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BUSINESS JOURNAL

An edition of the Long Beach Post

**What's being built
in Long Beach?**

See the nearly 70 developments at various stages across the city on page 15.

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Annual Accelerate Long Beach Economic Forum

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11.02.2023 8:00 AM Long Beach Convention Center



Julianna Martin, 22, a post graduate research assistant in the Cal State Long Beach Psychology department, takes a hair sample from masters student Pamela Martinez, 22.

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Construction crews work on the Broadstone Promenade development in Downtown, which includes 189 apartments and 10,000 square feet of commercial space.

Thomas R. Cordova / Business Journal Cover

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Editor **Melissa Evans** // Director of Community Partnerships

Atira Rodriguez // 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, Maison Tran // Creative Director **Candice**

Wong // Graphic Designer **Chanel Villanueva**

// Publisher Emeritus **George Economides**

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Visitors are returning to the Queen Mary, surpassing pre-pandemic levels, operator says

By Brandon Richardson

A fog of uncertainty has loomed over the Queen Mary for many years.

Amid a string of failed operators, a global pandemic and a yearslong closure, the historic ocean liner's outlook was bleak. But since reopening in April, the number of people visiting and staying aboard has steadily grown, casting some hope through the gloom, according to the people trying to chart a course for its future.

Now, the impending reintroduction of crowd favorites such as the Royal Sunday Brunch in December as well as new paranormal tours and attractions kicking off in October are sure to boost visitor counts, according to the ship's operator, Evolution Hospitality.

"People are wanting to come onto the ship," said Steve Caloca, Evolution's managing director of the ship.

The recovery comes in the wake of the Queen Mary shutting down in March 2020 to adhere to the COVID-19 restrictions. It remained closed even as other businesses were allowed to open when the previous operator, Urban Commons, filed for bankruptcy amid a tangle of unmet expectations and broken promises that left behind significant financial wreckage.

After that, Long Beach took control of the ship for the first time in more than four decades when nobody bid for the contract to operate the Queen Mary, which went to auction as part of the bankruptcy proceedings.

With tens, if not hundreds, of millions of dollars in long-term repairs and maintenance needed aboard the ship, the city weighed options that even included scrapping the iconic ocean liner or transferring it to the Port of Long Beach.

Ultimately, the city committed to reopening the ship itself as a tourist destination, and by April, it did so by welcoming visitors back for a limited number of guided tours.

According to Evolution, which

manages the ship's day-to-day operations for the city, 11,200 people visited the Queen Mary that month and that number steadily rose over the next few months.

In May, 14,500 people visited the ship. June and July saw 19,700 and 31,000 visitors, respectively.

In total, nearly 77,500 people visited the ship within that four-month stretch, compared to just under 65,000 during the same period in 2019, data shows.

"Overall, we are exceeding the 2019 average per month by over 3,000 visitors," Michael Pierce, director of finance of the ship for Evolution said, noting that April was only a limited opening, which kept numbers down.

August and September data was not available at the time of publication.

It's unclear if the ship is mostly drawing tourists or locals. Evolution does not currently track where visitors are coming from or whether they're U.S. citizens or international travelers, Caloca said, but there are plans to begin. Anecdotally, he did say many visitors are international.

The number of people spending the night on the ship has also steadily increased since the Queen Mary's hotel reopened in May, according to Evolution. In May, 1,424 room nights were sold, the company said. That figure increased to 2,830 in June and grew further to 3,835 in July—selling an average of nearly 124 rooms per night.

There are 347 staterooms aboard the Queen Mary but only 200 are currently available for stays, according to Evolution. The rooms that are available have all received new bedding, bed skirts, drapes and bath amenities.

The current number of hotel stays pales in comparison to when the ship was operating at full capacity. In 2019, the Queen Mary averaged 7,607 room bookings per month. But management is optimistic.

"Things are picking up," Caloca



Brandon Richardson / Business Journal

Eleanor Rognlien, 7, checks into the Queen Mary hotel with her family.

said. "October and November should be very good months for us."

Hotel room data was not available for August or September, but Caloca said they are now selling closer to 4,400 rooms per month.

"The city has very few assets that have as much economic impact as the Queen," said Johnny

Vallejo, deputy director of the city's Economic Development Department. The goal is not only to make visitors happy but also to make locals proud of the ship, he added.

To continue growing visitorship, the city and Evolution are slowly introducing, or reintroducing, restaurants and bars, events and

Continued on page 7

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Brandon Richardson / Business Journal

A group takes a guided tour of the historic Queen Mary ocean liner.

Historic Breakers Hotel to open this spring

By Tess Kazenoff

After extensive renovations, the historic Breakers Hotel will officially open as “Fairmont Breakers Long Beach” in March 2024, Mayor Rex Richardson announced on Sept. 28 during a presentation touting new development in Long Beach.

The plan is to open the hotel and all of its amenities, except for the swimming pool, to the public and hotel guests by the spring of 2024, Pacific6 vice president of real estate Renato Alesiani and founding partner Todd Lemmis confirmed in an email.

After initially opening in the 1920s and surviving the destructive 1933 Long Beach earthquake, the hotel was considered a sought-after destination for celebrities and other notable figures, hosting Elizabeth Taylor, Cary Grant, Rita Hayworth, Clark Gable, among other famous guests.

Aviator and military officer Charles Lindburgh’s notable 1928 Long Beach landing was also thanks to the Breakers—he reportedly told reporters that he was able to spot Long Beach by the big electric sign atop the Breakers Hotel, which Pacific6 looks forward to relighting, they said in the email.



Brandon Richardson / Business Journal

Fairmont The Breakers hotel is slated to reopen in March 2024, Long Beach Mayor Rex Richardson announced in September.

Apart from its famed Sky Room, which was utilized by Navy officers during World War 2 for daily business and planning, the Breakers was home to fashionable boutiques, a Turkish bath, beauty salon, barber shop, roof garden and an elaborate dining room known as the Hall of Galleons.

Designated as a historic landmark in 1989, renovations, such as the addition of an elevator, were approved by the Long Beach Cultural

Heritage Commission, but the building’s owners have preserved as many historical elements as possible.

The Sky Room and rooftop bar, for instance, have been renovated to mirror their original concepts.

According to Alesiani and Lemmis, the open-air deck will also host morning yoga classes, weddings, and in the evenings, it will be a “high energy nightclub.”

“The Sky Room will be exactly what the residents of Long Beach expect: a high-end fine dining restaurant reminiscent of those that existed in the 1930s and 1940s, during the hotel’s heyday, complete with a maître d and tableside preparations,” Pacific6 said in the email. “We feel a tremendous responsibility to deliver the restaurant that the city expects.”

A bar in the lobby will offer cappuccinos, pastries and breakfast sandwiches and transition as the day progresses to serving Aperol spritzes, negronis and other specialty cocktails.

“Our lobby bar will be like the bars that one finds throughout Italy,” the company said.

