through a thorough remodel in 2014 with an admirable effort to bring privacy—and even coziness—to the property, especially in the backyard where, without planning, residents and their guests would be prime viewing material for the second-floor residents in the buildings on either side.

Doing a heroic job of protecting the backyard from the viewing pleasure of the neighbors is a large and handsome wood-ceilinged covered patio as well as rows of tall evergreens along the fences.

Inside, the house has been upgraded with new appliances in the kitchen, which opens into the living room with a wide-open floor plan. The floors are dark wood laminate and the bedrooms are large and airy.

The property is listed by Realtor Natalie Said of Coldwell Banker.

Both of these homes I’m showing you today are under the median price for homes recently sold in Long Beach, but, even if they can be considered affordable, it shows that there’s a little more to consider than the Realtor’s adage, “location, location, location.”

One can possibly be flipped with more than a little know-how and hard work, the other is stuck, almost adamantly, where it is. ■



Not bad curb appeal at this house on Summit Street in West Long Beach, but there’s a surprise inside. Courtesy of Redfin

## INTEGRATED RESOURCES FOR RESILIENCY

Evelyn, MHALA member and advocate.

**MHALA**  
Mental Health America of Los Angeles

Mental Health · Physical Health · Employment  
Education · Wellness · Outreach · Housing

(888) 242-2522 · info@mhala.org · mhala.org



# Popular George’s Greek Cafe locations in Downtown, Lakewood sold to new owners

*The Loizides family has owned and managed the iconic restaurant for over two decades.*

By Caitlin Antonios

George’s Greek Cafe locations on Pine Avenue and in Lakewood will no longer be owned by the Loizides family. However, Nicky Loizides, daughter of the restaurant’s founder, George, will take majority ownership of the Belmont Shore location. She will

share ownership with her brother Euripides, who goes by “Rip,” after purchasing her brother Jimmy’s stake in the restaurant. Details on the two sales, which are still in progress, have not been revealed. Escrow and the sale for the Pine location won’t be final for about four to six weeks, Loizides said. Nicky Loizides said the Belmont Shore restaurant will still feature the same name and her mom’s recipes. “All of that is gonna stay,” she said. “That’s what’s important to me.” The Belmont Shore location has been undergoing a remodel and will have a grand reopening event in a month or two after the work is complete. Loizides said there may

be new things added, like some specials, but it will be an addition to the menu, not a replacement. Loizides said her brother Jimmy and his family moved north to Solvang and it became too difficult to manage operations for all three restaurants. Loizides added that the Pine location continued to struggle after the COVID-19 pandemic. “It made sense to sell for my brother,” she said. “I just wanted to keep a part of my parents alive and because we live in the community and I’ve run this store for a while, it made sense for us.” The family has owned and managed the iconic restaurant for over two decades.

George Loizides originally opened George’s Greek Deli on Pine next to F&M Bank in the late 1990s before expanding to a full-service restaurant on 135 Pine Ave. He later expanded to Belmont Shore and Lakewood. The wildly popular restaurant had been a Downtown staple for years, with the late family patriarch often out front greeting each guest. The family immigrated to Long Beach in 1980, where George Loizides took a job working at a liquor store, while his wife Rodou, whose recipes are used in the restaurant to this day, took a job at Wilson High School. Loizides and his wife died in 2019, leaving behind their three children. ■

# EM3 prepares youth to be Long Beach’s future leaders

By Brandon Richardson

In 1980, Ladine Chan was born in a Thailand refugee camp on the border of Cambodia. His parents survived genocide, while so many of their friends and family did not. “I had two older sisters who died of starvation,” Chan said quietly. His family got sponsored by another in Arizona, so they made it out of Southeast Asia in 1982. They lived in the Grand Canyon State for a year before moving to Long Beach to join the burgeoning Cambodian population made up of others fleeing death. While his parents survived the killing fields, they were left with deep emotional scars that put a strain on their relationship with their son,

especially when it came to teaching him about his culture and the events that led them to the United States. “My parents were dealing with PTSD,” Chan said. “So every time I tried to have a conversation around it, my parents didn’t want to talk about it.” “Growing up, I was dealing with cultural identity issues,” he added. “Just not being able to know who I am as an individual, but also not knowing my history.” This was an issue within the city’s entire Cambodian population, Chan said, which led to high rates of violence, teen pregnancy and dropping out of high school. “There was definitely a need in the community to really address these issues,” he said. In 1996, the United Cambodian



Courtesy of EM3  
A group photo of the students who attended EM3’s 2023 summer camp at YMCA Camp Oakes in Big Bear.

Continued on page 19

For more business news, visit

lbbusinessjournal.com.

LBBJ

COMMERCIAL PROPERTIES FOR SALE & LEASE | LOCAL EXPERIENCE. GLOBAL STRENGTH.

