

CERTIFICATE OF APPROPRIATENESS
HP16-583
FINDINGS AND ANALYSIS
Rancho Los Cerritos

ANALYSIS:

In compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site is located at 4600 Virginia Road, on the north side of Virginia Road and bordered by the Virginia Country Club on the south and east, and single family residential uses on the west and north. (Exhibit A – Location Map). The property has a zoning designation of Park (P) District and is a designated landmark property known as Rancho Los Cerritos. The property has been owned and operated by the City of Long Beach since 1955 as a public museum and historic site.

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission Ordinance), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), and the Los Cerritos Master Plan. Staff finds the project meets these requirements and those of the City's zoning codes. The proposed structure is consistent with the Los Cerritos Master Plan.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the certificate of appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject Landmark property. The structure is consistent with the adopted Master Plan. As proposed, the project is compatible with the mass and scale of the historic site. The low profile cottage will be located away from historic structures. The structure has been designed to be compatible with the site, but differentiated with new materials and detail.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.**

There are no active code enforcement cases or dangerous conditions at this site thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed one-story 850 square-foot cottage structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The proposed project is a new structure to be added per the approved Environmental Impact Report and Master Plan for the site. The use as an office, multi-purpose room supports and enhances the use of the historic property. No changes are proposed for any existing historic buildings.
- Character – The proposed project will not remove or alter any features or spaces that characterize the historic property. The proposed cottage small in scale and does not detract from the primary structure or use.
- Changes to Historic Features – The proposed project will maintain the physical record of its time, place and use. The proposed cottage has been designed to be compatible with the site, but differentiated with new materials and details.
- Historic Significance – The proposed project will not affect any existing buildings on the property or affect the historic significance of the Rancho.
- Distinctive Features – The proposed project will not affect any existing buildings on the property.
- Deteriorated Historic Features – The proposed project will not affect any existing buildings on the property.
- Damage to Historic Materials – The proposed project will not affect any existing buildings on the property. No surface cleaning of any structure is included in the scope of work.
- Archeological Resources – The only historic feature within the proposed project area is the 1930 historic drainage ditch. The proposed project is designed to preserve the drainage ditch in place as was approved in the previous review of the project.
- Historic Materials that Characterize the Property – The proposed project has been designed with minimal massing, size, scale, and with architectural features that will be compatible yet differentiated from the historic property and environment. It is a single story building with a small footprint that is located away from the historic buildings. The building's exterior materials will be similar to the materials used for the recently added Visitors' Center; slump block foundation wall, wood board and batten siding, wood shingles on a low pitched roof, and wood doors and windows. This maintains a consistency of materials for the non-historic buildings while keeping a compatible look for the buildings on the property.
- Form and Integrity – The proposed project has been located on the site so that it could be removed in the future without impairing the integrity of the historic property or its environment.

4. **(It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The subject property is not located in a Landmark District.

CONDITIONS OF APPROVAL

Address: 4600 Virginia Road

Application No.: HP16-583

Hearing Date: December 12, 2016

1. This approval is for a new 850 square-foot cottage structure. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on November 10, 2016, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.

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8. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
9. That all final door, window and exterior material selections shall be submitted to and approved by Planning Bureau staff prior to issuance of a building permit.
10. Any exterior light fixtures shall be compatible with the architectural style of the building and period appropriate.
11. Any exterior mechanical, electrical, plumbing equipment located on the building exterior shall reviewed and approved by Planning Bureau staff prior to installation.
12. The applicant shall be responsible for requesting a Planning Bureau staff site inspection during framing inspection of the project.
13. The applicant shall meet all conditions and approvals applicable from Case No. 0610-29, including but not limited to, the Mitigation Monitoring Plan cited in the Notice of Final Action dated December 31, 2006.
14. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