Additions to the hotel include a terrace pool, and an “authentic” Italian restaurant featuring fresh, local ingredients highlighting various regions in Italy.

“This will not be just another New York-type red sauce and meatballs joint,” Pacific6 said.

Adjacent to the Italian restaurant will be a live music venue, which according to the company, “will transform each night like the Swiss Army knife of entertainment rooms, featuring a mix of jazz, comedy, acoustic, singer-songwriters, and other talent, in an elegant, eclectic space with a comfortable, casual feel.”

The hotel, which will have 185 units, also will include a ground floor spa, which will be open to the public, and will offer a quiet relaxation lounge as well as eight treatment rooms. A limited number of spa memberships are expected to be available.

Before its purchase by Pacific6 in 2017, the building served as an assisted living facility from 1991 to 2015.

Renovations for the hotel cost nearly \$200 million. Construction began in late 2018 but was paused until late 2020 due to COVID-19 restrictions.


In 2022, the organization partnered with Fairmont Hotels and Resorts, which will act as the operating manager in charge of hiring, services and accounting, for a percentage of the hotel’s revenue.

The partnership also marks an expansion of Fairmont’s California portfolio, which currently includes locations in Los Angeles, Santa Monica, San Diego, San Francisco and Sonoma.

It is estimated that the hotel will provide jobs for more than 230 full and part-time employees, Alesiani previously told the Business Journal.

The news of the hotel opening was included during Richardson’s Grow Long Beach event, which included announcements from across Long Beach’s economic sectors: health care; aerospace and aviation; ports, logistics, and supply chain; housing and education; tourism, arts and culture. Richardson noted the city’s emphasis on expanding its hotel capacity ahead of the 2028 Olympics.

Editor’s note: Pacific6 is the parent company of Pacific Community Media, which owns the Long Beach Post. ■



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Short-term rental tax revenue aids tourism recovery

Tax revenue from stays at Airbnbs and other short-term rentals is steadily growing, a good sign that the tourism industry is recovering from the pandemic, according to the city.

By Tess Kazenoff

Long Beach is making more money than ever off short-term rentals such as Airbnb listings, according to recent data from the city’s Department of Financial Management.

The city has garnered some \$3.872 million in tax revenue from short-term rentals through July this year. That’s an increase from last year when the city collected just \$3.927 million over the course of all of 2022.

That money is coming in through transient occupancy taxes, TOT, which is an extra 13% per-night fee visitors pay at hotels, motels, and any legally operating short-term rentals, which are required to

register with the city before listing on websites like Airbnb and VRBO.

TOT revenue from short-term rentals is a relatively new source of funding for Long Beach.

The city first enacted an ordinance governing and taxing short-term rentals in 2020, said Scott Baldwin, program specialist for the city’s short-term rental program. Prior to 2020, it was like “the wild west” for Airbnb operators, he said.

Since the city began regulating them, 830 short-term rentals have been registered with Long Beach, although it’s unclear how many may still be operating illegally.

Getting regulations in place before the COVID-19 hit turned out to be quite a boon for Long Beach.

Even though the pandemic decimated the travel industry, TOT revenue from short-term rentals still reached \$2.17 million in 2020. In 2021, that number rose to \$2.787 million, largely due to the pivot to “staycations” in short-term rental offerings on platforms such as Airbnbs, according to Geraldine Alejo, a revenue management officer for the city.

“This was one of our highlights in 2020,” Alejo said. “So even though TOT revenues overall experienced a shortfall from our budgeted expectations—and that’s due to the

pandemic and associated health order restrictions that impacted business travel ... STR (short-term rental) revenue actually helped mitigate some of the revenue loss.”

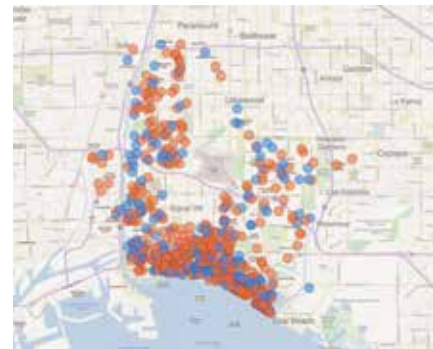
Short-term rental revenue ended up coming in above budgeted expectations in 2020, Alejo said.

With pandemic-era restrictions in the rear-view mirror, financial management has been closely monitoring the city’s recovery, although its impact on consumer behavior has yet to be fully understood, Alejo said.

For this reason, it is unclear if the continued rise in TOT is because of an increase in short-term rentals, a rise in prices, more people staying in short-term rentals versus hotels, or other factors, said Alejo.

Some of the increase is undoubtedly due to Measure B, a 2020 ballot measure that increased TOT from 12% to 13% with the promise that the extra percentage point would be split between funding for local arts organizations and improvements at the city-owned convention center.

The other 12 percentage points are also split evenly, with half going to the city’s general fund—which supports many of the city’s core services like public safety, parks,




This screenshot of the city of Long Beach website shows the location of all registered short-term rentals.

sidewalk repair and library services—and the other half going to the city’s special advertising and promotion fund, which is reserved for increasing tourism through projects that highlight Long Beach’s attractions.


Although tax revenue from short-term rentals is growing, the data shows most visitors are still staying in hotels. Between 2020 and 2022, short-term rentals have on average made up only about 12% of total TOT revenue, Alejo said.

Whatever the reasons for the increase, it’s a good sign for Long Beach’s tourism industry since the pandemic, according to Alejo, who takes it as a sign that “we have recovered.” ■



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Aquarium of the Pacific debuts revamped gallery celebrating its 25th anniversary

By Tess Kazenoff

This year, the Aquarium of the Pacific turned 25, and along with its anniversary celebration, which runs through December, came a re-envisioned Southern California Gallery, offering a peek into the diverse “neighborhoods” that make up our nearby ocean.

Since the gallery first opened in July, over 423,100 people have visited the aquarium through the end of September, getting a chance to view more than 10 new exhibits and three dozen local species ranging from the California two-spot octopus and leopard and horn sharks to California scorpionfish, California spiny lobsters, and California’s state marine fish, the Garibaldi.

“When it comes to re-envisioning the space, it was really about what are the stories we can tell about this space and who are the characters,” said Emily Yam, director of learning and public engagement at the aquarium.

Behind each exhibit and its inhabitants is, in fact, a story. They

Continued on page 8



A man takes a photo of a sea lion at the Aquarium of the Pacific.

Tess Kazenoff / Business Journal

Queen Mary

Continued from page 3

attractions—many of which revolve around the ship’s reputation as a hotspot for paranormal activity. The Observation Bar has been serving up cocktails for months, and various ghost-hunting and other tours have been running since the reopening, including Haunted Encounters, the Paranormal Ship Walk and Steam and Steel.

Friday, Oct. 13, marked the launch of the ship’s latest paranormal offering: The Grey Ghost Project—a three-hour investigation that uses “a combination of scientific methods to gather data and documentation for evidence of the supernatural,” according to the website.

