



**DOWNTOWN
LONG BEACH
ALLIANCE**

October 8, 2024

Long Beach City Council
Civic Center Plaza
411 W. Ocean Blvd.
Long Beach, CA 90802

**Subject: [Agenda Item #18](#) Code Enforcement & Vacant Properties
Recommendations**

Dear Mayor Richardson and Honorable Members of the City Council,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DTLB Alliance) Board of Directors and enter into the public record for the City Council meeting scheduled for October 8, 2024, our support for the proposed ordinance amendments and related measures aimed at addressing vacant properties in Long Beach, particularly vacant commercial properties. We commend the City Council members for their commitment to enhancing code enforcement and creating a strategy that balances the encouragement of property development with the preservation of neighborhood quality.

The DTLB Alliance is a non-profit organization representing more than 1,400 businesses and 3,200 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As a leading voice for the Downtown community, we are aware of the impact vacant commercial properties can have on the surrounding community, which can often lead to a decrease in property values, increased criminal activity, and diminished quality of life for local businesses and residents. In Downtown Long Beach, where vibrant commercial activity is essential to the economic vitality of our community, vacant storefronts and lots present a serious challenge to the continued growth and development of the area.

We support the City's efforts to encourage and incentivize property owners to pursue the highest and best use of their buildings through adaptive reuse, zoning changes, and other incentives. At the same time, it is critical that property owners maintain their properties, so they do not contribute to blight or create safety concerns. By ensuring that vacant properties are properly secured and maintained until they can be rented or developed, we can prevent the negative impacts that vacancies have on surrounding businesses and residents and create a more positive environment for investment.

The proposed ordinance amendments, including enhanced code enforcement tools such as recording violations against property titles, modernized fencing requirements, and appropriate penalties for non-compliance, will provide the necessary framework to ensure that property owners take responsibility for the upkeep of their vacant properties. This balanced approach—combining both incentives and enforcement—will be key to addressing the issue of vacancies while fostering an environment that



**DOWNTOWN
LONG BEACH
ALLIANCE**

encourages thoughtful development and economic opportunities in Downtown Long Beach.

We appreciate the City's continued focus on addressing this critical issue and support the ongoing collaboration between the City, property owners, and organizations like the DTLB Alliance to achieve solutions that benefit the entire community. We look forward to working alongside the City as these important measures are implemented and thank you for your leadership on this issue.

Thank you for your consideration.

Sincerely,

Austin Metoyer
President & CEO
Downtown Long Beach Alliance

CC:

DTLB Alliance Board of Directors

Councilwoman Mary Zendejas, First District, City of Long Beach

Councilwoman Megan Kerr, Fifth District, City of Long Beach

Councilman Al Austin, Eighth District, City of Long Beach

Tom Modica, City Manager, City of Long Beach

Christopher Koontz, Director of Community Development, City of Long Beach