FOR SALE

\$26,900,000

LAGER LANE

AMETHYST STREET

AGATE STREET

SUBJECT PROPERTIES

11 PROPERTY PORTFOLIO, 49 UNITS

REDONDO BEACH, CA

FOR LEASE

2940 WESTMINSTER BLVD, SEAL BEACH

3,950 SF FULLY BUILT OUT RESTAURANT SPACE

FOR LEASE

2033 & 2055 W. COWLES ST., LONG BEACH

10,000 - 21,730 SF INDUSTRIAL SPACE

FOR SALE

\$15,500,000

PRIME 3.21 ACRE SOUTH BAY INFILL DEVELOPMENT SITE

FOR SALE OR LEASE

1560 W ESTHER STREET, LONG BEACH

3,003 SF INDUSTRIAL BUILDING

FOR SALE

\$997,000

1227 E. 4TH STREET, LONG BEACH

2,298 SF MIXED USE BUILDING

PRICE RECENTLY REDUCED TO \$997,000

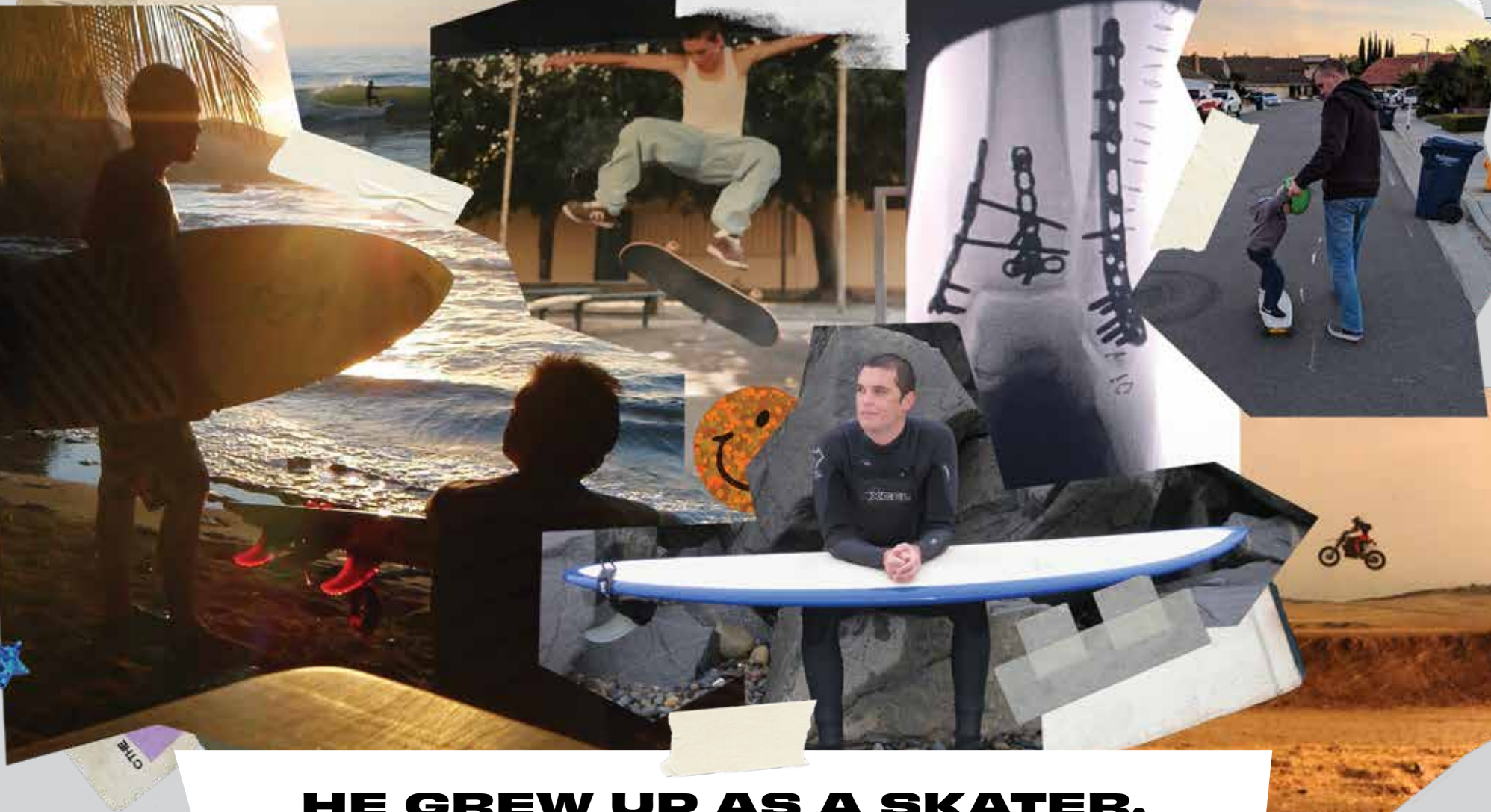
COLDWELL BANKER COMMERCIAL BLAIR

CBCBLAIR.COM

(562) 495-6070

© 2023 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All information contained herein is from sources deemed reliable and is submitted without any warranty or representation, express or implied, as to its accuracy or completeness. We assume no liability for errors or omissions of any kind. Corporate BRE #0130395





# HE GREW UP AS A SKATER. NOW, AS AN EXTREME SPORTS DOCTOR, HE TREATS THEM.



By Brandon Richardson

A third-year resident pokes her head into Dr. Joshua Snodgrass' office at Long Beach Memorial Medical Center. She has a 21-year-old amateur skateboarder with a broken ankle, but no X-rays on file.

The injury is a week old but is still swollen and bruised.

"Repeat the imaging as quickly as possible so we can actually look at it," Snodgrass instructs the young doctor.

Under the umbrella of the Family Medicine Residency Program, now in its 50th year at the Long Beach hospital, Snodgrass heads the sports medicine fellowship with an emphasis on action sports, such as skateboarding, in addition to more traditional sports.

Growing up in the 1980s and '90s, Snodgrass never felt like he was part of any one crowd, but always identified closest with the social outcasts—kids who came from broken homes or had substance abuse problems, though he never partook himself.

"I was not what you would call a good student," Snodgrass said with a laugh, adding that while he may not have attended all of his classes, he was still absorbing knowledge while crashing his friends' classes.

"They all knew who I was because I used to fix all their cars for them," he said of the teachers. "So as long as I wasn't a 'bad' kid, and so long as I was

quiet, they would just let me sit there."

Snodgrass tried his hand at team sports like baseball, soccer and water polo, but he could never get into it. So, naturally, he found himself at the center of the era's skateboarding counterculture, which ultimately led him into other action sports such as surfing, snowboarding, motocross and more.

"It's the camaraderie," he said.

With his mom working as an oncology nurse who worked night shifts and his dad as a fire department battalion chief, he did not see his parents often. Toward the end of high school, Snodgrass said they divorced and moved in with their new respective partners.

"I came home one day and there's a note on the door that said, 'The house has been sold, you need to find a place to live,'" Snodgrass recalled. "These outcasts were my family at the time."

While he was hanging out with the kind of crowd your parents tell you to avoid, Snodgrass said his role was the voice of reason. He would regularly talk his friends "off the ledge" of "some completely dumb thing" and offer ways to mitigate risks.

After graduation, Snodgrass got a job with Ford Motor Company as a mechanic. The company paid for him to attend Riverside Community College.

He tested out of several classes and, instead of wasting free periods, he opted to take other courses out of

sheer interest.

"For no apparent reason, I have no idea why, I was like, 'You know what? I'm going to take biology, I'm going to take chemistry,'" Snodgrass said. "And school started to get fun."

So he decided to continue his education.

With no family support, he could only afford to apply to two universities: UC San Diego and UC Santa Cruz. The latter sent him the big envelope first, so he packed his bags and moved up north—convincing his girlfriend at the time (who is now his wife) to join him.

The move was pivotal in his educational journey. He found himself washing glasses in a neurogenetics lab under Principal Investigator Yishi Jin, who previously had contributed to the genetics work of Sydney Brenner, H. Robert Horvitz and John E. Sulston, which was awarded the Nobel Prize in Physiology or Medicine in 2002.

While working in the lab, Snodgrass shared bench space with David Hassler, who was involved in the decoding of the human genome.

"These were my influences, who I looked up to during my undergrad," Snodgrass said. "Being around all these super bright and influential people ... they just kind of steered me. These people were the ones that influenced my decision to enter into medical school."

With limited funds and the desire to keep surfing, Snodgrass' medical

school options were limited. He wound up at Ross University in the Caribbean. From there, he picked up rotations at hospitals around the country, including New York, Chicago and Miami before landing a residency in Phoenix, where his brother lived.

The sports medicine fellowship at Arizona State University had lost its accreditation, which allowed Snodgrass to fill the gap by doing an elective rotation at the school, working with the rugby and hockey teams.

"It was really fun to get in there because I got a lot more experience," Snodgrass said.

Through work at a women's prison, where he was doing obstetrics and wound care exams, he was introduced to Dr. Robb Blackaby, co-founder of Medicine in Motion, a sports medicine company that provides health care services to athletes at events worldwide. The relationship led him back to Southern California as the first fellow for the sports medicine fellowship at Long Beach Memorial.

"One of the draws for me to come to this program was the ability to kind of tailor it to whatever I wanted," Snodgrass said, which allowed him to focus his work on action sports.

"When I initially approached MemorialCare for the fellowship spot, I showed [Dr. Jeffrey Lai] the evolution of action sports," Snodgrass said. "It was kind of



overwhelming because they were amped about it. They really understood the drive behind me."

During his fellowship, Snodgrass reached out to old contacts, which led to him regularly being a medic at the Pro-Tec Pool Party skateboarding contest, Shaun White's Air + Style event and the X Games.