The \$125 experience (limited to people aged 13 and up) is not intended to be a theatrical or haunt experience, but “a continuous scientific exploration and investigation of the paranormal,” according to the site. Visitors are invited to participate in the investigation, which includes areas of the ship that are typically closed to everyday guests and tours.

There is no guarantee that paranormal activity will be captured, recorded or experienced because “the ghosts aren’t on the payroll,” according to the project.

Each session is documented by video and audio recorders, with digital access provided after completion.

Another new paranormal experience is coming to the ship on Oct. 17, with 57 Ghosts, an intimate and immersive theatrical séance “that will bring you face to face with the spirited passed of this historic and haunting ship.” The show is replacing another theatrical séance experience, Illusions of the Passed, which was led by master magician and apparitionist Aiden Sinclair, who has appeared on “America’s Got Talent” and “Penn & Teller: Fool Us.” Sinclair is staying on to host the revamped séance experience.

On the food front, the ship’s wildly popular Royal Sunday Brunch is set to return to the Grand Salon Dec. 3, under returning Executive Chef Todd

Henderson. Sir Winston’s, the famous five-star, fine-dining experience near the aft of the ship, meanwhile, is slated to reopen in early 2024.

“As we roll out these restaurant menus, we’re taking the opportunity to elevate them as much as possible,” Vallejo said. “We want to get it right. We want it to be a food destination, and not just someplace where you’re on the ship and want to grab a bite to eat.”

“Expectations are high,” Vallejo added.

Henderson was executive chef aboard the Queen for eight years from 2011 through 2019. Since beginning his career as an executive chef in 1992, Henderson has worked for numerous hotel and resort brands, including Radisson, Marriott, La Quinta Resort & Club in Palm Springs and more.

Evolution and the city are also doing other, smaller things to attract visitors and keep them on the ship. Commodore Everette Hoard’s office has been moved to the main lobby area of the Promenade Deck, where he can be seen in his officer whites through the glass walls by guests, who are encouraged to engage with him directly.

Operators will also turn an old storage area next to the Observation Bar into a “game room,” which will include multiple TVs for guests to watch sports, Caloca said.

“We took the TVs out of Observation Bar a while ago to keep the look,” Caloca said, noting that guests would previously have to leave the ship to catch a game. The game room is now open and also features foosball and shuffleboard.

With some 80,000 square feet of meeting space, Caloca said his team is working to bring more meetings and conferences on board, which would be another revenue generator.

The Queen Mary’s financial situation is still hazy, the city did not make records available prior to publication, but Vallejo said the city is “happy” with how it will close out the fiscal year, which runs from Oct. 1 through Sept. 30.

A \$12 million investment in the ship from the Port of Long Beach ended up being “very important to us ending the year in a pretty good position fund-wise,” Vallejo said.



Brandon Richardson / Business Journal

Rebecca Knight, resident paranormal investigator aboard the Queen Mary, leads a group through her new ghost hunting tour, The Grey Ghost Project.

The port agreed to invest the money as part of a land swap that gave it access to some nearby property but ultimately left the ship in the city’s control instead of transferring it to the port, as some council members had proposed.

Now, the city says it’s working through a list of needed capital improvements on the ship that will draw in more visitors.

Major projects include refurbishing the sundeck—which in the past has been a popular event destination, especially for weddings—and reopening the first-class pool area to guests. But it won’t be open for swimming, as it does not meet current state safety

regulations. But eventually, visitors will be able to view its art deco pool room, which is also a rumored hotspot for paranormal activity.

The city’s 2024 budget also calls for a five-year redevelopment plan around the ship, including the potential addition of a waterfront amphitheater.

Previous development efforts around the ship have stalled. Even if this one succeeds, the ship will remain the city’s top priority in the area, according to Vallejo.

“There’s an overall strategy right now to understand,” he said. “How to create experiences on the ship that will keep people here for longer and have an excuse to return.” ■

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A man walks along a deck aboard the Queen Mary.

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About Long Beach Economic Partnership (LBEP)

The Long Beach Economic Partnership (LBEP) is a 501c3 nonprofit whose mission is to enhance the profile of the city of Long Beach, foster civic engagement, and focus on economic and workforce development through business growth and retention. With a collaborative approach, LBEP brings together various organizations to provide essential access, support, resources, and guidance. By addressing the evolving needs of the greater region, LBEP aims to enhance, uplift, and drive economic prosperity for the community.

Pillar Initiatives

■ Pillar I - Advanced Air Mobility (AAM)

LBEP and Wisk Aero convened the AAM Working Group, bringing together public and private sector representatives, to actively explore the potential of advanced air mobility solutions. In partnership with Wisk Aero and Boeing, LBEP hosted a Mayoral delegation from South Queensland AU introducing Mayor Richardson.

■ Pillar II - World Trade Center Long Beach (WTCLB)

The World Trade Center Long Beach (WTCLB) plays a pivotal role in driving regional trade and investment by expanding international market access for Long Beach companies, attracting foreign investment into high-growth industries, and establishing crucial connections to global markets. Under the guidance of LBEP, WTCLB is poised to become the regional trade promotion entity, engaging strategic partners locally and abroad to create jobs, attract businesses and investments, and drive economic prosperity.

■ Pillar III - Business Attraction Support and Retention

As part of the LBEP message that Long Beach is a great place to invest, work, and live, LBEP is active across multiple fronts to promote business attraction, support, and retention. From hosting events like the Annual Economic Forum, sponsoring activities, to welcoming guests from interested businesses or investors, LBEP is committed to new and innovative work across the city.

GROW Long Beach & The City of Long Beach

LBEP works closely with city leadership to leverage city assets, expertise, and initiatives that increase economic growth and workforce development. In coordination with Mayor Rex Richardson's Grow Long Beach Initiative, LBEP is positioned to support the economic development of Long Beach's main industries, such as aerospace and tourism - and to explore the ongoing development of our city's economy.



Sunstone Partnership

In collaboration with partners like Sunstone Management, LBEP is working to attract and retain tech start-ups to the City of Long Beach. The partnership is working to establish a renowned tech corridor located right here in Long Beach with a workforce ready to support the growth of the tech industry. Advanced technology and innovation are aligned with the City's goals as it moves into the future.

