



OFFICE OF THE CITY ATTORNEY
Long Beach, California

ORD-43

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Linda T. Vu
Amy R. Webber
Theodore B. Zinger

August 8, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2250, relating to the designation of the property located at 287 Granada Avenue as a historic landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt resolution establishing a historic resources designation for the property located at 287 Granada Avenue, as prescribed by Chapter 2.63 of the Long Beach Municipal Code to be recorded pursuant to the authority of Government Code Section 27288.2 and Public Resources Code Section 5029.

DISCUSSION

Pursuant to your request on June 20, 2017, the referenced ordinance and resolution have been prepared and are submitted for your consideration.

SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

CHARLES PARKIN, City Attorney

By

LINDA T. VU
Deputy City Attorney

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING SECTION 16.52.2250 RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 287 GRANADA AVENUE AS A HISTORIC LANDMARK

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 16.52.2250 is added to the Long Beach Municipal Code to read as follows:

16.52.2250 287 Granada Avenue.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and with the June 12, 2017 recommendation of the Cultural Heritage Commission, the City Council designates the following building as a Long Beach local historic landmark: 287 Granada Avenue.

B. The complete location, legal description and reasons for historic landmark designation are more fully contained in Resolution No. _____, which shall be recorded pursuant to Public Resources Code 5029, Government Code Section 27288.2 and Chapter 2.63 of the Long Beach Municipal Code.

Section 2. 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 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING A HISTORIC RESOURCES DESIGNATION FOR THE BUILDING LOCATED AT 287 GRANADA AVENUE, AS PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH MUNICIPAL CODE TO BE RECORDED PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

The City Council of the City of Long Beach does hereby resolve as follows:

Section 1. This Resolution is adopted pursuant to the authority and mandate of California Public Resources Code Section 5029 in order to provide recorded notice to current and future owners of the affected properties that such properties have been designated as historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. _____ designating the building located at 287 Granada Avenue as a local historical landmark. As a local historic landmark, the demolition, alteration, or relocation is restricted, subject to controls and standards set forth in this resolution and in Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

Section 3. The legal description for the building located at 287 Granada Avenue is set forth on Exhibit "A", attached hereto and incorporated herein as though set forth in full. The owners of 287 Granada Avenue are Michael Peter Bohn and Kathleen Jean Bohn, Husband and Wife as Community Property with Right of Survivorship.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the

1 recommendation of the Cultural Heritage Commission, the City Council of the City of
2 Long Beach hereby designates the property located at 287 Granada Avenue as a historic
3 landmark based on satisfying significance criteria A and C, as defined in the City's
4 Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
5 2.63.050). The designation of 287 Granada Avenue as a local historic landmark has been
6 codified in Section 16.52.2250 of the Long Beach Municipal Code.

7 A. Constructed in 1931, this two-story Spanish Colonial style
8 building located in the prior boundaries of the former City of Belmont
9 Heights before its annexation into Long Beach is known for its well-
10 designed Spanish style buildings. The development of Granada Avenue
11 came at a period of limited available land in Belmont Heights and marked
12 the end of a period of prosperity and continued expansion as a result of the
13 Great Depression. The duplex building is eligible for designation under
14 Criteria A for its association with an event that has made a contribution to
15 the broad patterns of the City's history with a period of significance. The
16 structure is also eligible for designation under Criteria C as a good example
17 of Spanish Colonial style with some modifications to be reversed through
18 the Mills Act contract. This building will be referred to as the "Lloyd T.
19 Hunter House", if approved.

20 B. Rational for historic landmark designation. The City Council
21 finds that relative to the designation of the subject property/building located
22 at 287 Granada Avenue as a historic landmark, the following criteria are
23 manifested as set forth in the Long Beach Municipal Code Section 2.63.050
24 based upon the following:

25 A. It is associated with events that have made a significant
26 contribution to the broad patterns of the City's history; and

27 C. It embodies the distinctive characteristics of a type,
28 period, or method of construction, or it represents the work of a master or it

1 possesses high artistic values.

2 Section 5. General guidelines and standards for any changes.

3 A. Any maintenance, repair, stabilization, rehabilitation,
4 restoration, preservation, conservation, or reconstruction work proposed for
5 the building shall be conducted in a manner consistent with the "Secretary
6 of the Interior's Standards for the Treatment of Historic Properties with
7 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
8 Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as
9 the "Procedures for Certificate of Appropriateness" (the "Standards") found
10 in Section 2.63.080 of the Long Beach Municipal Code.

11 B. The Standards are incorporated herein by this reference and
12 shall be used as the authoritative guidelines for reviewing and approving
13 any proposed exterior work on the building.

14 C. The provisions of this Resolution shall regulate the building's
15 exterior walls and other external features. There shall be no restrictions on
16 the building's interior.

17 D. Original historic fabric on the exterior of the building shall be
18 executed in a matter that does not materially impair in an adverse manner
19 those physical characteristics of the structure that account for its
20 designation as a City landmark. Any such work must be done in keeping
21 with the building's historic character, period, and architectural style.

22 E. No exterior changes to the building shall be allowed unless an
23 approved Certificate of Appropriateness has been applied for by an
24 applicant and is issued by the City authorizing such environmental change.

25 Section 6. Pursuant to the authority of the Public Resources Code
26 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
27 certified copy of this Resolution to be recorded in the Official Records of the County of
28 Los Angeles.

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Section 7. This Resolution shall take effect on the same date the ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk shall certify the vote adopting this Resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19 of Block 8 of Belmont Heights, in the City of Long Beach, County of Los Angeles,
State of California, as per Map recorded in Book 8, Page 150 of Maps, in the Office of the
County Recorder of said County.