When Snodgrass graduated from the fellowship, he got a job in San Diego for a company that handles workers' compensation claims.

"It was a rough point in my life," he said, noting the broken system that saw insurance companies denying legitimate claims and individuals trying to embellish their situation for more money.

"It was wearing on me to the point where I had legitimately considered leaving medicine as a whole," Snodgrass admitted. He even went as far as going back to school and earning a master's degree in cybersecurity.

Fortunately, Dr. Lai decided he wanted to go into private practice in 2018 and offered Snodgrass the lead role at MemorialCare's sports medicine fellowship. He jumped at the opportunity.

Having been a forerunner in the program, Snodgrass was ready and hit the ground running. He continued providing care at the X Games, which he has done every year since 2015, and brought along his fellows who were interested in treating extreme athletes.

Treating athletes that are pushing the boundaries every day in their respective sports is a challenge, Snodgrass said—especially when it comes to action sports, which spawned from a counterculture with no rules to break. But with events slowly being accepted into the Olympics, the outlaw ways are changing.

"There's this weird shift because, historically, in the action sports industry, taking a big hit or slam was like a badge of honor," Snodgrass said, noting that people are more worried about serious injuries nowadays. "Everything is moving toward being more professional."

The Olympics, for example, has drug testing requirements for extreme sports just like all others, Snodgrass said. Outside of that, however, drug testing is not done at competitions, he added.

Just getting pre-event physicals or having athletes wear helmets is a challenge, he said. It is a fine line to sympathize—or, in Snodgrass' case, empathize—with the culture while trying to protect them.

"We know people are going to do certain things, and we know that they're gonna get hurt along the way," Snodgrass said. "But that's how you advance sports. That's the nature of it."

Snodgrass recalled his first day of high school. When he rolled up on his skateboard, a supervisor grabbed him by the backpack and pulled him off his board, saying he's tired of telling students they "can't do that here."

"It was burned into my brain, and the next four years was people telling me what I can't do," Snodgrass said. "And I love action sports for its mindset: There's always someone out there telling you 'you can't do that,' but here are all these athletes that are proving people wrong, saying 'watch me.'"

Snodgrass also is no stranger to taking big hits. Skating for decades, he had his fair share of falls, but his worst injury came ahead of the 2020 X Games while preparing other medics for the event. Snodgrass went to slide down one of the ramps when his shoe caught and his ankle snapped.

Now, years later, he is still unable to skate or snowboard like he used to. He can cruise on both, but any tricks and even simple carving is out of the question.

His injury, though, has not kept him from doing what he loves: teaching and working with extreme athletes.

"I'm really fortunate to have the backing of a hospital network that wants us to advance the sports medicine side so we can actually attack those underserved sports areas," Snodgrass said, adding that "you shouldn't be beating your head against the wall every day, what you do in life should be fun."

While Snodgrass' passion is working with action sports, he understands that not all sports medicine doctors will have the same love for the culture. To that end, the fellowship also works with more traditional sports.

Snodgrass is the team physician for Long Beach State Athletics and works with the athletics departments at Cypress College and Biola University.

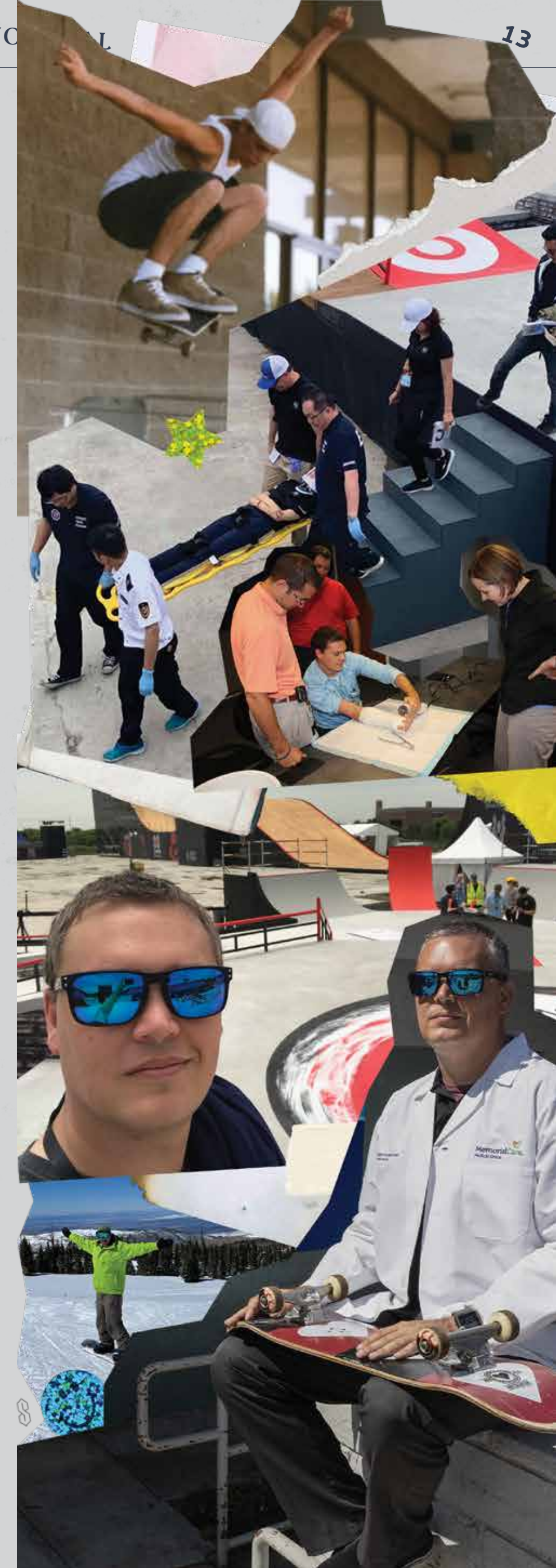
For each fellow that comes through his program, Snodgrass said he works to understand their goals and desired career path so that he can help facilitate it—regardless of the sport, which at this point has included weightlifting and combat sports.

"Even if it's outside my comfort zone, I'm OK with it," Snodgrass said. "I want to build the best education for the fellows that come through this program so we can create better sports docs in the future."

For Snodgrass, though, it always comes back to his counterculture roots and treating extreme athletes, who oftentimes grew up without the financial—or any—support system that other athletes did.

"Football is one of the most popular sports in the country and those kids grew up with family support, coaching staff, athletic trainers, locker rooms, booster clubs," Snodgrass said, noting that his care is a crucial resource. "And then you look at these alternative sports: they don't have anyone teaching them or coaching them along the way."

"There's a lot more risk associated with those action sports athletes just because they don't have as big of a support network as most organized sports." ■





# Molina Healthcare has highest denial rate for Medicaid recipients

By Brandon Richardson

More than 86.7 million low-income Americans rely on Medicaid for their health care, but private insurance companies are denying millions of requests for services through the federal-state program with little oversight, according to a report by U.S. investigators released July 19, and Long Beach-based Molina Healthcare is at the top of the report's list.

Molina, for its part, said in a statement that the report did not include the full context of its denials, but the company is still "continuously working to improve our processes."