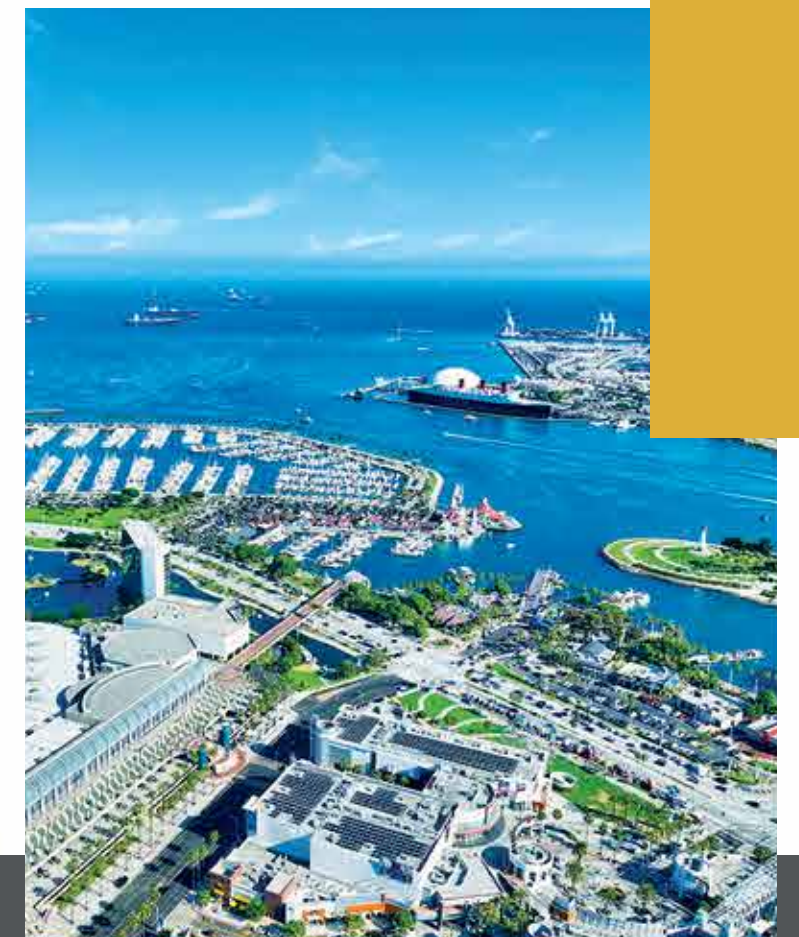
CSULB Partnership

LBEP is proud of its partnership with California State University of Long Beach, Office of Economic Research, and the deep insight provided by its annual Economic Forecast Report. Their research allows for data-driven solutions at the national, state, and local levels and provides the City of Long Beach with a road map for success.

Key Industry Profiles

Over the coming weeks, LBEP will be releasing a series of industry profiles across six key sectors including:

- Outer Space (Space Beach)
- Transportation
- Logistics and Goods Movement
- Tourism and Hospitality
- Healthcare
- Education and the Creative Economy



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Growing Long Beach Together 2023 Annual Accelerate Long Beach Economic Forum

Each year Long Beach Economic Partnership (LBEP) looks forward to hosting the Accelerate Long Beach Annual Economic Forum, in partnership with the City of Long Beach Economic Development Department and California State University, Long Beach, Office of Economic Research, to provide a robust forecast on the key regional and local issues to be addressed in developing a resilient and equitable economy. The forecast highlights critical concerns that industry and employers face and underscores how national policies and events impact local growth and opportunities.

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How does stress affect unborn babies and their mothers? CSULB study aims to find out

St. Mary appoints 5 community board members

The study will examine which factors increase the likelihood of postpartum depression, birth complications and developmental delays.

By Tess Kazenoff

Researchers at Cal State Long Beach hope to better understand the link between stress, postpartum depression and early childhood development through a newly launched research program that will follow dozens of families from pregnancy to birth and beyond.

The new study is led by the university's PRO-Health research program, which focuses on ways to improve health outcomes in underserved communities. This latest project will analyze what circumstances during pregnancy end up impacting health and development later on, said Guido Urizar, director of PRO-Health and a CSULB health psychology professor. "We're really trying to get a thorough understanding of parents' experiences," Urizar said.

Factors such as parents' upbringings, their experiences in society, their experiences with the health care system and genetics will all be analyzed alongside how their bodies are responding to their environments, Urizar said.

For the first time, PRO-Health will also look at health disparities among different racial groups. While some past projects have examined racism and discrimination, those factors haven't yet been measured specifically during pregnancy,



Cal State Long Beach Psychology professor Guido Urizar demonstrates sample testing with his students Ruby Barragan, 20, left; Esizabeth Guzman, 22, center; and Pamela Martinez, 22.

according to Urizar.

The study will try to determine what makes it more likely for mothers to experience postpartum depression or birth complications and what factors can increase the likelihood of developmental delays.

Researchers are also trying to understand how they can improve outcomes—regardless of any genetic predispositions to complications—by connecting participating families with services.

A goal of the study is to design a health program that can decrease parents' stress in order to reverse negative health outcomes, Urizar said.

Over the next year, Urizar hopes to enroll 125 families in the study, which will follow both parents and the child until six months after birth.

Unlike previous PRO-Health studies, fathers will be included with each mother's consent.

"There's a lot of dads out there that have never been included in research," Urizar said. "I think for us, the big question mark is, what's the dad's experiences? How's that part

of this puzzle piece? And we haven't asked that before."

Dads can earn up to \$60 in gift cards for their participation and mothers will earn up to \$100 in gift cards. The main requirement is that mothers must be between 10 and 24 weeks pregnant. Families will be visited twice during pregnancy and twice after giving birth.

The program is also using less invasive methods of data collection, something Urizar hopes will build trust with participants.

According to Urizar, people are often hesitant to participate in these types of studies, particularly within low-income communities. That's because information about stress and the body's response is often collected through blood draws, including ones from the umbilical cord by needle through the womb during later stages of pregnancy, Urizar said. This study, however, will use saliva and hair samples to measure stress levels.

For instance, by taking a small piece of a baby's hair just a week after birth, researchers can test for the stress hormone cortisol and determine what the levels were during the mother's third trimester.

One way health professionals investigate stress and its impacts is by looking at telomeres, which are caps on chromosomes that essentially protect DNA information. Urizar explained that telomeres shorten as we age. This is the reason why our hair turns white, our skin wrinkles and we face a greater risk for chronic diseases such as Alzheimer's, heart disease and cancer.

"Biologists used to think that whatever we were born with in terms of telomere length, that's all we have, and as we get older, it just gets shorter and there's nothing we can do about it," Urizar said.

However, recently published research has indicated that if we engage in healthy behaviors—self-

care, stress management, exercise and healthy eating—not only can we delay the shortening of our telomeres, but we can even increase the length, Urizar said.

This is particularly important when it comes to pregnancy because not all babies are born with the same telomere length, although it is unclear why, said Urizar. But with this study, hopefully contributing factors could come to light, whether it's genetics, cortisol levels or parental experiences, he said.

Urizar said the idea for the new study stemmed from a conversation with Gwendolyn Manning, who leads the city of Long Beach's Black Infant Health program. She had recently learned about telomeres at a conference.

Because telomeres had previously only been examined through blood, PRO-Health had never assessed them, Urizar said.

"I came back to her and told 'Hey, now we can get it through saliva, I'll find some funding and we'll do this project together,'" said Urizar, who also serves on Black Infant Health's advisory board.

After a year of hosting focus groups and incorporating feedback, the project was ready to launch and begin the family recruiting process.

