



**R-33**

**Date:** November 1, 2005  
**To:** Honorable Mayor and Councilmembers  
**From:** Councilmember Bonnie Lowenthal, First District *BL*  
**Subject:** Loft District and Adaptive Reuse for the Designated Downtown Area

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The Downtown area of the City of Long Beach has many beautiful older buildings, some of which have successfully been converted into residential lofts. This is a desirable use for these buildings as it preserves the historic nature of the exterior and also provides a unique living space for our residents.

Many cities have "adaptive reuse" ordinances that guide the reuse of older buildings and provide clear, precise standards for architects and developers interested in developing residential units in our older downtown buildings. We would like to encourage the restoration and renovation of existing buildings for new living spaces whenever possible or feasible, to bring new life to existing buildings, while providing vibrant uses to our downtown streets.

Following Smart Growth principles, an urban design framework can be developed for a "Loft District" within the Downtown Area that would employ an adaptive reuse ordinance to encourage reuse that respects the historic context, pedestrian natures, and urban density of the surrounding buildings. Proposed boundaries would be Pacific to Alamitos, Ocean to Anaheim.

This "Loft District" would bring benefits to our newly revitalized Downtown, and could be used to attract residents who are interested in loft living.

**Recommendation:** We, therefore, recommend that the Planning Commission be requested to consider designating an area within the Downtown as a "Loft District," and that they develop a clear, defined set of regulations and possible incentives that would encourage adaptive reuse within that Loft District.