ORDINANCE NO. ORD-26-0004

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY AMENDING SUBSECTION 5.77.060(B), SUBSECTION 5.77.080(B), SECTION 8.56.040, SUBSECTION 8.56.070(B), SECTION 8.76.015, SECTION 9.65.200, SECTION 18.06.080, SECTION 18.20.020, SECTION 18.20.030, SECTION 18.20.040, SECTION 18.20.060, SECTION 18.20.090, SECTION 18.20.120, SECTION 18.20.130, SECTION 18.20.150, SECTION 18.20.160, SECTION 18.20.170, SECTION 18.20.180, SECTION 18.20.190, SECTION 18.20.200, SECTION 18.20.210, SECTION 18.20.280, SECTION 18.20.290, SECTION 18.21.010, SUBSECTION 18.21.020(B), CHAPTER 18.29, CHAPTER 18.30, ADD SECTION 9.65.210, REPEAL SECTION 8.76.017, REPEAL SECTION 18.20.140, ALL RELATING TO MODIFYING CODE ENFORCEMENT DEFINITIONS, PROCEDURES AND FEES TO STRENGTHEN ENFORCEMENT TOOLS, IMPROVE COMPLIANCE, AND ENHANCE PUBLIC SAFETY

WHEREAS, on October 8, 2024, City Council directed the City Attorney's Office to work with the Community Development Department and other appropriate departments to develop amendments that would strengthen code enforcement regulations and ensure vacant lots and storefronts are kept secure until they are developed or rented; and

WHEREAS, the proposed amendments respond directly to that directive

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and provide a comprehensive package of updates across multiple sections of the LBMC. These changes are designed to modernize enforcement tools, clarify responsibilities, and improve the City's ability to deter violations and recover costs;

NOW, THEREFORE, the City Council of the City of Long Beach ordains as follows:

Section 1. The Long Beach Municipal Code Subsection 5.77.060(B) is amended to read as follows:

B. Any issues raised by the City to the STR operator must be resolved within the timeframe set by the City when notified by a Notice of Violation or citation issued, and failure to do so may result in penalties, fines, and/or fees.

Section 2. The Long Beach Municipal Code Subsection 5.77.080(B) is amended to read as follows:

B. A successful petition must include the signatures, printed names, and addresses of a majority of the property owners of residential real property that received petition forms located within the boundaries of the census tract block group. The petition process shall in all cases be initiated within one hundred and eighty (180) days after the effective date of this Chapter, and a new one hundred and eighty (180) day petition process period shall be established annually thereafter from January 1 through June 30. The petitioning process will be completed by the City via U.S. mail, and the requestor(s) shall be responsible for the cost of initiating and completing the petition process, which cost will be established by the City Council by resolution. All petition signatures shall be collected by the City, and shall include the street address of each signer, and shall indicate and set forth the positive desire of all those signing the petition to prohibit un-hosted stays within the boundaries of the census tract block group. Each census tract block group shall be limited to the submission of one (1) request to

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initiate a petition process during any one hundred eighty (180)-day petition process period, on a first come, first served basis. Any second or subsequent petition request for the same census tract block group during the annual one hundred eighty (180)-day petition process period shall automatically be deemed null and void by the City without opportunity for an administrative appeal.

Section 3. The Long Beach Municipal Code Section 8.56.040 is amended to read as follows:

8.56.040 – Notice – Form

Whenever the Building Official finds weeds and/or debris on any lot, he shall cause a notice to clean premises to be given to the assessee of the lot as shown upon the current equalized assessment roll, in the manner provided in this Section, and the assessee shall be deemed to be the agent of the owner for the purpose of receiving service of the notice. The notice shall be in substantially the following form:

NOTICE TO CLEAN

PREMISES

To _____, as owner of the hereinafter described premises:

Pursuant to the provisions of Chapter 8.56 of the Municipal Code of the City of Long Beach, you are hereby notified to remove from _____

_____

(Description of property)

AKA; _____

(address)

All weeds and/or debris, as defined in said Municipal Code, within fifteen (15) days from the date of this notice. If such weeds and/or debris are not removed within that time, the undersigned will cause it to be removed and the charges for removal, including all incidental enforcement costs incurred by the City, shall become a lien upon

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your property. Be advised that incidental enforcement costs will become a lien upon your property if the weeds and/or debris are not removed within fifteen (15) days even if you perform the work later.

If you intend to remove such weeds and/or debris on your account, you are required, pursuant to the Long Beach Municipal Code, to obtain from the undersigned a certificate stating that your premises have been satisfactorily cleaned; otherwise he will, if dissatisfied with the manner in which said work has been done, cause the premises to be recleaned at your expense.

If you object to cleaning the weeds and/or debris from your premises you may appeal to the Board of Examiners, Appeals and Condemnation by filing a written notice of appeal in the office of the undersigned within fifteen (15) days from the date of this notice. Failure to appeal shall be construed as your acceptance of the Building Official's determination and any and all remedies provided by the Long Beach Municipal Code.

Dated: _____

_____

Building Official

City of Long Beach

Section 4. The Long Beach Municipal Code Subsection 8.56.070(B) is amended to read as follows:

B. Upon conclusion of the hearing, the Board shall determine whether the premises, or any part thereof, as maintained, constitutes a public nuisance as defined in this Chapter. If the Board finds that such public nuisance does exist, it shall determine how the nuisance is to be abated and shall establish a time, not to exceed fifteen (15) days, within which cleaning shall take place; and in the event the owner fails to correct the nuisance within the time prescribed, the City shall cause the nuisance to

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be abated and the cost incurred by the City, including incidental enforcement costs, plus any prescribed penalties, shall become a lien upon the property.

Section 5. The Long Beach Municipal Code Section 8.76.015 is amended to read as follows:

8.76.015 – Security screens – Appearance standards.

A. Purpose. The purpose of this Section is to reduce the negative visual impacts of unoccupied units and buildings in commercial and residential areas by establishing minimum appearance standards for measures taken to secure unoccupied units or buildings from unlawful entry. It is intended that such measures, to the extent possible, disguise the vacant occupancy status of the unit or building to avoid appearance of abandonment, which if allowed to exist, would adversely affect the desirability of a neighborhood and attract squatting, vandalism, and other crime.

B. Scope. The provisions of this Section apply to any vacant unit or building or group of vacant units or buildings.

C. Permitted materials. Steel screens, bars, or grilles and other materials approved by the Building Official in writing may be installed over any openings provided all of the following conditions are met:

1. The materials are resistant to, or protected against oxidation and discoloration (e.g. screens, bars or grilles shall be either painted, galvanized, plastic-coated, anodized, or cadmium-plated).