Urizar acknowledged that this one project won't be able to address all of the factors that can negatively impact mothers or their children, but similar research programs have been able to help families.

One past study showed that even women with an irregular pattern of cortisol (something that is passed on to their babies), were able to regulate their cortisol levels by participating in the study's stress-management program, which reduced birth complications and the baby's cortisol levels, Urizar noted.

The study is supported by funding from the National Institute of Health as well as the National Science Foundation. The project also involves CSULB students at PRO-Health.

In the past 16 years, about 200 students have trained with PRO-Health, where they got the opportunity to attend advisory board meetings and meet with community leaders while helping to shape how projects are designed and communicated.

"What I really love about Long Beach is most of the students I teach, they grew up in Long Beach or surrounding areas, and they're from the families that we serve," Urizar said. "It's really important for us to develop the next leaders . . . What sets them apart is they have the resilience and they also have the community experience going up in the community, but we want to put them in leadership positions where they can change the narrative there as well and be a voice." ■

By Brandon Richardson

St. Mary Medical Center last month appointed five new community board members with an eclectic mix of backgrounds and experiences to "further strengthen the hospital's commitment to fostering a collaborative environment," the hospital announced.

Ali Jamehdor, Chris Steinhauser, David Haberbush, Lisa Lighthall Haubert and Sharifa Batts will join 13 other board members.

Jamehdor is medical director of St. Mary's emergency department. He completed his residency at Arrowhead regional Medical Center in 2007 and is board certified in emergency medicine with over 15 years in the field.

Steinhauser served as Long Beach Unified School District superintendent for 18 years before retiring in 2020. "With more than 39 years of experience, Steinhauser has earned a national reputation for improving student achievement

and closing achievement gaps," the hospital statement reads.

Principal of Haberbush LLC, a Long Beach-based law office, Haberbush has over 40 years of experience in bankruptcy, insolvency and business litigation, according to the hospital. Haberbush also sits on the hospital foundation's board of trustees as treasurer, as secretary of the Salvation Army Advisory Board and the Board of Governors for the Long Beach Bar Association.

With more than 20 years experience, Lighthall Haubert is a board-certified kinesiology electromyographer, spinal cord injury model systems research co-director and senior research physical therapist. She oversees a multidisciplinary team treating patients with "life-altering injuries and health conditions" at the Pathokinesiology Laboratory at Rancho Los Amigos National Rehab Center.

Batts is a longtime Long Beach resident, community leader and currently serves on the city's Equity and Human Relations Commission.

Women's Heart Health

Continued from page 9

Los Angeles or Orange County. It will help serve a large, diverse population, Suppogu said. Now that the center is open, she's confident that it will be a busy one.

"There's so many patients out there that we can identify now, and give them a good quality of life for tomorrow," Suppogu said.

Soon, she hopes to set up a free clinic at the hospital once or twice a month, to better care for patients that may not have access to health care.

"It's really nice to see all the support I'm getting," Suppogu said of MemorialCare. "I am so, so grateful every time I turn around and ask for something and something gets done."

Suppogu hopes that the program will grow particularly for women with specific cardiac conditions that cannot be diagnosed with routine tests. Women who have chest pain and have had a heart attack but no obstructive coronary artery disease (blocked arteries), women who are pregnant with chest pain, and women who are in the early stages of menopause who are experiencing symptoms are considered at-risk patients who are the focus at the center, Suppogu said.

Women tend to face different risk factors than men when it comes to cardiovascular disease, such as preterm delivery, pregnancy-related hypertensive disorders and gestational diabetes.

And unlike what men typically experience, women can have heart disease that involves microvascular disease, which affects tiny vessels

that deliver blood to heart tissue, rather than blocked arteries.

Women also tend to present various symptoms other than chest pain, like tiredness, shortness of breath, heart palpitations, or weakness, which can often lead doctors to point to anxiety or stress instead of a heart condition, Suppogu explained.

At the MemorialCare center, patients are able to get tested for conditions that aren't routinely checked. Today, cardiovascular disease is the number one cause of death in women, Suppogu said, citing the National Institute of Health.

But much is still unknown about treatment and long-term outcomes, Suppogu said.

Ultimately, research is still lacking when it comes to women's heart health. Some 80 to 90% of people included in most cardiology studies are men, and up until 10 years ago, the National Institute of Health was only using male rats in their research, Suppogu said.

But with information collected from patients who are treated at the center, and the more information that is shared with the public, Suppogu hopes that in the near future, all women will know to get their heart checked annually.

Societally and culturally, it can also be more difficult for women to advocate for themselves, and Suppogu hopes that with more awareness, women will learn to recognize the symptoms and seek help, rather than deprioritizing their health due to work and family commitments, she said.

Down the line, every cardiologist should be aware of these differences, and it shouldn't require needing a female doctor to recognize certain

Batts, who has years of experience working for Ports America, the largest terminal operator and stevedore in the U.S., also has served on a variety of boards for other organizations, including Long Beach City College Foundation and American Association of University Women.

"We are delighted to welcome these accomplished individuals to our Hospital Community Board," St. Mary President and CEO Carolyn Caldwell said in a statement. "Their extensive experience and deep commitment to healthcare excellence will undoubtedly enrich our discussions and decisions, helping us drive positive outcomes for our patients and the Greater Long Beach community."

New appointees will serve alongside the current board members, including Felton Williams, chair, Gloria Willingham, vice chair, Secretary Vattana Peong, Caldwell, Chester Choi, Cynthia Chao, Gina Maguire, Gloria Cordero, John Arens, John Javien, Katherine Cofield, Sandy Cajas and Mary Kieffer.

The new appointments come as the hospital celebrates its 100-year anniversary. The hospital opened on August 26, 1923 as a 70-bed community hospital by the Sisters of Charity of the Incarnate Word.

Aug. 23, meanwhile, is the memorial day for Sister Dennis, who died after serving as a pediatric nurse at the hospital for 39 years.

Last week, on Sept. 19, the hospital held mass in honor of Sister Dennis with the Medical Sisters of St. Joseph from India. During mass, Archbishop of Los Angeles José H. Gomez blessed the hospital's nurses, doctors and staff in honor of the centennial celebration.

"St. Mary Medical Center has a history of serving the poor, disenfranchised, and the most vulnerable individuals in our community, and was proud to receive this mission from Archbishop Cantwell in 1923," Caldwell said. "Now, 100 years later, we are dedicating ourselves once again to this mission in front of the presence of His Excellency, Archbishop Gomez, and all our guests." ■

symptoms among female patients, said Suppogu.

"It'll be like, every cardiologist is aware of it," she said. "And they're not just talking about it, but they're really acting on it."