The vast majority of Medicaid recipients are insured by for-profit companies, which contract with states to provide services to low-income people. Doctors make care recommendations, which must then be approved by these Medicaid managed care organizations, or MCOs. That approval is known in the industry as the "prior authorization of services," which is required for a health care provider to treat a patient.

After looking into 115 MCOs nationwide, the report from the

inspector general's office of the U.S. Department of Health and Human Services found that, in 2019, one out of every eight requests for the prior authorization of services were denied. Investigators also learned that, despite the high number of denials, states did not routinely review their appropriateness.

"The absence of robust oversight of MCO decisions on prior authorization requests presents a limitation that can allow inappropriate denials to go undetected," investigators noted in the report, adding that the appeals process intended to remedy this is deeply flawed and seldom used.

The report notes concerns about the payment model for Medicaid, under which MCOs receive a fixed amount of money per enrollee regardless of the number of services provided to them. Investigators said the model could incentivize some insurers to deny care, especially to cancer and cardiac patients, seniors and people with disabilities who need in-home care and medical devices, to increase profits.

Half of Medicaid enrollees are people of color, according to the report.

"People of color and people with lower incomes are at increased risk of receiving low-quality health care and experiencing poor health outcomes, which makes ensuring access to care particularly critical for the Medicaid population," the report states.

Investigators identified the seven MCO parent companies with the largest number of enrollees—Aetna Inc., AmeriHealth Caritas, Anthem Inc. (now Elevance Health), CareSource, Centene Corporation, Molina and UnitedHealthcare. These companies operated 115 MCOs in 37 states with a total of 29.8 million people enrolled in 2019.

The report shows that Molina had the highest overall denial rate at 17.7%, followed by CareSource (15.4%), UnitedHealthcare (13.6%), Anthem (12.9%), Centene (12.2%), Aetna (12.1%) and AmeriHealth (6.1%).

Seven of Molina's 12 MCOs, representing 1.2 million enrollees, had denial rates greater than 25%, according to the report. Combined, Aetna, Anthem and UnitedHealthcare only had five MCOs with denial rates higher than 25%. The other three companies had none.

At 41.4%, Molina's Illinois plan had, by far, the single-highest denial rate on the list. Molina's Texas plan had the second highest rate at 34.2%, followed by Anthem's Georgia plan at 33.7%.

In Molina's statement, the company said it is held accountable for patient satisfaction, services, health outcomes and other metrics through "extensive oversight" by federal and state governments.

"The 2019 data on MCO treatment denial rates cited in ... [the] report was inclusive of simple procedural denials

# Teen mental health needs skyrocketed during pandemic

By Tess Kazenoff

When her high school suddenly switched to an online format in 2020, Gisselle Becerra Murillo started skipping classes.

Becerra Murillo, who recently graduated from Cabrillo High School, said that she felt constantly drained, and unmotivated to do anything.

"Those years that I had online school, my grades really went down, because I wasn't really showing up to class," said Becerra Murillo, 18. "I was mostly just spending my time in my bed, sleeping."

Even when COVID-19 pandemic restrictions began to lift, she still didn't want to leave the house.

"That just took a big toll on me," Becerra Murillo said.

After returning to school in-person, Becerra Murillo said her mental health has improved. But for many teenagers, experts have continued to notice a stark increase in mental health needs—a trend that began prior to the pandemic, but that has been exacerbated by the stress of the last three years.

At The Guidance Center, a Long Beach nonprofit that serves about 3,200 youth and families each year through free mental health services, there has been an upward trend in eating disorders, said Patricia Costales, CEO of The Guidance Center.

Not only that, but about 30% of children at intake—meaning their very first appointment—are sharing that they have suicidal thoughts, according to Costales.

"Those percentages are completely unprecedented for us," Costales said, "and those don't even include the kids who aren't comfortable enough to tell you in their first appointment."



Gisselle Becerra Murillo, 18, stands near Cabrillo High School, where she recently graduated from. Experts say that mental health concerns have worsened for teenagers, a trend that began prior to the pandemic but has been exacerbated.

heal in that way. So it's about telling and soothing the brain and saying, 'We're safe now, so how can we start healing from this process?'"

The fact that, for these teens, the pandemic came during such a key developmental stage in their lives only magnified its impact on their mental health.

Teenagers are in the midst of discovering their identities and exploring how they relate to and differ from their peers, friend groups and families, explained Alsup. For teenagers, relationships are one of the most, if not the most, important parts of this developmental phase, she said.

And because the brain is still developing in adolescence, teens respond differently to stress than adults.

Marwa Azab, a professor of psychology and human development at Cal State Long Beach, said that in adolescence, the brain is in a vulnerable state chemically, in terms of its neurotransmitters, but also in terms of connections in the brain or the circuitry, which is why adolescence is commonly when mental illnesses such as depression, anxiety or schizophrenia begin.

"You're already at a very vulnerable stage, where your emotional system is more developed than your higher-up executive system that's helping you with managing your emotions," Azab said. "And of course, three years at their age is equivalent to decades at my age, right? Because developmentally so much happens, like a 12-year-old is so different than a 15-year-old, but the 30-year-old is not that much different than the 32-year-old."

Alsup, for her part, said she has noticed a rise in anxiety-related issues and depression, largely stemming from isolation, which has meant more teens seeking out mental health support, even after pandemic restrictions lifted and

students returned to school.

"They have returned back to school, but school looks really different," Alsup said. "Maybe their social groups that they participated in were dismantled. Maybe they're not in that hierarchy of the group anymore. Maybe friends left, maybe friends moved—there's all kinds

of relationships that might have changed."

The past three years have been a clear demonstration—to teenagers, but also to us all—of just how much of our lives can be outside of our control. But to Azab, one of the largest errors has been not communicating enough with teens about the tumult the pandemic caused and how to grapple with it.

"We have not, as a society, taught our teens to be comfortable with uncertainty," Azab said. "That is the best protection for anxiety disorders as they get older."

After the difficulties of navigating school online, students have been expected to return to school and perform as though the pandemic didn't happen, Azab said.

Alsup agreed.


For many teens, she said, their families may not be open about talking about mental health, which in turn makes it more difficult for teens to express themselves.

"We place these adult expectations on teens and young children for the expression of their thoughts and feelings, when adults sometimes can't even express their thoughts and

Continued on page 20

# Secure Your Deposits, Secure Your Accounts!

with ICS and CDARS






## INTERNATIONAL CITY BANK

A Division of UNITED BANK

**Paula Wihongi**  
Community President  
562-436-9800 ext. 5202

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

Member FDIC

   **icb.biz**

## Peninsula Club & Marina Shared Workspace



Shared workspace with incredible bay views! Come by and inquire about membership!



6201 E Bayshore Walk, Long Beach CA 90803 | 562-424-3700





Cameron Jacques  
President & Owner



Brian Russell, CCIM  
Vice President



Erik Frankl  
Senior Associate

## CURRENT LISTINGS



517 Linden - 4 Plex  
\$2,095,000



3701 Broadway - 4 Plex  
\$2,395,000 Huge price reduction!

## RECENT CLOSED SALES: MULTIFAMILY



3270 Denver Ave (50 unit building)



135 Broadway (7 unit building)



1527 E 3rd St (6 unit building)



748 Newport Ave (4plex)



1909 E 6th St (4plex)



259 Park Ave (Duplex)



102 Avenida San Gabriel (Duplex)



1140 E 32nd St (Duplex)



1361 Ximeno Ave (Duplex)

## COMMERCIAL: CLOSED



147 & 203 Martin Luther King Blvd.