2. The color of the materials used shall be black or another color consistent with the aesthetic of the building or unit and approved by the Building Official in writing.

3. All screens, bars or grilles installed over bedroom

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windows shall be equipped with a quick-release mechanism approved by the Building Official in writing.

D. Exception. Plywood may be used temporarily, and in no case longer than 60 days, provided the plywood is painted in a color conforming to and consistent with the existing color of the vacant unit(s) or building(s) and approved by the Building Official in writing. Plywood shall be a minimum of 15/32 inches thick and secured by one-way or tamper-resistant screws or bolts. If the Plywood proves to be insufficient to prevent unauthorized entry to the building it shall immediately be replaced by the property owner with more durable protections.

E. Doors. Door and sliding-door openings shall be made operable with the use of hinges and must include locking devices or hardware sufficient to secure the opening from unauthorized access.

F. Exception. Nothing specified herein shall be construed to prevent emergency hazard abatement authorized pursuant to Section 18.20.380 by materials otherwise prohibited by these provisions.

G. Alternates. The Building Official may approve alternate methods of complying with this Section when such methods are found to be, in the opinion of the Building Official, equivalent to prescriptive requirements or comply with the spirit and purpose of the regulations. To be valid, the approval of alternate methods by the Building Official must be in writing.

Section 6. The Long Beach Municipal Code Section 9.65.200 is amended to read as follows:

9.65.200 – Recovery of Code enforcement abatement costs.

A. The administrative citation process described in this Chapter does not preclude the City from recovering any other Code violation or

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nuisance abatement costs incurred by the City in performing its Code enforcement efforts.

B. Fees and Services Provided. Code enforcement service fees and/or code enforcement expenses conducted to abate violations of the Long Beach Municipal Code are as set forth in the schedule of fees and charges established by City Council resolution.

C. The payment of code enforcement fees and/or abatement expenses by the City shall not exempt any person, firm or corporation from compliance with this code nor from any penalty prescribed by law.

Section 7. The Long Beach Municipal Code Section 18.06.080 is amended to read as follows:

18.06.080 – Code Enforcement Fees.

A. Purpose. Property owners are liable for costs incurred by the City in abating a substandard or dangerous property condition, as well as for fees for Code Enforcement.

B. When a permit is required. Whenever a permit is required to abate a substandard or dangerous condition as ordered by the Building Official, the responsible party must apply for the permit and pay the permit fee in addition to any code enforcement fees. If the abatement order of the Building Official is reversed on appeal to the Board of Examiners, Appeals and Condemnation, or by appeal to City Council, neither the code enforcement fee nor any directly corresponding permit fee shall be required.

C. Re-inspection fee. A re-inspection fee shall be imposed when an additional inspection is conducted to address violations of this Title. The re-inspection fee is intended to offset the costs of the re-inspection.

D. Fee. The fees required by this title are set forth in the schedule of fees and charges established by City Council resolution. The

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payment of code enforcement fees shall not exempt any person, firm, or corporation from compliance with this code nor from any penalty prescribed by law.

Section 8. The Long Beach Municipal Code Section 18.20.020 is amended to read as follows:

18.20.020 – Substandard buildings- Notice required.

The Building Official shall give notice specifying the inadequacies and hazards to be corrected. Such notice shall also specify that the building may be ordered vacated if remedial measures are not commenced and completed within the time specified in the notice which time shall be such as the Building Official concludes is reasonable in view of the circumstances, but which shall in no event require commencement of such work within less than thirty (30) days nor completion within less than ninety (90) days.

This section shall not limit the Building Official's authority to order or undertake repair, rehabilitation, vacation, demolition, or other immediate corrective action, to abate an imminently hazardous, substandard, or dangerous building or structure where authorized by law.

Section 9. The Long Beach Municipal Code Section 18.20.030 is amended to read as follows:

18.20.030 – Substandard buildings – Service of notice.

Notices shall be given by service as provided in this chapter. Service of such notice in the manner therein prescribed shall constitute notice to the owner of such building, and failure of any such person to receive actual notice shall in no manner affect the validity of the subsequent proceedings taken hereunder. In addition to giving such notice, the Building Official shall also prepare and cause to be recorded with the county recorder, a certificate stating that the building described is a substandard building, or is a

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public nuisance, and that the owner thereof has been so notified. When, and if, all required corrections to such a building have been made, or where the Building Official determines that terminating the recordation of substandard or nuisance is appropriate to further the City's interests in remediating the complained-of conditions, the Building Official shall cause the certificate of substandard buildings or public nuisance to be terminated and provide said document to the owner to be recorded with the County Recorder.

Section 10. The Long Beach Municipal Code Section 18.20.040 is amended to read as follows:

18.20.040 – Substandard buildings – Order to vacate.

If, after the expiration of time for commencement or completion as set forth in the Notice sent pursuant to Section 18.20.030, the Building Official may order the building vacated and posted as specified in Section 18.20.060. If the building is unoccupied, the order to vacate may be immediate. If the building is occupied, a notice of intent to order the building vacated shall be given thirty (30) days prior to issuing such order.

Section 11. The Long Beach Municipal Code Section 18.20.060 is amended to read as follows:

18.20.060 – Substandard buildings – Posting of placard on vacated building.

A. Each such building ordered vacated shall be locked and otherwise secured against ingress, and the Department of Community Development shall post thereon a placard stating:

SUBSTANDARD BUILDING
Do Not Occupy
By Order of

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Department of Community Development
City of Long Beach

This building has been ordered vacated and it is a misdemeanor to occupy this building. It is a misdemeanor to remove this placard. Sections 18.20.010 through 18.20.060 of the Long Beach Municipal Code.

B. Notice of such posting and a copy of the posted notice shall be served on the owner by certified mail at the time of posting. Notice of the posting sent to the owner shall inform the owner that the owner shall rehabilitate, remove, or demolish the building within sixty (60) days of the order to vacate. No person other than a representative of the Department shall remove such a placard from any building where it has been officially posted.

C. If the building is not removed or demolished on or before the expiration of the time specified in the notice to the owner, the Building Official shall cause such building to be thoroughly inspected and shall make a written report or record of his or her findings with respect thereto.

D. If the rehabilitation, removal or demolition has not been accomplished within the above mentioned sixty (60) day period, then the Building Official may take any action authorized by law to rehabilitate, remove, or demolish the building.