The Women's Heart Center is located at

3828 Schaufele Drive, Suite 200. The clinic and most non-invasive testing will be done at MemorialCare Medical Group, Suite 200. Invasive testing will be done at Long Beach Medical Center. Patients can get more information or make an appointment by calling (657) 241-9051. ■

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LONG BEACH



SHOP
LONG BEACH

Here are the nearly 70 recently completed and active development projects citywide

SPACE BEACH

Under Construction

Relativity Space
Address: 2400 E. Wardlow Road
Size: 1 million square feet
Will house the company's mission control center, proprietary Stargate 3D printers and more, with capacity for up to 2,000 employees

Proposed & Under Review

SpaceX
Address: Port of Long Beach, Pier T
Size: Six-acre site
New West Coast launch vehicle recovery center used for docking vessels and offloading equipment, warehousing and office space

ABL Space Systems
Address: Port of Long Beach, Pier T
Size: Eight-acre site
A spacecraft processing facility with office and warehouse space, with waterfront area to be used for delivery and shipping of cargo

LONG BEACH AIRPORT

Completed

Baggage Claim
Size: 13,000 square feet
Amenities: 380 linear feet of airline side baggage claim devices for passenger side and a total of 240 linear feet of airline side baggage claim devices
Start/Completion: 2020/2023

Under Construction

Historic Terminal Renovation
Amenities: Future home of rental car customer service operations, with seismic upgrades and major renovations as well as restoration of its classic west entrance
Start/Completion: 2018/2023

Meet and Greet Plaza
Amenities: Pre-security concessions, including food vendors, concrete improvements, landscaping, shade structures and lighting.
Start/Completion: 2022/2024

Approved

Final Phase II Projects
Terminal roadway improvements, ground transportation center and rental car ready-return
Part of City's "8 x 28" initiative for 2028 Olympics

NORTH LONG BEACH

Completed

Edgewood Point
Address: 5100 Long Beach Blvd.
Developer: City Ventures
Building Height: Three stories
Units: 38 townhomes
Parking: 86 stalls
Amenities: Social event garden, outdoor living space, vegetable planter, bbq kitchen, harvest table, small shade structures and enhanced landscaping
Start Completion: 2021/2023

Under Construction

Edgewood Park
Address: 4800 Long Beach Blvd.
Developer: City Ventures
Building Height: Three stories
Units: 18 townhomes
Parking: 41 stalls
Amenities: Vegetable planter area, kitchen and outdoor community spaces
Start/Completion: 2022/TBA

Residential Project
Address: 1115 E. Artesia Blvd.
Developer: Urban Pacific
Building Height: Three stories
Units: Five
Parking: Ground-floor two-car garages
Amenities: Multi-generational housing with balconies
Start Completion: 2022/TBA

RTHM
Address: 5801-5893 Atlantic Ave.
Developer: Brandywine Homes
Building Height: Three stories
Units: 84
Commercial Space: 2,294 square feet
Parking: Two-car garage per unit, 19 parking stalls for guests
Amenities: Private balconies, a common pool and community room, street-fronting commercial space, cafe, restaurant and outdoor dining space
Start/Completion: 2023/TBA

Approved

Industrial Project
Address: 5860 Paramount Blvd.
Developer: Centerpoint Properties Trust
Building Height: 41 feet
Parking: 165 at-grade parking stalls and four truck high-dock doors
Start/Completion: TBA

MIDTOWN & WEST LONG BEACH

Under Construction

Wellspring
Address: 1500 E. Anaheim St.
Developer: BRIDGE Housing
Building Height: Five stories
Units: 88 affordable housing units
Commercial Space: 23,800 square feet
Parking: 156 stalls
Amenities: Community health and wellness center, roof deck, commercial offices and health clinic
Start/Completion: 2021/2023

The Cove at Villages of Cabrillo
Address: 2121 W. Williams St.
Developer: Century Housing
Building Height: Four stories
Units: 89 affordable housing units
Parking: 40 stalls
Amenities: A network of on-site supportive service providers
Start/Completion: 2022/2023



A rendering of an affordable housing project at 2400-2450 Long Beach Blvd.
Courtesy of the city of Long Beach

Heritage Gardens
Address: 941 E. Pacific Coast Highway
Developer: Mercy Housing
Building Height: Four stories
Units: 68 affordable housing units
Commercial Space: 4,000 square feet
Parking: 38 parking stalls
Amenities: Communal garden and resident programs related to health and wellness, financial literacy, art and cooking
Start/Completion: 2022/2023

26 Point 2
Address: 3590 E. Pacific Coast Highway
Developer: Excelerate Housing Group
Building Height: Four stories
Units: 76 affordable housing units
Parking: 18 stalls
Amenities: Multi-purpose room, community kitchen and on-site supportive services provided by Mental Health America of Los Angeles
Start/Completion: 2022/2023

Affordable Housing Project
Address: 2400-2450 Long Beach Blvd.
Developer: Meta Housing
Building Height: Five stories
Units: 192 affordable housing units
Commercial Space: 5,620 square feet
Parking: 160 stalls
Amenities: Ground-floor commercial space
Start/Completion: 2022/TBA

Washington Villas
Address: 200 E. 14th St.
Developer: Habitat for Humanity of Greater Los Angeles
Building Height: Three stories
Units: 36 townhomes, 22 for lower-income households
Parking: ground-level two-car garages
Start/Completion: 2022/2024

Center for Inclusive Business and Workforce Development
Address: 1850-1862 Atlantic Ave.
Developer: Centro CHA Inc.
Building Height: Three stories
Parking: 15 stalls
Amenities: Adaptive reuse of existing 4,830-square-foot structure with 2,400-square-foot addition to provide workforce development, civic leadership, inclusive entrepreneurship training and community services with a focus on serving the city's Latinx community
Start/Completion: TBA

Approved

Affordable Housing Project
Address: 4151 Fountain St.
Developer: Linc Housing Corporation
Building Height: Two buildings, three and four stories
Units: 73 affordable housing units
Parking: 65 stalls
Amenities: Shared open space with vegetable gardens, patios and play areas with nearby public transit
Start/Completion: TBA

Bixby Walk
Address: 3655 Elm Ave.
Developer: Olson Urban Housing
Building Height: Three stories
Units: 15
Parking: TBA
Amenities: For-sale 1,855-square-foot, two- and three-bedroom townhomes with attached two-car garages
Start/Completion: TBA

California Medical Building
Address: 2600 California Ave.
Developer: 2H Property 3060, LLC
Commercial Space: 3,000 square feet
Start/Completion: TBA
Affordable Housing Project
Address: 1400 Long Beach Blvd.
Developer: Long Beach Square Partners, LLC
Building Height: Six stories
Units: 163 affordable housing units
Parking: TBA
Amenities: TBA
Start/Completion: TBA

River Park
Address: 712 Baker St.
Developer: Integral Communities
Building Height: Two and Three story townhomes and detached single-family homes
Units: 226 (152 attached townhomes, 74 single-family homes)
Parking: 452 stalls
Amenities: Gated community, multi-purpose community room, swimming pool, five acres of park space
Start/Completion: TBA

