



Date: March 6, 2017
To: Patrick H. West, City Manager *T.M.W.*
From: Amy J. Bodek, Director of Development Services
For: Mayor and Members of the City Council
Subject: **Vacant Lots Registry Update**

On May 24, 2016, the City Council requested the City Manager to explore the feasibility of a citywide Vacant Lot Registry Ordinance that would address the negative impacts of vacant lots throughout Long Beach. This request followed the successful implementation of a revised Foreclosure Registration Program in October 2011. A Vacant Lot Registry (Registry) could complement the Foreclosure Registration Program in protecting neighborhoods from becoming blighted due to maintenance and security concerns caused by vacant, abandoned or foreclosed properties.

Staff has researched Registry programs in other cities including Pasadena, Monterey Park, Baldwin Park, San Francisco, and Jersey City. Based on these examples, staff compiled a draft set of development standards and requirements for the Registry. Development Services staff met with the City Attorney's Office to explore model ordinances and how a Registry could be enacted.

Staff secured a list of 2,100 potentially vacant lots based upon Los Angeles County property ownership records. Through GIS, aerial photography, and City records, staff analyzed each of the 2,100 lots to determine whether it would be eligible for the Registry. Over 75 percent of the lots originally identified turned out to be ineligible for the registry for a variety of reasons. For example, some lots identified as vacant are actually built out, some are oil drilling sites, and some have active uses such as for parking or mobile home parks. Upon completion of this analysis, a random sample of lots from the original list was selected and field checked for eligibility and accuracy. This field work was completed in February 2017, and staff is now finalizing the results of this process. The reduction in the number of eligible lots will impact potential fee structures, staffing needs, and resource allocation considerations.

Staff anticipates having this item scheduled for consideration by the City Council no later than May 2017. If you have any questions regarding this matter, please call Linda Tatum, Planning Bureau Manager, at (562) 570-6261.

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CITY CLERK (REF. FILE #16-0492)