E. None of these provisions limit or supersede the City's authority to use summary abatement where authorized by law.

Section 12. The Long Beach Municipal Code Section 18.20.090 is amended to read as follows:

18.20.090 – Dangerous buildings or conditions – Inspection.

A. The Building Official, the Building Official's designee, and the members of the Board of Examiners, Appeals and Condemnation shall have the right of reasonable inspection of any building for the purpose of

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determining the condition thereof. No person shall refuse or interfere with such inspection by any such official.

B. For the purpose of such inspection, the Building Official may order any structural member or portion of the structural frame of any building, whether such building is already erected, or is in course of construction, to be exposed whenever he or she has reasonable grounds for believing that such structural member or frame is in an unsafe condition or does not conform to the requirements of this chapter. No owner, reputed owner or person having custody, control or management or in charge of maintenance, occupancy or use of such building who is served with such an order shall fail or refuse to forthwith fully uncover or expose the portion of the structural frame or structural member as required by such order.

Section 13. The Long Beach Municipal Code Section 18.20.120 is amended to read as follows:

18.20.120 – Inspection of buildings – Report.

If the building is not demolished, the substandard conditions not corrected, or the nuisance not otherwise abated on or before the expiration of the time specified in the posted notice, the Building Official shall cause such building to be thoroughly inspected and shall make a written report or record of his or her findings with respect thereto. The report shall be maintained by the Department. A hearing before the Board of Examiners, Appeals and Condemnation shall be conducted only upon timely filing of an appeal by the owner or other interested party, in accordance with this chapter.

Section 14. The Long Beach Municipal Code Section 18.20.130 is amended to read as follows:

18.20.130 – Appeal to Board of Examiners, Appeals and Condemnation.

A. Any owner or other interested party may appeal a

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determination by the Building Official that a building or structure is substandard or constitutes a public nuisance by filing a written appeal with the Building Official within thirty (30) days after service of the notice of determination. An appeal filed pursuant to this section shall be in writing and shall identify the subject property, the appellant and the nature of the appellant's interest, state that the determination is being appealed, provide the basis for the appeal, and provide an address for service of notices related to the appeal. A timely appeal shall not be deemed invalid for failure to include technical or legal argument and may be supplemented prior to or at the hearing.

B. Upon the timely filing of an appeal by the owner or other interested party, the Board of Examiners, Appeals and Condemnation shall conduct a hearing for the purpose of reviewing the findings of the Building Official. The Board may conduct an independent investigation into the facts of such matter and the members thereof, or their authorized representatives, may inspect any building or structure involved therein.

C. Upon receipt of a timely appeal, notice of the time and place of the hearing shall be given by the Department to the appellant and any other persons entitled to notice under this chapter. The notice must be served at least ten (10) days prior to the date fixed for such hearing.

D. Any person claiming an interest in the building which is the subject of the hearing may appear before the Board and object to the determination of the Building Official. The Board shall take such evidence as may be necessary to determine whether the building or structure is substandard or is a public nuisance. Upon or after the conclusion of the hearing, the Board shall determine whether the building or structure is substandard or a nuisance and what alterations or repairs, if any, could be made in order to correct the substandard conditions or to abate the

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nuisance, or whether the total demolition thereof is required. The Board may establish a time not to exceed sixty (60) days of the Board's decision, within which such repairs, alterations, or demolition shall be completed, unless the Board makes a determination that the sixty (60) day timeframe would result in a substantial hardship to the owner; upon such a determination, the Board may grant a time not to exceed one hundred twenty (120) days within which such repairs, alterations, or demolition shall be completed.

E. Following the hearing, the Board shall make written findings of its determination. The Department shall cause a copy of those findings to be served upon the appellant by first class mail, certified mail, personal service, or other equivalent process. The time for completion of repairs or alterations, or the demolition of the building or structure, shall commence to run on the date such findings are caused to be sent to the appellant, whether personally delivered, posted, mailed, or other equivalent process. Simultaneously with service of such written findings, a copy of the findings shall be filed in the office of the Building Official.

F. The decision of the Board of Examiners, Appeals and Condemnation shall be final and conclusive.

G. The timely filing of an appeal pursuant to this section shall stay the time period for commencement or completion of repairs or abatement set forth in the notice of determination issued by the Building Official. Upon issuance of a decision by the Board of Examiners, Appeals and Condemnation, the time period for compliance shall be as established by the Board pursuant to subsection (D) of this section, and shall supersede any prior compliance deadline.

Section 15. The Long Beach Municipal Code Section 18.20.150 is

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amended to read as follows:

18.20.150 – Demolition or repairs by City – Expense liability.

A. Within the limitations of the budget, the Building Official may cause any building, structure, or part thereof to be demolished, altered or repaired, at City expense. This authority applies where the building, structure, or part thereof has not been demolished, altered, or repaired within the time established by the Building Official, or, if applicable, within the time established by the Board of Examiners, Appeals and Condemnation following an appeal.

All expenses incurred by the Building Official on behalf of the City in connection with such work, including the applicable processing costs as set forth in the schedule of fees and charges established by City Council resolution and incidental enforcement costs shall become an indebtedness of the owner of the building or structure. A lien shall attach to the parcel of real property upon which the building is located and shall remain until either:

1. Payment is in full costs of correction or abatement, fees, and accrued interest and penalties, if any, has been made; or

2. The order requiring correction of substandard conditions or abatement is reversed by a final judgment of a court of competent jurisdiction.

B. Any person having the legal right to do so may repair or demolish a substandard building prior to such action by the City, but if the work is performed after the deadline established by the Board of Examiners, Appeals and Condemnation, the appropriate processing and other costs incurred by the City in preparing to do the work and all incidental enforcement costs are chargeable to the property.

Section 16. The Long Beach Municipal Code Section 18.20.160 is

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amended to read as follows:

18.20.160 – Service of notices and orders.

A. All notices and orders provided for by this chapter shall be in writing, shall state in general terms the conditions of the building or structure that are unsafe or dangerous, or in what manner it is substandard, or in what manner it constitutes a public nuisance, and the minimum requirements for its correction, or total costs that will be charged to the owner of the property. Service of such order shall be upon the owner thereof or upon the person causing or permitting the condition to exist, or the person having the custody, control, maintenance, occupancy, use or management of the building, and upon any lessee or mortgagee thereof if shown on the official records of the county, by delivering the same to either of said persons or their agents in charge of the building. As an alternate method of such service, such notice may be served by certified United States mail with return receipt requested, or by any substantially equivalent process. Service by this method shall be deemed complete upon deposit of such notice in the United States mail with prepaid postage affixed, or upon deposit with any substantially equivalent delivery service. If, after reasonable diligence, either the identity of the owner thereof cannot be ascertained or such owner cannot be located, then such order shall be posted in one or more conspicuous places upon or near the entrance to the building.