Continued on page 16

Development Projects

Continued from page 15

Proposed & Under Review

Affordable Housing Project
Address: 2515-2545 Atlantic Ave. & 550-572 Vernon St.
Developer: Affordable Tomorrow
Building Height: Five stories
Units: 157 affordable housing units
Parking: 76 stalls
Amenities: 19,000 square feet of common and private open spaces
Start/Completion: TBA

Residential Project
Address: 4501 Orange Ave.
Developer: Burnham Development
Building Height: Three stories
Units: 32 townhomes
Parking: Attached garages
Amenities: Balconies
Start/Completion: TBA

Industrial Project
Address: 4000 Via Oro Ave.
Building Height: 60 feet
Commercial Space: 517,437 square feet
Parking: 542 parking stalls and 174 loading/trailer parking spaces
Start/Completion: TBA

DOWNTOWN Completed
Partake Collective
Address: 456 Elm Ave.
Building Height: Three stories
Units: 19 tenant commercial kitchens
Commercial Space: 60,040 square feet
Amenities: Designated public space for indoor dining, retail area, show kitchen for demonstrations, menu development, recipe tasting and content creation
Start/Completion: 2021/2022

Onni East Village
Address: 330 E. 3rd St. & 333 E. Broadway
Developer: Onni Development Group
Building Height: Two buildings, 24 and seven stories
Units: 432
Commercial Space: 17,793 square feet
Parking: 501 car and 93 bicycle stalls
Amenities: Rooftop, courtyards, basketball court, sauna/steam room, shared chef's kitchen, public paseo
Start/Completion: 2019/June 2023

Alamitos Beach Concessions
Address: 780 E. Ocean Blvd.
Developer: Macro-Z Technology
Building Height: Two stories
Commercial Space: 4,240 square feet
Amenities: Café on ground floor, roof deck, game area, restroom and storage facilities, recreational equipment rental facility and outdoor recreation area
Start/Completion: 2019/2023

Hotel Mai
Address: 107 Long Beach Blvd.
Developer: Yogesh Patel
Building Height: Five stories
Units: 34 guest rooms
Commercial Space: 30,620 square feet
Parking: 17 stalls
Amenities: Rooftop deck, lounge areas, pool and spa
Start/Completion: 2018/2023

Under Construction
The Breakers Hotel
Address: 210 E. Ocean Blvd.
Developer: Pacific6
Building Height: 14 stories
Units: 185 hotel rooms
Commercial Space: TBA
Parking: TBA
Amenities: Ground-floor dining, wine bar, penthouse dining, rooftop bar, spa and fitness spaces, and meeting rooms
Start/Completion: 2019/Spring 2024

3rd + Pacific
Address: 131 W. 3rd St. & 328 Pacific Ave.
Developer: Ensemble Real Estate
Building Height: Eight stories
Units: 271
Commercial Space: 11,912 square feet
Parking: 395 car and 59 bicycle stalls
Amenities: Public paseo, courtyard, fitness center, pool, roof deck and club room
Start/Completion: 2022/TBA

Aster
Address: 250 E. Broadway & 125 Long Beach Blvd.
Developer: Raintree-Evergreen, LLC
Building Height: Eight stories
Units: 218
Commercial Space: 7,292 square feet
Parking: 312 car and 44 bicycle stalls
Amenities: 11,600-square-foot courtyard, swimming pool, spa, bbq area and lounge, bicycle kitchen, coworking space and rooftop lounge
Start/Completion: 2021/TBA

Broadstone Promenade
Address: 201 The Promenade North
Developer: Alliance Residential
Building Height: Eight stories
Units: 189
Commercial Space: 10,000 square feet
Parking: 257 car and 40 bicycle stalls
Amenities: Ground-floor retail space, fitness room, swimming pool and roof decks
Start/Completion: 2021/2023

Locust Long Beach Apartments
Address: 1112-1130 Locust Ave.
Developer: Locust Equities
Building Height: Seven stories
Units: 97
Parking: 122 car and 20 bicycle stalls
Amenities: Bicycle kitchen, fitness center, recreational space, courtyard, pool, spa and gym
Start/Completion: 2020/TBA

Ocean Center Building
Address: 110 W. Ocean Blvd.
Developer: Pacific6
Building Height: 14 stories
Units: 74
Commercial Space: 7,200 square feet of restaurant space; 5,400 square feet of retail space
Parking: 83 stalls
Amenities: Rooftop terraces and common spaces
Start/Completion: 2020/2023

Ocean + Cherry
Address: 2010 E. Ocean Blvd.
Developer: Silversands Properties, USA, Inc.
Building Height: Four stories
Units: 40 hotel guest rooms, 56 condo units
Parking: 168 stalls
Amenities: Public stairway for coastal access
Start/Completion: 2021/TBA

The Dawson
Address: 2200-2212 E. 7th St. & 600-621 Dawson Ave.
Developer: Project Verve
Building Height: Three stories
Units: 23 for-sale units
Parking: Two-car attached garage, six guest parking stalls
Amenities: Rooftop decks and balconies
Start/Completion: 2021/TBA

Office/Restaurant Project
Address: 180 E. Ocean Blvd.
Developer: 180 East Ocean, LLC
Building Height: 12 stories
Commercial Space: 150,000 square feet of office space; 4,000 square feet of ground-floor retail
Parking: 1,012 stalls
Amenities: Indoor and outdoor communal workspaces and creative environments
Start/Completion: 2021/2023

Approved
Civic Center Mid-Block
Address: 321 W. Ocean Blvd.
Developer: N/A
Building Height: Two, six-story buildings
Units: 580, 58 affordable, plus inclusionary units
Commercial Space: 40,000 square feet
Parking: 885 stalls
Amenities: Large interior courtyards, pool, fitness and amenity space
Start/Completion: TBA

West Gateway
Address: 600 W. Broadway
Developer: Trammell Crow
Building Height: Six buildings, including 30-story tower and seven- and eight-story mid-rise buildings
Units: 756
Commercial Space: 1,000 square feet
Parking: 1,576 stalls
Amenities: Large open common spaces, rooftop decks
Start/Completion: TBA

American Life Hotel
Address: 100 E. Ocean Blvd.
Developer: American Life, Inc.
Building Height: 30 stories
Units: 429 guest rooms
Parking: 151 stalls
Amenities: 25,000 square feet of meeting and ballroom area; 15,000 square feet of restaurant space and a rooftop deck
Start/Completion: TBA

Mixed-Use Project
Address: 525 E. Broadway
Developer: 525 East Broadway, LLC
Building Height: Seven stories
Units: 48
Commercial Space: 5,415 square feet
Parking: 60 stalls
Amenities: Bicycle parking, storage rooms, covered outdoor arcade seating area, open common spaces and sun deck
Start/Completion: TBA

Armory Arts Collective
Address: 854 E. 7th St.
Developer: Gundry Partners, LP
DBA Howard CDM
Building Height: Five stories
Units: 86 with 64 reserved for lower-income households
Parking: Unknown
Amenities: Office space, performing arts center, gallery space and garden
Start/Completion: TBA

Calypso
Address: 636 Locust Ave.
Developer: Starpoint Properties
Building Height: Seven stories
Units: 108
Commercial Space: 1,045 square feet
Parking: 135 stalls
Amenities: Pool, community room, fitness area, lounge, bbq grill and rooftop deck
Start/Completion: TBA

Mosaic
Address: 501-599 Long Beach Blvd. & 450 The Promenade North
Developer: Waterford Property Company
Building Height: Three eight-story buildings
Units: 900 (with a number of inclusionary units)
Commercial Space: 36,000 square feet
Parking: 1,383 stalls
Amenities: Creative offices and restaurant space
Start/Completion: TBA



Courtesy of the city of Long Beach
A rendering of Ocean + Cherry at 2010 E. Ocean Blvd.