## COMMERCIAL: LISTINGS



1434 Broadway



931-943 E. Hill St

## RESIDENTIAL: CLOSED!



24762 Paseo Vendaval



1520 S Beverly Glen Blvd #405



2183 Knoxville



4502 Via De La Plaza

# Miller Children's and Women's Hospital aims to reduce inequities among Black mothers

*The impetus for a new birth equity initiative at Miller Children's and Women's Hospital has spurred training for the hospital's staff, which largely focuses on listening to the needs of pregnant Black women.*

By Kat Schuster

"I treat all my patients the same" is a statement that's been echoed among health care workers for many years. But a recent push to reduce severe inequities among Black mothers and their babies has revealed this to be the wrong approach.

"We've come to understand that this could be part of the barrier because all patients are not the same," the Rev. Dr. Candace Kelly, birth equity lead at MemorialCare Miller Children's & Women's Hospital Long Beach, told the Business Journal. "They are different, and so our patients need individualized care."

Kelly said that "aha" moment came during the early phases of Miller Children's & Women's Hospital's participation in a two-year cohort with Cherished Futures for Black Moms & Babies.

The impetus for a new birth equity initiative has spurred training for the hospital's staff, which largely focuses on listening to the needs of pregnant Black women, who repeatedly report that they feel unheard, disrespected and excluded from their own birthing plans.

Largely, it is believed that implicit bias and structural racism has long plagued the health care system.

"Recognizing and understanding the historical implications of obstetric abuse and racism and its consequences is essential to the work that we're doing," Kelly said.

The hospital, which serves one of the largest numbers of Black mothers across Los Angeles County, was among two other hospitals within the county selected to participate in the cohort.

After a year of research and planning, the hospital is currently in its second year of the program, an implementation phase that involves teaching and training for nursing and hospital staff alike.

"We know from the data and from many stories, Black mothers have increased morbidity and mortality rates," Susan Herman, chief nursing executive of Miller Children's & Women's Hospital said. "How do

we make sure that we listen to their unique needs and their perspectives to give them what they would like, in the best possible way for their birth plan?"

Recent data tells a dire story: The preterm birth rate among Black women is 50% higher than for white or Asian women, according to the LA County Department of Public Health Maternal Child Health. According to the LA County Lamb Survey, Black women are four times more likely to die from pregnancy-related complications compared to white women.

"We need to change practices forever to eliminate these things," Kelly said.

Black women also report discrimination when getting medical care more than other racial and ethnic groups, according to the Lamb Survey.

"We're trying to overcome all of those barriers to make them feel heard," Herman said.

One clear example of this has been the prioritization of vaginal deliveries for patients over cesarean sections, which requires general anesthesia for the surgical delivery of a baby through the abdomen.

"There's a tendency to perhaps rush things along and maybe say, 'Let's just do a C-section. It's easier, it's more convenient,'" Herman said. "There's less risk to the mother if they have a vaginal delivery."

A vaginal delivery is the most natural form of labor, and when it's feasible, it's the safest way to deliver a baby. Alternatively, a C-section should typically be reserved for emergencies. Hospitals are also rated on a measure that reports the proportion of babies born through a cesarean section procedure.

Last year, Miller reported that its cesarean birth rate was about to meet the statewide target of 23.6%, down from 35% nearly four years ago.

"Our task is to honor and to sit with our patients to find out exactly what they need, and then we can treat them accordingly—with respect and dignity," Kelly said.

But the effort isn't just focused on the delivery of the baby. Promoting prenatal care and post-birth care should also be wrapped into a healthy plan for pregnant mothers.

"Someone that comes in just to deliver is certainly at a higher risk because we don't necessarily know their condition or the baby's condition," Herman said.

That's where community partnerships come in. Through the birth equity effort, the hospital aims to connect patients with organizations like the California Breastfeeding Coalition and Food for the Soul.

"Women of color have lower rates



Brandon Richardson / Business Journal

Rev. Dr. Candace Kelly, birth equity lead at MemorialCare Miller Children's & Women's Hospital Long Beach, and Susan Herman, chief nursing executive, stand in a birthing suite at the Long Beach Medical Center campus.

of breastfeeding, so we're working with Cherish Futures, who have women advisors in the community," Herman said.

A patient survey conducted by the hospital at the start of the birth equity initiative revealed that the hospital staff wasn't doing the best that it could, according to Herman.

"And so how do we redirect them,

retrain our staff?" Herman said.

Within the hospital, through a partnership with AWHONN, an association that helps provide training and support for nurses, the hospital has adopted the Respectful Maternity Care initiative to help retrain staff in five areas.

"Agreeing to sit with our patients, provide evidence-based medicine,

Continued on page 18



5-Star Google Reviews

100



Thank You!

www.sageregroup.com



Molina Medicaid

Continued from page 14

in which there is a request for additional information that is promptly resolved within applicable deadlines,” the emailed statement said. “Regardless, Molina is continuously working to improve our processes and create the best possible experience for members and providers.”

The Medicaid denial rate is roughly double the rate under Medicare Advantage, which is a similar program reserved for people over 65 years old, according to the report. Medicare enrollees also have access to automatic external reviews of denials to appeal the decision, investigators noted.

“These differences in oversight and access to external medical reviews between the two programs raise concerns about health equity and access to care for Medicaid managed care enrollees,” investigators said.

The report states more action is needed to improve patient protections and state oversight of denials “to help ensure that enrollees have access to all medically necessary and covered services.” The report recommends the U.S. Centers for Medicare & Medicaid Services (CMS):

- Require states to regularly



Molina Healthcare’s corporate headquarters in Downtown Long Beach.

Brandon Richardson / Business Journal

review a sample of prior authorization denials;

- Require states to collect data on MCO prior authorization decisions;
- Issue guidance to states on the use of said data;
- Require states to implement automatic external medical reviews regarding prior authorizations

denials; and

- Work with states on actions to identify and address MCOs that may be issuing inappropriate denials.

In its response to the report, CMS indicated it concurred with the fifth recommendation but did not indicate whether or not it agreed with the first

four, the report states. In a May 2 letter to the inspector general’s office, CMS did, however, state it was committed to partnering with states to strengthen oversight of the program.

CMS noted it would consider the findings and recommendations, noting that “the increased prevalence of the use of managed care delivery systems over the past several years underscores the continued need for strong federal and state oversight of Medicaid managed care.” ■

EM3

Continued from page 10

Community of Long Beach partnered with Families in Good Health at St. Mary Medical Center to create Educated Men with Meaningful Messages, or EM3, an advocacy and health education program for young men ages 14 to 19. Chan was among EM3’s first cohort.

The program, Chan said, focuses on leadership development, community organizing, paths to higher education and “just really being able to understand the landscape of issues of social justice here in Long Beach around violence, housing and school.” EM3 is meant to prepare youth for the future through mentorship and counseling.

One of the most important aspects of the program, however, is its focus on creating healthy relationships, a topic not focused on enough in many young mens’ lives—especially in the Cambodian community, Chan said.