B. Whenever the Building Official posts such a notice upon the property, it shall be posted at one (1) or more conspicuous places upon the building and shall be in substantially the following form:

NOTICE

To all persons owning or claiming any interest in this building:

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You are notified that the Building Official of the City of Long Beach has determined that this building is (insert substandard or a nuisance) by reason of the following facts:

Pursuant to the provisions of the building regulations of the Long Beach Municipal Code, this building is substandard and/or constitutes a public nuisance, and the owner or owners of said building are hereby directed to correct deficiencies therein or to abate a nuisance existing therein or thereon. Further information regarding the facts may be obtained at the office of the Community Development Department of the City of Long Beach.

Unless this building is (how to be corrected or demolished) in the manner hereinabove specified, on or before the _____day of _____20_____, the Building Official of the City of Long Beach may cause such work to be done for and on behalf of the owner of said building, and all expenses incurred by the City for such work will be charged to, and become an indebtedness of, the owner or owners of said building to the City of Long Beach, and will become a lien against the real property on which such building is situated.

This notice does not constitute an order to vacate the building unless and until such an order is separately issued pursuant to this chapter.

Dated and posted this _____day of _____20_____.

Building Official, City of Long Beach

C. No more than five (5) days after the notice is posted on the building, an additional copy of such notice shall be served in the manner provided in this chapter, upon the persons identified in subsection A of this section.

D. No owner or other person causing or permitting such condition to exist shall fail or refuse, after delivery or posting of such order, to correct such condition in accordance with the requirements of the order.

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Section 17. The Long Beach Municipal Code Section 18.20.170 is amended to read as follows:

18.20.170 – Extensions of time to perform work.

Any time limit prescribed in this chapter for the performance of an act by an occupant, owner, or the building official may for good cause be extended by the Building Official. The failure to require the performance of any act within the time prescribed by this chapter shall not affect the validity of any order issued thereafter.

Section 18. The Long Beach Municipal Code Section 18.20.180 is amended to read as follows:

18.20.180 – Owner's responsibility for enforcement costs.

A. "Enforcement costs" include all costs incurred by the City in enforcing this chapter, including but not limited to:

1. the actual costs incurred by the City to correct or abate substandard conditions or nuisances, including demolition, repair, labor, materials, equipment, contractor services, and City staff time spent performing direct abatement work; and

2. incidental enforcement costs, including investigation, inspections, title searches, preparation and service of notices, administrative processing, and related staff time.

Enforcement costs do not include fees or charges adopted by resolution of the City Council and set forth in the City's schedule of fees and charges, which shall be assessed separately and are not subject to appeal under this chapter.

B. If the substandard conditions have not been corrected or the nuisance abated by the owner within the time frame established by the Building Official, as such time frame may be extended by the Building Official or modified on appeal to the Board of Examiners, Appeals and Condemnation, all enforcement costs incurred by the City in connection

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therewith shall be charged to and become an indebtedness of the owner of such property, except as provided below, whether or not the work is later performed by the City, by the owner, or by others. Incidental enforcement costs shall not be charged to, nor become an indebtedness of, a property owner who is the head of a low-income household (defined to be a household earning less than eighty percent of the county median income).

Section 19. The Long Beach Municipal Code Section 18.20.190 is amended to read as follows:

18.20.190 – Notice of enforcement costs.

When a building has been demolished, altered or repaired by the Building Official at City expense as authorized by Section 18.20.150, or when the owner is responsible for incidental enforcement costs as provided by Section 18.20.180, the Building Official shall prepare a statement showing the costs thereof. The Building Official shall thereupon give notice of the amount of such enforcement costs in the same manner as elsewhere provided in this chapter for service of notices.

Section 20. The Long Beach Municipal Code Section 18.20.200 is amended to read as follows:

18.20.200 – Hearing on reasonableness of enforcement costs.

Within thirty (30) days from the date of service of a notice of enforcement costs, the property owner, or any other interested person, may file a written request for a hearing to contest the reasonableness of the enforcement costs incurred by the City. The request shall identify the subject property, state the basis for the objection, and provide an address for service of notices related to the hearing.

Upon receipt of a timely request, the matter shall be set for hearing before the Board of Examiners, Appeals and Condemnation for hearing at its next regularly held meeting that is not less than ten (10) days thereafter. Notice of the hearing shall be

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provided in the manner specified in this chapter.

The scope of the hearing shall be limited to the reasonableness of the enforcement costs and shall not include review of any fees, fines, penalties, or the underlying determination of substandard conditions or nuisance.

At the time set for such hearing, the Board of Examiners, Appeals and Condemnation shall hear all evidence pertinent to the reasonableness of such charges and shall then either confirm or modify the enforcement costs. The decision of the Board of Examiners, Appeals and Condemnation thereon shall be final.

Section 21. The Long Beach Municipal Code Section 18.20.210 is amended to read as follows:

18.20.210 – Interest on charges.

If the amount of the enforcement costs, as determined by the Board of Examiners, Appeals and Condemnation has not been paid within thirty (30) days after the date of hearing, the payment thereof shall thereupon become delinquent and the amount so determined shall thereafter bear interest at the rate of twelve percent (12%) until paid, as determined by the tax collector. If no hearing is demanded as to the reasonableness of the enforcement costs, the payment thereafter shall become delinquent sixty (60) days after notice of the charges for abatement is served by the Building Official; and such amount shall thereafter bear interest at the rate of twelve percent (12%) until paid, as determined by the tax collector.

Section 22. The Long Beach Municipal Code Section 18.20.280 is amended to read as follows:

18.20.280 – Notice to secure structure.

When any unoccupied building or structure is not properly secured, locked or closed, and is accessible to juveniles, transients and/or uninvited occupants, it shall be deemed to constitute an immediate health, fire or safety hazard, and the Building Official

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determines that the hazard is such as to require immediate closure, he shall serve the record owner and the person having control of such building or structure with notice to secure or close the same forthwith so as to prevent unauthorized persons from gaining access thereto. Notice shall be served as provided in this chapter and shall state that if the required work is not performed within forty-eight (48) hours after service of the notice, the City will perform such work and all expenses incurred by the City including, but not limited to, incidental processing and enforcement costs shall become an indebtedness of the owner and a lien on the property. Collection of such charges shall be accomplished in accordance with this title and Chapter 8.56.