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Development Projects

Continued from page 17

Queen Beach

Address: 937-947 Pine Ave.
Developer: Beach Cities Capital
Building Height: Eight stories
Units: 69
Commercial Space: 1,800 square feet
Parking: 123 stalls
Amenities: Rooftop deck
Start/Completion: TBA

Residential Project

Address: 923-927 Long Beach Blvd.
Developer: A&H Architects, Inc.
Building Height: Six stories
Units: 75
Parking: 104 stalls
Amenities: 1,234 square feet courtyard on second floor, roof deck
Start/Completion: TBA

The Regency Palms II

Address: 810 Pine Ave.
Developer: American Life, Inc.
Building Height: 10 stories
Units: 78 rooms for seniors
Parking: 86 stalls
Amenities: Fitness room, hair salon, physical therapy room and ground-floor bistro
Start/Completion: TBA

Shoreline Village Redevelopment

Address: 429 Shoreline Village Drive
Developer: Shoreline Village Enterprises
Parking: 227 stalls
Redevelopment project that will include construction of new retail and office spaces and renovation of the existing boardwalk
Start/Completion: TBA

Residential Project

Address: 912-946 Linden Ave.
Developer: AMCAL Multi-Housing, Inc.
Building Height: Four stories
Units: 100 affordable units
Parking: 115 stalls
Amenities: 3,000 square feet of community space and 11,200 square feet of open space
Start/Completion: TBA

Residential Project

Address: 909 Pine Ave.
Developer: Beach Cities Capital
Building Height: Five stories
Units: 49 micro-units
Start/Completion: TBA

Proposed & Under Review

Residential Project

Address: 615 E. Ocean Blvd.
Developer: Burnham Development
Building Height: 21 stories
Units: 203
Parking: 241 car and 41 bicycle stalls
Amenities: Fully automated parking system, common areas on various floors, including rooftop pool and community room
Start/Completion: TBA

Residential Project

Address: 832 E. 5th St.
Developer: Great Broadway Investment Inc.
Building Height: Seven stories
Units: 80 micro units
Parking: 40 stalls
Amenities: TBA
Start/Completion: TBA

Mixed-Use Project

Address: 521 E. 4th St.
Developer: Holos Communities
Building Height: 14 stories
Units: 103 affordable units
Commercial Space: 1200 square feet
Parking: TBA
Amenities: TBA
Start/Completion: TBA

Shoemaker Bridge

Address: West Long Beach
Improve existing traffic safety operations, increased multi-modal connectivity within project limits and surrounding area, enhance complete streets elements with bicycle, pedestrian and streetscape improvements on major thoroughfares
Start/Completion: TBA

EAST LONG BEACH

Under Construction

Airway Office Park

Address: 3810-3816 Stineman Court
Developer: Urbana Development
Building Height: Two stories
Commercial Space: Units range in size from 3,000-6,000 square feet
Parking: TBA
Amenities: All units have roll-up glass doors to private patios or covered balcony spaces and offer green space amenities
Start/Completion: 2021/2023

Pacific Pointe West

Address: 4022 Conant St. & 3855 Lakewood Blvd.
Developer: Sares Regis Group
Commercial Space: Eight light industrial buildings ranging in size from 38,000-188,000 square feet
Parking: 1,627 stalls
Start/Completion: TBA

Approved

Mixed-Use Project

Address: 6615 E. Pacific Coast Highway
Developer: Carmel Partners
Building Height: Six stories
Units: 390 units, 17 affordable units
Commercial Space: 5,351 square feet
Parking: 576 car and 196 bicycle stalls
Amenities: 45,141 square feet of public and private open space area, including four courtyards
Start/Completion: TBA

Mixed-Use Project

Address: 6700 E. Pacific Coast Highway
Developer: Holland Partner Group
Building Height: Six stories
Units: 303 (13 affordable)
Commercial Space: 3,390 square feet
Parking: 477 stalls
Amenities: TBA
Start/Completion: TBA

Onni Marina Shores

Address: 6500 E. Pacific Coast Highway
Developer: Onni Group
Building Height: Two five-story buildings
Units: 670
Commercial Space: 4,000 square feet
Parking: TBA
Amenities: TBA
Start/Completion: TBA

Sunrise of Long Beach

Address: 3340 N. Los Coyotes Diagonal
Developer: Sagecrest Planning + Environmental
Building Height: Two stories
Units: 86 rooms
Parking: Surface parking lot
Amenities: Entertainment room, spa, hair salon and space for organized activities
Start/Completion: TBA

Studebaker Business Park

Address: 300 Studebaker Road
Developer: Panattoni Development Company, Inc.
Commercial Space: 141,000 square feet between two new buildings
Parking: 168 stalls
Start/Completion: TBA

Commercial Project

Address: 7250 Carson Blvd.
Commercial Space: Two new detached buildings for new restaurants
Parking: TBA
Start/Completion: TBA

Student Housing Project

Address: 5150 E. Pacific Coast Highway
Developer: Fountain Residential Partners
Building Height: Seven stories
Units: 149 dorm rooms
Amenities: Adaptive reuse project offering student housing with dining, fitness and administration space
Start/Completion: TBA

Goodman New Industrial

Development Master Plan
Address: Dozens of acres west of Long Beach Airport along Cherry Avenue
Developer: Goodman Group
Commercial Space: 582,000 square feet
Complete abatement and demolition of site, including former Boeing space, with construction of two new industrial buildings for warehousing and logistics or manufacturing use. Project will include all-new landscaping, parking, bicycle infrastructure and outdoor gathering areas for employees and visitors.
Start/Completion: TBA

Lyon Living

Address: 6701 E. Pacific Coast Highway
Building Height: Two stories
Commercial Space: 9,750 square feet warehouse
Parking: TBA
Amenities: TBA
Start/Completion: TBA

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Path to Zero Emissions

Since 2005, the Port of Long Beach has been working to improve our region's air quality. In our latest emissions study, diesel soot is down 91%, nitrogen oxides are down 63% and sulfur oxides have fallen 97%. We're working to become the world's first zero-emissions port.



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