“It’s very important just being able to have meaningful conversations about healthy relationships and being able to express your feelings,” he said.

Each school year, the program works with a group of 15 to 25 students from the area’s high schools. While some students only participate one year, Chan said some students are part of the program for all four years of high school.



Courtesy of EM3

EM3 2023 summer camp students pose for a photo before canoeing at YMCA Camp Oakes in Big Bear.

“It’s very important just being able to have meaningful conversations about healthy relationships and being able to express your feelings.”

- Ladine Chan, Program Coordinator for EM3

After he graduated from Long Beach Poly, Chan went on to earn a bachelor’s degree in sociology from Cal State Dominguez Hills, something he said would not have been possible without the guidance from EM3. While

attending the university, he took an internship with the organization. When he graduated in 2004, wanting to give back to the Long Beach community, he took a position at EM3 as a youth organizer. Since then,

he worked his way up through the organization until taking over the top spot of program coordinator in 2020.

“It’s about getting involved in your community, making a difference,” Chan said. “It’s about being a leader.”

Chan is currently enrolled in a master’s program at Capella University.

While the program’s focus in the early days was male Cambodian teens, Chan said it has since expanded to be inclusive of other races, cultures and genders. EM3 does, however, still cater largely to the city’s young Cambodian population, he added.

To date, EM3 has touched the lives of over 5,000 of the city’s youth, Chan said, adding that 90% of the students who go through the program graduate from high school and continue on to higher education. The organization also has formed an alumni program that allows students who experienced EM3 to mentor others.

“It’s really important to have programs like this to empower our youth,” Chan said. “It’s important that [they] become the next generation of leaders and have a voice in their community to address the social justice issues.”

If not for going through the program himself, Chan said his life likely would have turned out much differently.

“I didn’t have support to really help me shape my future—I could have joined a gang,” he said. “But EM3 helped me to become a leader, to have a voice.” ■

Keen Home Care

For Senior Lifestyle Transitions™

Comfort,  
Attention,  
Expertise

Expert Caregivers you can trust.

- In-Home Care Assistance
- 6-Bed Homes for Assisted Living
- Geriatric Care Management
- Hospital to Home and other Transitions
- Helpful Planning Tools for the Whole Family
- Answers to All of Your Questions
- Assistance Available Immediately

Call for Free  
Assessment!



www.keenhomecare.com

Consider Your Options  
Call us 24/7  
562.438.5336



Birth Equity

Continued from page 17

listen to understand, be present and [to be] open to our patients past and present experiences to make sure that we talk with them in creating the experience that they desire,” Kelly said.

Herman also stated that the hospital does not discriminate in any way based on a patient’s ability to pay.

“Everyone is welcome here, that’s never a question,” she said.

The results have already pushed the hospital’s scores, surveys and patient-reported experience metrics up in a positive way, Kelly said.

While the collaboration with Cherished Futures will end in December, Herman and Kelly say the Long Beach hospital is currently in talks to figure out how the program can be sustained.

“We certainly will continue this incredible work that we’re doing, because it works, we’re getting results,” Kelly said. “Our mommies are happier and we’re just very pleased all around for what we’re seeing in our families and our birthing experiences.” ■

CSULB

In the top **10%** of universities that provide the greatest ROI

(Georgetown University, 2022)

**NO BARRIERS**

TO THE STRENGTH OF A BEACH DEGREE

CALIFORNIA STATE UNIVERSITY  
**LONG BEACH**

csulb.edu



## Teen Mental Health

Continued from page 15

feelings well,” Alsup said. “I think it’s about that modeling, and setting that example.”

### Beyond COVID

Although the pandemic certainly exacerbated and brought to light many issues, mental health concerns among teens have been rising since prior to the pandemic, Costales of The Guidance Center said.

“COVID gets a lot of blame rightfully for a lot of stuff, and definitely did not help the mental health of our youth and children,” Costales said. “But we were in a youth mental health crisis prior to the pandemic as well.”

Gun violence, homelessness and racism, for example, are all issues that some teens have had to face since well before COVID hit.

Costales attributes the increase in mental health needs partially to these larger societal issues—gun violence, for instance, is not something that older generations had to worry about when going to school, she said.

For youth battling food insecurity or facing homelessness, and the subsequent anxiety and trauma that comes along with it, their sense of security and safety will also be impacted, harming their mental health, Costales said.

For teens who are still developing their sense of themselves in the world and their social relationships, a sense of security is all the more important, Costales said.

“We can’t protect our kids from being shot at school,” she said. “We have parents working two jobs still living in a car—these are all factors that can be outside of the control of a parent, but that definitely impacts the wellbeing of their developing children.”

“I think our families are under pressures like we haven’t seen in previous generations,” said

Costales. “If we want to have children who are less stressed out, less depressed, then we need to support the whole family unit.”

And of course, some of the longstanding contributors to poor mental health, such as racism and other forms of discrimination, have disproportionate impacts on some teens.

According to a report from the U.S. Centers for Disease Control and Prevention documenting mental health trends among U.S. high school students from 2011 to 2021, 45% of LGBTQ+ students surveyed in 2021 seriously considered attempting suicide—far more than heterosexual students. (The report did not have a question assessing gender identity and did not include data specifically referencing transgender students.)

Black students were more likely to attempt suicide than students of other races and ethnicities, said the report.

Another survey conducted specifically to assess the well-being of high school students during the pandemic concluded that 36% of students said they experienced racism before or during the pandemic, with the highest levels reported among Asian students (64%) and Black students and students of multiple races (both 55%).

The report noted that experiences of racism among youth have been linked to poor mental health, academic performance and lifelong health risk behaviors. The pandemic, Azab said, likely exacerbated those impacts.

For teens who were already experiencing high levels of stress, Azab said, “it wouldn’t be surprising that you won’t do very well in the pandemic, as opposed to a teen who has an amazing support system at home, whose parents can afford to get many people to help them. They will have a very different experience during the pandemic. They might have actually grown during the pandemic.”

### Making mental health care accessible

Although financial accessibility can be a huge barrier to care, Azab noted that even if mental health care were free or affordable, not everyone will be able to dedicate the time to a weekly therapy session, Azab said.

“If you don’t have the resources to eat, you’re not going to think about therapy,” Azab said.

Ultimately, there’s an issue with access to care, said Costales of The Guidance Center.

“There aren’t enough therapists, there aren’t enough service providers—therapy’s massively expensive for most families. It’s cost prohibitive,” said Costales. “So without places like us, these families wouldn’t be able to access care.”

The need is so great that the Guidance Center is frequently at risk of being overwhelmed and over capacity, Costales said.

“That’s one of my greatest nightmares, is a waitlist or if we’re not able to get everyone in right away,” Costales said. “That is a reality, that sometimes there is a wait.”

But there is one way to make resources available to all teens: through schools.

To Costales, making schools, where teens spend most of their time, a more nurturing environment is a piece of the solution.

Creating a truly welcoming environment for all teens, though, may be harder than it sounds. In California, schools have fewer educators, counselors, nurses, support staff and administrators than almost any other state in the country—and the professionals on campus do not reflect the diversity of the students served, according to a report card created by the nonprofit Children Now.

Only 57% of California’s ninth graders reported having a caring relationship with at least one adult at school, while students who are in foster care, homeless, LGBTQ+, not yet English proficient, or Latino are the least likely to report a caring relationship with an adult at school, the report said.