Section 23. The Long Beach Municipal Code Section 18.20.290 is amended to read as follows:

18.20.290 – Emergency hazard abatement.

A. Abatement. When any condition of a building, structure, or property constitutes such a threat to life, limb, or property that it must be secured, closed, barricaded, demolished, or otherwise abated, as determined by the Building Official, Director of Public Works, the Health Official or their designees, the City may summarily secure, close, barricade, demolish or otherwise abate such building or structure without prior notice to the property owner. All costs incurred by the City in abating the hazard shall be borne by the property owner and failure to receive prior notice shall not affect or relieve the property owner's obligation for payment of such costs.

B. Notification. Notice of the Emergency Hazard Abatement shall be posted and a copy of the posted notice shall be served on the property owner by certified mail at the time of posting.

Section 24. The Long Beach Municipal Code Section 18.21.010 is

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amended to read as follows:

18.21.010 – Purposes and definitions.

A. Purpose. Vacant buildings are a major cause and source of blight in both residential and non-residential neighborhoods, especially when the owner of the building fails to actively maintain and manage the building to ensure that it does not become a liability to the neighborhood. Vacant buildings (whether or not those buildings are boarded), substandard or unkempt buildings, and long-term vacancies discourage economic development and retard appreciation of property values. It is the responsibility of property ownership to prevent owned property from becoming a burden to the neighborhood and community and a threat to the public health, safety, or welfare. One vacant building which is not actively and well maintained and managed can be the core and cause of spreading blight.

B. Definitions. For the purposes of this chapter, the term "boarded building" shall mean a building whose doors, windows, and openings that have been covered for the purpose of preventing entry into the building by persons or animals.

Section 25. The Long Beach Municipal Code Subsection 18.21.020(B) is amended to read as follows:

B. “Vacant Building” means any building or structure, or any portion thereof, including but not limited to units, storefronts, and other commercial spaces, which, in the determination of the Building Official, is either:

1. without a lawful resident or occupant;

2. not being put to a permitted lawful use and which:

a. is unsecured;

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b. is secured by boarding or other similar means;

c. is a dangerous structure; or

d. has two (2) or more City municipal code violations.

Section 26. The Long Beach Municipal Code Chapter 18.29 is amended to read as follows:

CHAPTER 18.29 – MAINTENANCE OF VACANT LOTS

18.29.060 – Purpose.

Vacant lots are a major cause and source of visual and other blight in the City, especially when the owner or person in control of a vacant lot fails to maintain and manage the lot to ensure it does not become a liability to the neighborhood. Failure to maintain vacant lots can result in reduced property values; vandalism, graffiti, dumping, and accumulation of litter and other debris. It is the purpose and intent of the City, through the adoption of this Chapter, to regulate vacant lots in the City as a mechanism to protect neighborhoods and commercial areas from becoming blighted due to the lack of adequate maintenance and security of vacant lots and to establish minimum standards of accountability on the owners or other responsible parties of vacant lots in order to protect the health, welfare and safety of the community.

18.29.070 – Definitions.

"Director" shall mean the Director of Community Development or designee.

"Responsible person" shall mean the owner of the property as shown on the last equalized tax assessment roll maintained in the Los Angeles County Assessor's office; or any person, entity, or person acting on behalf of an entity who otherwise exercises control of the property.

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"Vacant Lot." For the purpose of this Chapter, a vacant lot shall mean any parcel that does not have a permitted structure. A vacant lot shall not include any lot being lawfully utilized for small scale agricultural purposes in accordance with the provisions of Chapter 8.77 of this Code and/or other approved temporary uses by the City.

18.29.080 – General requirements for maintenance of vacant properties, lots, or parcels.

A. Responsible person shall:

a. Maintain vacant lots and any perimeter fencing free of weeds, dry brush, dead vegetation; trash, garbage; junk; debris; building materials; vehicles, including but not limited to cars, boats, campers, motorcycles, and go-karts; newspapers, circulars, flyers, and banners; discarded personal items, including, but not limited to, furniture, clothing, large and small appliances; and graffiti, tagging or similar markings.

b. Ensure vacant lots are secured from unauthorized entry at all times.

c. Inspect the property monthly or take other reasonable steps to ensure compliance with this section.

d. Enclose and secure the vacant lot with perimeter fencing sufficient to prevent unauthorized access to the property.

(i) The fencing shall:

1) Consist of wrought iron, chain link or other materials approved by the Building Official;

2) Be at least six (6) feet in height; and

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3) Allows visibility into the vacant lot from ground level.

(ii) The Building Official may waive the fence height limits and materials restrictions of the Zoning Regulations as needed to meet this requirement.

e. Ensure fencing includes a secured gate to allow access to the vacant lot for emergency services.

f. Ensure fencing and gates are maintained in good, operable condition at all times by the property owner such that the purposes of this Chapter are accomplished and to avoid the appearance of blight.

g. Paint the property address of the vacant lot in a visible location on the curb face in accordance with the provisions of Chapter 14.36. If no curb is present, property address signage must be posted in a manner consistent with the California Residential Code (CRC) and the California Fire Code (CFC).

h. Within thirty (30) days after the lot becomes vacant or within thirty (30) days after the effective date of this Chapter, whichever is later, complete a vacant lot registration application on the form made available by the City and register the vacant lot with the Department of Community Development.

(i) Alternatively, upon discovery by the Building Official that a lot is vacant, the City may register the lot with the Department of Community Development. In this event, the City will provide notice by mail to the owner as shown on the last equalized tax assessment roll maintained in the Los Angeles County Assessor's office.

i. Enroll the vacant lot into the Long Beach Police Department’s (LBPD) No Trespassing Program 602 (o) (PC). The Request

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for Service form shall be completed, signed and notarized. Authorized signs must be purchased from designated locations and prominently posted on the property.

B. The Director of Community Development or designee shall have the authority and discretion to make specific fee exemptions in a case where the property owner has agreed to allow the property to be used and operated for a specific community serving use, such as the use of pocket parks or approved temporary activating uses as defined in Section 21.53.115 of this Code.

