

**CERTIFICATE OF APPROPRIATENESS**  
**COAC1907-01**  
**REVISED CONDITIONS OF APPROVAL**  
**240 Long Beach Boulevard**

1. This approval is to restore and rehabilitate the front building façade, demolish and reconstruct the front of the building to a depth of 70 feet from front building façade using new brick materials and, the rear approximately 126 feet of the building, using new CMU brick and red brick. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau, submitted on September 1, 2017, and approved by the Cultural Heritage Commission on November 13, 2017, as amended. These plans are on file in this office, except as amended herein.
  - a. The front portion of the building from behind the front building façade to a depth of 70 feet shall be reconstructed using new brick that shall have an appearance of being aged and shall replicate and match the size (number of wythes, estimated to be three) dimensions, profile and color of the existing brick.
  - b. Sample materials shall be provided to Development Services staff for review and approval prior to issuance of building permits. Final documentation shall be provided to the Planning Bureau to document the size and finish of the new brick.
2. The project must be completed per the plans approved by the Cultural Heritage Commission on November 13, 2017, and per modified conditions approved August 12, 2019, 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 proposed project has 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 2.63.080(I), this approval shall expire within two years 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 2.63.080(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate

## CULTURAL HERITAGE COMMISSION

August 12, 2019

Page 2 of 2

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. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
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. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
10. 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.
11. The project shall comply with all Mitigation Measures identified in the Historic Resource Impacts Report Addendum report prepared by Environmental Science Associates (ESA) and dated November 10, 2017.