



Adaptive Reuse Incentive Program



What is adaptive reuse?

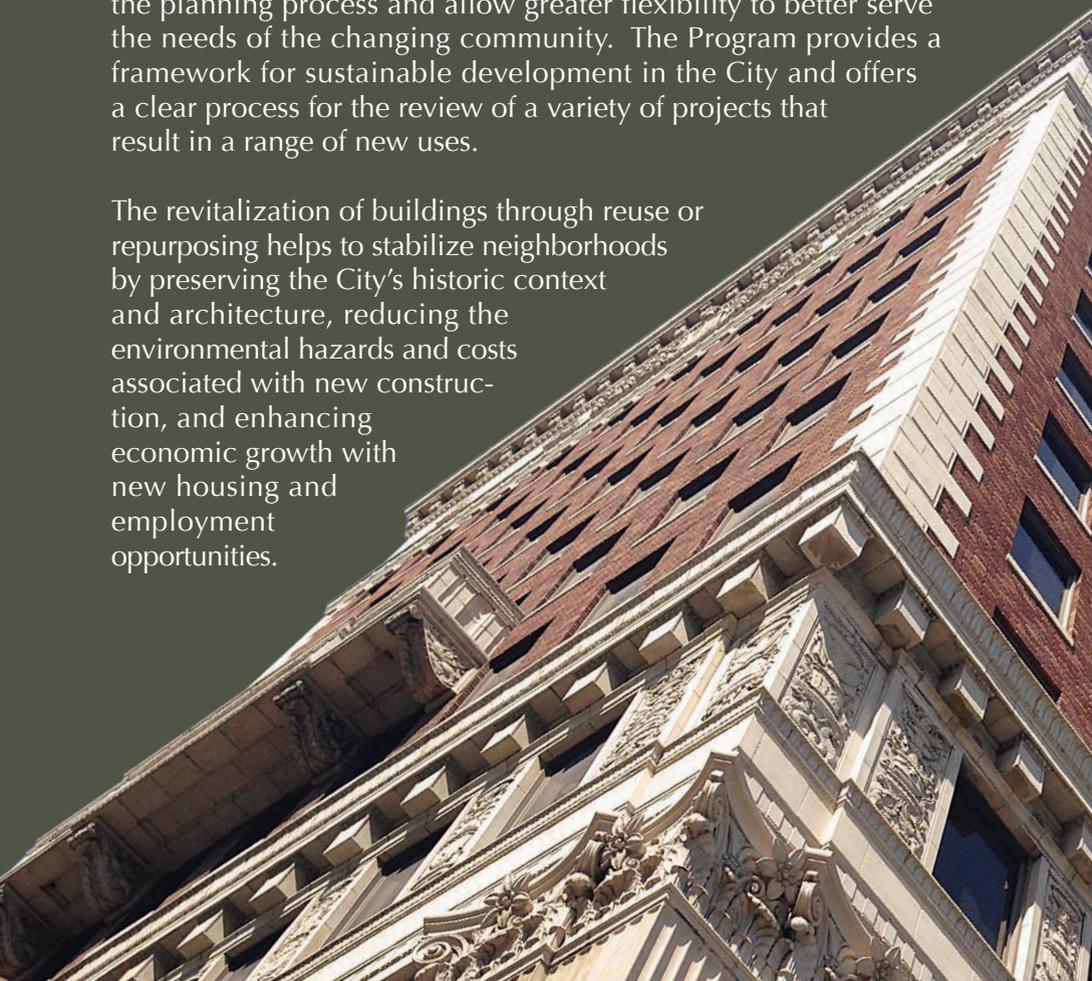


JR Van Dijs, Inc.

Adaptive reuse refers to a construction or remodeling project that reconfigures a site to accommodate a new use or a purpose other than for what it was originally designed. The City seeks to encourage adaptive reuse to allow for the conversion of existing structures into new land uses that maintain or enhance the character of the community and further extend the life of a building or space.

Effective January 1, 2014, as part of the new Building Standards Code, and with subsequent revisions to the Long Beach Municipal Code, the Adaptive Reuse (AR) Program and Ordinance streamline the planning process and allow greater flexibility to better serve the needs of the changing community. The Program provides a framework for sustainable development in the City and offers a clear process for the review of a variety of projects that result in a range of new uses.

The revitalization of buildings through reuse or repurposing helps to stabilize neighborhoods by preserving the City's historic context and architecture, reducing the environmental hazards and costs associated with new construction, and enhancing economic growth with new housing and employment opportunities.





Zaferia District

What do I need to know?

The Site Plan Review (SPR) Committee determines qualification for adaptive reuse on an individual basis with the understanding that each project is unique and requires specific attention. To qualify, a project must involve a substantial change of use from both a building and zoning perspective. Adaptive reuse does not pertain to minor alterations to an existing structure or the use of a current building or facility for similar purpose.

Each project is also required to conform to the Neighborhood Commercial and Residential (CNR) District for permissible uses. The Ordinance identifies existing development standards and addresses all further policies and procedures for adaptive reuse projects.

Complying with present day building and fire codes is a key component of any adaptive reuse project. The Building and Safety Official, Fire Marshal, and Zoning Administrator play an instrumental role in deciding on code modification and granting relief from parking standards, setbacks, and other limitations on existing structures.

As qualification is primarily determined by change of use, a preliminary consultation with Building and Safety and Planning staff is suggested early in the property acquisition or development review process.

Alternative Building Standards

As part of the Adaptive Reuse Incentive Program, the City has developed a technical manual for specific building and fire/life safety code modification. The Program implementation includes several components, primarily through updates to the Long Beach Municipal Code and the most recently adopted edition of the California Building Standards Code, to regulate and allow for adaptive reuse.

The Program expands on the State's Historic Building Code to apply beyond historic structures and allow other buildings with great potential to be converted as well. By incorporating non-historic buildings, the Ordinance provides greater flexibility and economic feasibility for underutilized structures throughout the City.

Things to consider...

Adaptive reuse projects can be rewarding and serve many useful purposes. These projects are not to be undertaken lightly, and require a higher level of expertise to be successful. When working with older structures that may not be built to today's modern building standards, inherent complications are to be expected.



Masonic Temple



Lafayette Building



The Ebell Club

The City offers preliminary consultations to facilitate the various technical aspects associated with each individual adaptive reuse project. A thorough inspection and evaluation of the building and new use accommodations should be conducted prior to beginning any project.

Additional meetings with City staff may be required throughout the construction process as complexities arise. Specialists in architecture, industrial or interior design, or other building trades might be necessary.

City staff has been involved in a wide range of adaptive reuse efforts and are here to ensure that your project succeeds.

Adaptive Reuse

Around the City

Residential to
Commercial



Sasha Witte Interior Design

Commercial to
Residential



Walker Building

Industrial to
Creative Office



Kollin Altomare Architects

Other
Conversions



Ocean Center Building

Photography by Andy Witherspoon, Capital Foresight Development, Emma Roll Photography, Interstices Inc., The Kap Agency, Studio EMP, Studio One Eleven.



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