C. At the time the vacant lot is registered, the Responsible Person shall pay the Vacant Lot Monitoring fee as established by resolution of the City. Said fee shall be billed annually but will be prorated based upon the month of the year that the registration occurs. The Vacant Lot Monitoring fee will be billed by the City on an annual basis until the lot is no longer a Vacant Lot.

a. If the annual monitoring fee is not paid when due then:

(i) The City may cause a notice of lien to be recorded against the property. The notice shall, at a minimum, identify the record owner or possessor of the property, set forth the last known address of the record owner or possessor, a description of the real property subject to the lien, and the amount of the fee or costs assessed against the property.

(ii) The fee may be specially assessed against the property involved. All laws applicable to the levy, collection and enforcement of real property taxes are applicable to the special assessment.

D. Hearing on charges. Within thirty (30) days from the date that

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the Responsible Person is mailed a notice regarding the imposition of the Vacant Lot Monitoring fee, the property owner may demand a hearing.

a. Such demand shall be in writing and presented to the Director of Community Development for the City of Long Beach and include any required fee for appeal set forth in the schedule of fees and charges established by City Council resolution.

b. Said demand shall describe the property involved, state the basis that the Vacant Lot Monitoring fee should not be assessed, and include an address of the Responsible Person for service of notice in connection with such hearing.

c. Such demand shall be presented by the City to the Board of Examiners, Appeals and Condemnation (BEAC) for hearing at its next regularly scheduled meeting that is not less than thirty (30) days from the date of the demand.

d. The Director of Community Development shall give notice by mail of such hearing to the Responsible Person at the address furnished in the demand for an appeal hearing.

e. At the time set for such hearing, the Board of Examiners, Appeals and Condemnation (BEAC) shall hear all evidence pertinent to the applicability of the fee and shall either confirm or deny the imposition of the fee. The decision of the Board of Examiners, Appeals and Condemnation (BEAC) shall be final.

f. If the appeal is granted the appeal fee shall be returned.

g. If the appeal is denied, the payment is due within thirty (30) days.

18.29.090 – Non-compliance declared a nuisance.

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A. Failure to comply with any of the applicable requirements of this Chapter shall constitute a public nuisance. Any violation of this Chapter may be enforced by any method provided by this Code for the abatement of nuisances.

B. Costs incurred by the City in abating any violation of this Chapter shall be billed to the Responsible Person. If payment for abatement costs is not received within thirty (30) days of billing, the City may cause a notice of lien to be recorded against the property. The notice shall, at a minimum, identify the record owner or possessor of the property, set forth the last known address of the record owner or possessor, a description of the real property subject to the lien, and the amount of the costs assessed against the property.

C. The process described herein does not preclude the City from recovering any other Code violation or nuisance abatement costs incurred by the City in performing its enforcement efforts relating to vacant lots.

18.29.100 – Removal of Property from registry.

Prior to the removal of a vacant lot from the registration requirement established by this Chapter, the condition(s) which initially compelled registration of the lot must be resolved and an inspection by the City to determine compliance completed. No owner of a vacant lot shall be relieved of the registration requirement until all City fees, fines, penalties, or costs as applicable are paid in full.

Section 27. The Long Beach Municipal Code Chapter 18.30 is amended to read as follows:

CHAPTER 18.30 – PROACTIVE RENTAL HOUSING INSPECTION PROGRAM

18.30.010 – Findings and purpose.

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A. The Long Beach City Council finds and declares the desire to safeguard the stock of decent, safe, and sanitary rental housing in the City through a partnership of property owners, Tenants, the City, and the community.

B. The City Council recognizes that the preservation of existing rental housing stock is important. Rental housing provides needed housing for many and is a valuable asset that must be preserved and maintained. The City has significant interest in ensuring that rental housing remains a desirable housing option for its citizens.

C. Even though most rental housing in the City meets building and safety code requirements, overtime, housing may deteriorate due to circumstance or intentional or unintentional neglect by property owners, managers, and Tenants. This deterioration may result in substandard conditions that adversely affect the economic values of neighboring structures, and that are hazardous to the public health and safety. In some cases, property owners choose not to make the necessary repairs because of cost, and Tenants do not report the deficiencies.

D. California law requires that all rental housing properties comply with the minimum standards for public health, safety, and welfare. One (1) effective way to seek compliance with those standards is through routine periodic inspections of all rental housing properties and education of property owners and Tenants regarding their respective rights and responsibilities. Accordingly, it is the intent of the Long Beach City Council to enact the provisions of this Chapter as the basis for establishing a Proactive Rental Housing Inspection Program aimed at securing City-wide compliance of rental housing properties with minimum standards. City-wide compliance will reduce and prevent blight and ensure that all persons who live in rental housing units are provided decent, safe, and sanitary housing.

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E. As such, the City calls for the regulation and continuation of the self-funding, pro-active inspection programs for residential rental properties consisting of four (4) or more dwelling units, known as the Proactive Rental Housing Inspection Program.

18.30.020 – Definitions.

As used in this Chapter, the following terms and phrases are defined as follows:

"Director" is the Director of Community Development or a duly authorized representative.

"Person" is and includes any individual, partnership of any kind, corporation, limited liability company, association, joint venture or other organization or entity, however formed, as well as trustees, heirs, executors, administrators, or assigns, or any combination of such persons.

"Property Owner" is any person who owns one (1) or more Residential Rental Properties consisting of four (4) or more dwelling units. The terms "property owner," "owner," "landlord," "person," and "operator" may be used interchangeably herein.

"Residential Rental Property" is any building or property that includes at least four (4) residential units (exclusive of permitted ADU and JADUs). This includes but is not limited to apartment houses, boarding houses, lodging houses, and rooming houses in the City of Long Beach.

"Tenant" is a person who occupies land, property, or unit from a property owner for residential purposes regardless of relationship to property owner or payment of rent.

18.30.030 – Scope.

The provisions of this Chapter shall apply to all owners of one (1) or more qualifying residential rental properties located within the City of Long Beach.

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18.30.040 – Proactive Rental Housing Inspection Program registration.

A. Registration. Each Property Owner shall register for the Proactive Rental Housing Inspection Program ("PRHIP") on a form provided by the Department of Community Development. Registration is due within sixty (60) days of the date that the residential rental property was acquired or converted into a residential rental property.

B. Verification. All registration documents shall be signed under penalty of perjury and are subject to verification by the Department of Community Development. It is unlawful for any person to knowingly make a false statement of fact or knowingly omit any information that is required to register a rental housing unit pursuant to this Section.