Statewide support, such as the Children Youth Behavioral Health Initiative, has made a substantial difference in addressing the disparities, by funding schools’ wellness programs and supporting the creation of a more nurturing environment, Costales said. Just earlier this month, California awarded \$30.5 million to 63 groups to support youth mental health through community and evidence-based practices as part of Gov. Gavin Newsom’s \$4.7 billion Master Plan for Kids’ Mental Health.

“I’ve been actually pretty proud of our state and the efforts they’re making to try to impact school campuses and cultures,” said Costales.

Locally, the “It’s About T.I.M.E.” initiative is one way that The Guidance Center is helping schools move away from discipline and policing to more nurturing

support, which Costales said is an integral step to combating negative outcomes. The program assists schools in adapting more trauma-informed practices and policies, and it has expanded across the Long Beach Unified School District over the past eight years.

The Guidance Center is also currently in the second year of a pilot program with Long Beach Unified School District elementary and middle schools, where a therapist and resource specialist from the nonprofit will be called in cases of mental health crises, rather than a police officer. To meet the rising need, The Guidance Center has also obtained grant funding to pay for its staff to become certified in sophisticated treatment models, including dialectical behavior therapy or DBT, and assessing and managing suicide risk, or AMSR.

Additionally, The Guidance Center also provides school-based therapy sessions in over 60 schools within the Long Beach, Lynwood, Paramount and Los Angeles unified school districts.

“The families are often more willing to let their child be in treatment if it’s through the school, instead of coming to a building that says ‘mental health’ on the outside,” Costales said. “It eliminates a little bit of stigma, and it’s just much more accessible if it’s at school.”

At Cabrillo High School, where Becerra Murillo attended, there was a space to meet with psychologists on site—while the resource benefitted some students, more is needed, she said.

However, “there’s only so much they can do,” acknowledged Becerra Murillo. “They have lots of students, and it would probably be really hard for them to do one-on-one check-ins, but that would be really, really helpful.”

According to Becerra Murillo, outside organizations like nonprofits could help fill in the gaps where schools and other support are unable to meet the need. For Becerra Murillo, getting involved with the Youth Leadership Institute made a positive impact on her life, she said.

“I think our current generation of young people is amazing, and I just have nothing but respect for how involved they are as a group,” Costales said. “I think that generation is as a whole, more able and willing to seek mental health care and to normalize needing mental health care than any prior generation.”

And for anyone struggling right now, Costales urges them to “100% let somebody know. Ask for help. Call a hotline. There are resources out there and please please, please ask for help. You don’t have to feel this way alone, and that treatment really does work,” Costales said.

“The biggest thing I can tell people to do is to talk—talk to each other, talk to your kids, talk to your friends, talk to a professional.” ■

# JetZero awarded \$235M government contract to develop new aircraft prototype by 2027

By Brandon Richardson

JetZero, a Long Beach-based company striving to make tube-and-wing airplane design a thing of the past, was awarded a massive government contract earlier this month to expedite the development of a greener aircraft.

The U.S. Air Force will invest \$235 million over the next four years for the production of a blended wing body aircraft prototype. The investment will be going to JetZero, which has been refining the decades-old design since it was founded in Long Beach in 2021.

“It’s a huge shot in the arm,” co-founder and CEO Tom O’Leary said in an interview, adding that the infusion of government money will expedite his company’s work.

While the military has grand plans for new transport configurations and refueling tankers, the company’s original focus is commercial flight and freight.

JetZero has finished the conceptual phase for its Z5 aircraft, O’Leary said, which is designed to carry up to 250 passengers with a range of more than 5,754 miles. The four-year development phase will culminate in a test flight in the Mojave Desert in early 2027, he added.

As opposed to the traditional aircraft with clearly defined tube-shaped bodies with protruding wings, a blended wing body does not have a clear divide between wing and fuselage. The planes are also typically tailless.

The design decreases aerodynamic drag by at least 30%, according to the Air Force announcement, and provides additional lift, which increases efficiency, meaning extended range and loiter time.

The joint body-wing shape allows the entire aircraft to generate lift—rather than just the wings—which reduces fuel consumption by up to 40%, according to Kevin Michaels in Aviation Week. Combined with



Courtesy of JetZero

A rendering of JetZero’s blended wing body Z5 aircraft.

sustainable aviation fuel, airplane carbon emissions could be reduced by more than 80%, Michaels said.

Having two rear-mounted engines also will offer a quieter trip for passengers.

The government funding is

substantial, but much more will be needed to get the concept across the finish line, O’Leary said.

He declined, though, to divulge exactly how much funding the company will need to sink into the prototype, saying only, “we need to

Continued on page 22



### NEED A GREAT DOCTOR?

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



**www.ProHealthPartners.com**

## CATALINA EXPRESS

Set Sail to Catalina Island



Catalina Island is welcoming you back to adventure, relaxation and inspiration. With 3 convenient port locations and up to 30 departures daily, your voyage to paradise is now boarding.

San Pedro - Long Beach - Dana Point  
CATALINAEXPRESS.COM | 800.914.4562

## Pay your utility bill to avoid shutoff

### Don't delay!

If needed, we offer payment options so you can pay off your balance





**Visit [lbwater.org/billhelp](https://lbwater.org/billhelp)**  
**Or Call (562) 570-5700**



JetZero

Continued from page 21

match their funds.”

JetZero currently occupies a small space at Long Beach Airport, just north of Donald Douglas Drive. A relocation is already in the works, however, O’Leary said, adding that he could not give specific details, but that the larger headquarters will also be at the airport.

Long Beach’s aerospace sector has taken several big hits over the last few years.

JetBlue, which used to be the city’s leading air carrier, left in October 2020. They were followed closely by Gulfstream, which unexpectedly announced it was leaving the city that same month, taking nearly 700 jobs with it in a move that blindsided city officials.

Earlier this year, satellite launch system developer Virgin Orbit, one of the city’s first small satellite launch endeavors, collapsed spectacularly. The Richard Branson company filed for bankruptcy in April and ultimately laid off nearly 800 workers before selling the operation off in pieces.

“We’ve seen way more positives than negatives,” Mayor Rex Richardson said in an interview,



A rendering of JetZero's blended wing body Z5 aircraft as a military vehicle.

Courtesy of JetZero

“We’re just happy to be in Long Beach, where there’s such great aviation history.”

- Tom O’Leary, Co-Founder and CEO

noting specifically Rocket Lab’s move to purchase assets from Virgin.

Richardson, who toured JetZero’s facility earlier this month, praised the innovation of the company, saying the startup’s

ambitious goals are “historic.” During his visit, Richardson said he got to experience the company’s custom flight simulator.

“I took off on the first shot, I

was banking my turns—pretty sure you can’t do the things I was doing with an actual aircraft, but in the simulator you can get bold and do some ‘Top Gun’ stuff,” Richardson said, adding that he completely missed the runway on his landing attempt.

“This is a significant investment,” Richardson said on a more serious note. “The size of the government contract is a big thumbs up on the design.”

Richardson also was hyped on the designs he saw that he said will be more comfortable for passengers than current commercial flights. He said he is looking forward to the future of commercial air travel aboard these BWBs as well as the jobs that will be created the company.