18.30.050 – Proactive Rental Housing Inspection Program fees.

A. Each year, the Property Owner shall pay the PHRIP Multiple Dwelling Unit Inspection permit fee (PRHIP Fee) in the amount set forth in the City's Master Fee and Charges Schedule. Payment of the fee is due on the later of:

1. November 1; or

2. Within 60 days of the date the Residential Rental Property was acquired or converted to a Residential Rental Property. In this instance, a prorated portion of the PHRIP fee will be due. Such prorating will be based on the quarter in which the Residential Rental Property was acquired or converted.

B. A re-inspection fee shall be imposed when an additional inspection is conducted in accordance with Subsection 18.30.120.D of this Chapter. The amount of the fee shall be as set forth in the City's Master Fee and Charges Schedule.

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C. The PRHIP fee required by this Chapter is in addition to and not in lieu of any other applicable fees or taxes that may be required.

18.30.060 – Penalty.

A. Failure to Pay Annual Fee. In addition to any remedies the City may elect to pursue pursuant to this Code, for failure to pay the annual PRHIP fee when due, the Director shall add a penalty of twenty-five percent (25%) of the permit fee 30 days following the due date.

B. Interest. The failure of the owner to pay the PRHIP fee or late penalty may result in the imposition of a special assessment and/or lien against the residential rental property on which the violation occurred, after which the amount so determined shall bear interest at the rate of twelve percent (12%) per annum until paid, and/or filing of an action with the Small Claims Court for recovery of the fine and late penalty. The only issue to be adjudicated by the Small Claims Court shall be whether or not the fines and possible late fees were paid. In the Small Claims Court action, the City may also recover its costs, according to proof.

C. Penalties for noncompliance.

1. The violation of any provision of this Chapter is unlawful and constitutes a misdemeanor, punishable by a fine of not more than one thousand dollars ($1,000.00) or a jail term of not more than six (6) months, or both. Each and every day a violation occurs shall be deemed a separate violation.

2. In addition to the remedies set forth herein, the City, in its sole discretion, may also issue Administrative Citations in accordance with Chapter 9.65 to any person or entity that violates the provisions of this Chapter.

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18.30.070 – Appeal of late penalty.

A. Any recipient of a late penalty may appeal said penalty by completing a written request for hearing form, obtained from the Department of Community Development and returning the written request for hearing form to the Department of Community Development, together with a deposit in the total amount of the fee and any late charges.

B. The written request and deposit must be received by the Department of Community Development within thirty (30) days of the date that City sent notice of the delinquency. Failure to file a timely appeal of the late penalty shall be deemed a waiver of the right to appeal and to seek judicial review.

C. The hearing will proceed before the Board of Examiners, Appeals and Condemnation in accordance with the procedure set forth in Section 18.30.080.

18.30.080 – Hearing procedure.

A. No hearing to appeal a late penalty shall be held unless and until a request for hearing form has been completed and submitted, and the deposit has been paid consistent with the requirements of Section 18.30.070.

B. A hearing shall occur before the Board of Examiners, Appeals and Condemnation at its next regularly scheduled meeting that is not less than thirty (30) days from the date the request for hearing is completed and submitted in accordance with the provisions of this Chapter. The cited party requesting the hearing shall be notified in writing of the time and place set for the hearing at least ten (10) calendar days prior to the date of the hearing.

C. The Board of Examiners, Appeals and Condemnation shall

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only consider evidence that is relevant to whether the late payment penalty is proper. Courtroom rules of evidence shall not apply. Relevant hearsay evidence and written reports may be admitted whether or not the speaker or author is present to testify, if the Board of Examiners, Appeals and Condemnation determines that such evidence is reliable. Admission of evidence and the conduct of the hearing shall be controlled by the Board of Examiners, Appeals and Condemnation in accordance with the fundamentals of due process. The Board of Examiners, Appeals and Condemnation may set reasonable limits on the length of the hearing, and shall allow the appellant at least as much time to present his/her case as is allowed to the City.

D. The failure of the appellant to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust administrative remedies.

E. Any documents prepared by the City in connection with the late payment penalty assessed may be submitted and shall constitute prima facie evidence of the respective facts contained in those documents.

F. The Board of Examiners, Appeals and Condemnation may continue the hearing or request additional information from the enforcement officer, his/her designee or the appellant prior to issuing a written decision.

18.30.090 – Board of Examiners, Appeals and Condemnation's decision.

A. After considering all of the testimony and evidence submitted at the hearing, the Board of Examiners, Appeals and Condemnation shall issue a written decision within fifteen (15) business days of the hearing. The decision of the Board of Examiners, Appeals and Condemnation shall be final.

B. If the Board of Examiners, Appeals and Condemnation denies

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the appeal, then the deposit shall be retained by the City.

C. If the Board of Examiners, Appeals and Condemnation grants the appeal, then the City shall refund the deposit within thirty (30) business days from the date of the final written decision.

D. The appellant and City shall each be served with a copy of the Board of Examiners, Appeals and Condemnation's written decision.

18.30.100 – Tenant rights and responsibilities.

After August 1, 2015, prior to the commencement of any tenancy of a rental housing unit, the Property Owner shall provide the Tenant(s) with information concerning Tenant rights and responsibilities. The information shall be provided in a form or forms approved by the Director.

18.30.110 – Property owner contact representative.

A. Designate Representative. All property owners shall designate one or more contact representatives with full authority to act on behalf of the owner for all purposes under this Chapter. Notice to any person so designated shall constitute service of any notices from the City regarding the property. The owner of the rental property may act as the contact representative.

B. Contact Information. A contact representative must establish and maintain a telephone number and mailing address. A contact representative may also provide an email address.

18.30.120 – Inspections.

A. PRHIP Inspection. In accordance with the requirements of this Subsection, the City shall be authorized to periodically conduct an inspection of residential rental properties to assure compliance with all

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applicable building, housing, and sanitation codes and ordinances. Property Owners and Tenants shall provide access to all common areas of a residential rental property for inspection when requested by the City's Department of Community Development.

B. Frequency of inspections. It is the intent of the City that all residential rental properties subject to this Chapter will receive a periodic inspection.

C. Random sampling inspections. The inspection shall be made of the exterior of the property, all common areas, and all exits. Inspectors shall request access to no less than ten percent (10%) of the rental units and garages where applicable in a Residential Rental Property. If access is granted, the inspector(s) shall inspect at least ten percent (10%) of the total units in the building. If the inspector discovers any violations, the inspector may conduct an inspection of additional units up to one hundred percent (100%) of the units.