JetZero has about 75 employees and direct contractors, O’Leary said, but he added that the figure is expected to double over the next year.

“We’re just happy to be in Long Beach, where there’s such great aviation history,” O’Leary said, noting that founder and Chief Technology Officer Mark Park was a former McDonnell Douglas program manager who, along with Bob Liebeck and Blaine Rawdon, is credited as the inventor of the blended wing body.

“We’re happy to be bringing new opportunities to the community in the aviation space.” ■



Put your health in caring hands.

Choose MemorialCare.

Guarantee your access to five star-rated care that includes Southern California’s best-known physician groups and leading hospitals. Get exceptional care from 300+ primary care providers, 12 urgent care centers and on-demand urgent care 24/7. With 2,000+ specialists at three adult U.S. News & World Report-recognized hospitals, a children’s hospital and outpatient specialty centers. Receive comprehensive care from dedicated professionals who are Called to Care. When you choose a primary care physician with MemorialCare, you get every part of MemorialCare.



Ensure your access to MemorialCare.  
(855) 943-5209  
choosememorialcare.org



LONG BEACH MEDICAL CENTER | MILLER CHILDREN’S & WOMEN’S HOSPITAL LONG BEACH | ORANGE COAST MEDICAL CENTER  
SADDEBACK MEDICAL CENTER | MEMORIALCARE MEDICAL GROUP | GREATER NEWPORT PHYSICIANS

1 CITY, 16 CAUSES,  
240+ NONPROFITS

INVEST IN LONG BEACH NONPROFITS  
INVEST IN  
LONG BEACH  
BECOME A SPONSOR TODAY

CURRENT SPONSORS

JSGF Josephine S. Gumbiner FOUNDATION  
MUNZER FOUNDATION  
Miller THE MILLER FOUNDATION  
gtnp Farmers & Merchants Bank Crail-Johnson FOUNDATION  
Bess J. Hodges Foundation EVALYN M. BAUER FOUNDATION  
The Chamber BNB LBS Financial Port of LONG BEACH  
COVANTA NATIONAL DIRECTV FOR BUSINESS Colaluca & Associates  
Mutual of America INTERNATIONAL CITY BANK PACIFIC

IN-KIND SPONSORS

GRUNION GAZETTE LONG BEACH POST LONG BEACH BUSINESS JOURNAL  
LONG BEACH TRANSIT TEAM PENNYWISE REAL ESTATE GROUP BEACHWOOD BREWING  
MEAT & VINO MARKET DINE OUT LONG BEACH SPRINGWAVE STUDIOS SHOP LONG BEACH  
RICHARD H. GRANT PHOTOGRAPHY

LONGBEACHGIVES.ORG



# GREEN PORT FAIR 2023

*Join us for this FREE family-friendly event!*

Find out how the Port of Long Beach is working to become the world's first zero-emissions port.

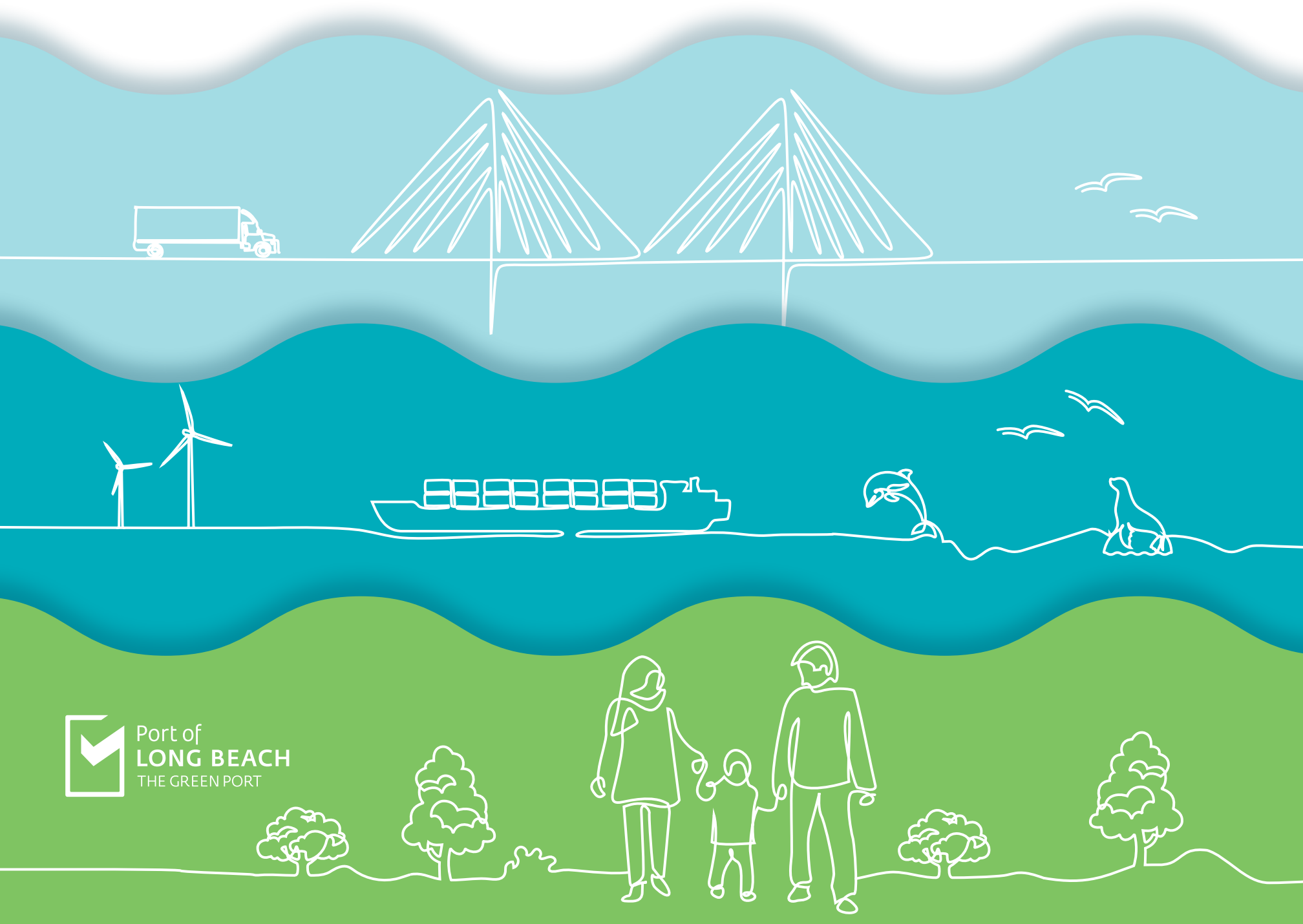
Musical Entertainment, Local Dance Groups, Zero-Emissions Equipment, Beer & Wine Garden,  
Variety of Food Available, Information Booths, Kids' Activities and More!

**Saturday, Oct. 7 | 11 a.m. – 4 p.m.**

Harry Bridges Memorial Park, 1126 Queens Hwy, Long Beach 90802

Free parking at Queen Mary Parking Lot, 1126 Queens Hwy, Long Beach 90802

More information at [polb.com/greenportfair](https://polb.com/greenportfair)



Port of  
**LONG BEACH**  
THE GREEN PORT