D. Re-inspections. If during a PRHIP inspection there are building, housing, sanitation code, other Long Beach Municipal Code violations, or permit violations on the property, one (1) or more re-inspections of the residential rental property may be required.

E. Code enforcement. When during an inspection a building, housing, sanitation code, or Long Beach Municipal Code violation is noted, the City Inspector shall document the violation, advise the owner or operator of the violation and of the action which must be undertaken and completed in order to remedy the violation. Failure to abate code violations in a timely manner may result in additional enforcement action in accordance with Titles 9, 18, and any other applicable Titles of the LBMC.

F. Administrative Citation schedule. When during an inspection a building, housing, sanitation code, or Long Beach Municipal Code violation

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is noted that poses an imminent threat to the health and safety of the occupants or surrounding residents, the City Inspector will notify the owner of the violation in accordance with Subsection 18.30.120.E, and will notify the City Prosecutor's Office of the violation within twenty-four (24) hours of the inspection. If the owner fails to abate the violation within seventy-two (72) hours, the City Inspector may issue an administrative citation every fifteen (15) days for each continuing violation.

18.30.130 – Notice.

A. The City shall serve written notice of the date and time of any inspection to be conducted pursuant to this Chapter, by mailing such notice at least fourteen (14) calendar days prior to the date of the inspection. Notice shall be mailed to the owner and the local contact representative at their registered mailing address. In the case of multiple owners of the same property, notice to any one (1) of the property owners designated on the registration application is sufficient notice.

B. The City shall also mail a copy of the inspection notice to the rental housing units on the property.

18.30.140 – Refusal to permit inspections.

A. Inspection. If an inspection is scheduled and entry is thereafter refused or cannot be obtained, the inspector shall have recourse to every remedy provided by law to secure lawful entry and inspect the premises, including but not limited to securing an inspection warrant pursuant to California Code of Civil Procedure Sections 1822.50 through 1822.57. The inspector shall provide notice that a warrant has been issued to both the Property Owner and the Tenant, invitee, or guest at least 24-hours before the warrant is executed, unless the judge finds that immediate

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execution is reasonably necessary under the circumstances shown.

B. Right of Entry. Notwithstanding the foregoing, if the inspector has reasonable cause to believe that the residential rental property is so hazardous, unsafe, or dangerous as to require immediate inspection to safeguard the public health and safety, the inspector shall have the right to immediately enter and inspect the premises and may use any reasonable means required to effect the entry and make an inspection.

18.30.150 – Change of ownership.

When ownership of a residential rental property changes, either the prior owner shall notify the Department of this event prior to the recordation of an instrument of conveyance with the Los Angeles County Recorder's office or the new owner shall notify the Department within sixty (60) days after recordation of an instrument of conveyance with the Los Angeles County Recorder's office. If the Director is not so notified, the existing registration for the residential rental property shall automatically be null and void. The new owner will not have to pay the program fees until the following calendar year provided all fees were paid by the prior owner of the residential rental property.

18.30.160 – Annual review of program.

City staff shall provide data related to PRHIP including, but not limited to, the number of inspections performed, cases opened, cases resolved, and cases reported to the State Tax Franchise Board, in the required annual Housing Element report for the City Council to review the effectiveness of these regulations, and shall enact modifications, if necessary.

18.30.170 – Regulations non-exclusive.

The provisions of this Chapter regulating residential rental properties are not intended to be exclusive and compliance with this Chapter shall not excuse

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noncompliance with any other applicable provision, requirement, or regulation of this Code or any applicable state and/or federal law. Nothing in this Chapter shall limit or preclude inspections conducted by the Fire Department for compliance with Fire Codes.

18.30.180 – Alternative non-exclusive remedies.

In addition to the remedies and penalties set forth herein, the City in its sole discretion, may also refer any qualifying property to the State Franchise Tax Board Substandard Housing Program to disallow income tax deductions claimed for interest, taxes, amortization, and depreciation related to substandard housing or to issue an Administrative Citation in accordance with Chapter 9.65 to any person or entity that violates the provisions of this Chapter.

18.30.190 – Conflicts.

If the provisions, requirements, or regulations of this Chapter conflict with or contravene any other provision, requirement, or regulation of this Code, the provisions, requirements, or regulations of this Chapter shall prevail as to all matters and questions arising out of the subject matter of this Chapter.

Section 28. Section 9.65.210 is added to the Long Beach Municipal Code to read as follows:

9.65.210 – Failure to remedy violations – recordation.

A. In the event a responsible person(s) is cited for any provision of Titles 3, 5, 8, 9, 10, 14, 18, 21, and 22, or Chapter 2.63 of the Long Beach Municipal Code, and fails to correct the violation within the specified period, and also fails to prevail on an appeal of the administrative citation as set forth in Section 9.65.100 of this Chapter, in addition to fine(s), late charges, and consequences resulting from failure to pay fines as defined in this Chapter, a Notice of Violation may also be recorded against title. A recordation of a Notice of Violation shall be served upon the cited party via

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service by first class mail and Certified Mail and by posting on the property. If for any reason, the City is unable to mail a violation to the cited person, posting the notice at the property shall be deemed sufficient notice.

B. The City may, at its discretion and for its own reasons, terminate a recordation of violation recorded under section 9.65.210. Such termination may be done, without limitation:

a. Upon determination by the Building Official that the violation has been corrected;

b. Upon determination by the Building Official that terminating the recordation furthers a legitimate City interest; or

c. By agreement between an interested party and the Building Official providing that an interested party has or will obtain the right to remedy the violation and agrees to do so.

C. If the City terminates a recordation of violation and the violation persists or re-occurs, the City may re-record the violation in accordance with section A, above.

D. These provisions are additional to any other enforcement action the City may take in accordance with the Municipal Code, state law, or other authorizing law.

Section 29. The Long Beach Municipal Code Section 8.76.017 is hereby repealed.

Section 30. The Long Beach Municipal Code Section 18.20.140 is hereby repealed.

Section 31. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of

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Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of February 3, 2026, by the following vote:

Ayes:	Councilmembers:	Zendejas, Allen, Duggan, Kerr, Saro, Uranga, Thrash-Ntuk, Ricks-Oddie.
Noes:	Councilmembers:	None.
Absent:	Councilmembers:	Supernaw.
Recusal(s):	Councilmembers:	None.

City Clerk

Approved: 2/9/26
(Date)

Mayor

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