



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

September 5, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve the Resolution certifying the Final Environmental Impact Report (EIR 01-13), making certain findings and adopting a Mitigation Monitoring and Reporting Program, for the restoration of a one-story single-family dwelling at 2810 East 1st Street within the Bluff Park Historic District. (District 3)

APPLICANT: Alan Schwendener
11409 Carson Street
Lakewood, CA 90715
(Environmental Application No. 01-13)

DISCUSSION

The subject site is located on the south side of East 1st Street between Temple and Orizaba Avenues in the Bluff Heights Historic District (Exhibit A – Location Map). On the 6,875-square-foot, R-2-L-zoned property sits an uninhabited single-family home, built in 1922, and a detached 338-square-foot garage located at the southeast corner of the lot.

The home currently exists only as bare wood framing, with several windows remaining in their frames, on a concrete foundation. This condition stems from an unfinished construction project, initiated in December 2005 per approved plans and a Certificate of Appropriateness, that permitted a 523-square-foot addition to the rear of the home and removal of the home's non-original rough-textured stucco siding. Construction activities were stopped on January 4, 2006, due to work being performed that went beyond City permit approvals. When the stop work order was issued, all interior and exterior walls of the home had been removed, as well as all flooring and roof systems. The home has remained in this state since the order was issued (Exhibit B – Photos).

The property was transferred to the current applicant in August 2012. Since purchasing the property, the applicant has diligently worked with City staff to propose a project that would be appropriate for the historic district. The proposed project involves restoring the home back to its original state, plus the 2005-approved addition. All told, the restored home would consist of three bedrooms, two bathrooms, and 1,870 square feet of living space (Exhibit C – Plans). The proposal involves reuse of the existing foundation and over 80 percent of existing framing. Doors, windows, and roofing materials that were salvaged will

be restored and reused; former elements that have been destroyed or deemed beyond repair will be replaced in kind with circa 1920's materials.

As stated in the subject Environmental Impact Report (EIR),

“impacts to a significant cultural resource that affect characteristics that would qualify it for the National Register of Historic Places or that adversely alter the significance of a resource listed in or eligible for listing in the California Register of Historic Resources are considered a significant effect on the environment.”

Because the Bluff Park Historic District (and property improvements therein) constitutes a historic resource that could be visually impacted by the restoration project, the restoration project could result in a substantial adverse change to the historic district and nearby contributing structures, unless mitigated. The subject EIR analyzed these indirect project-related impacts and found that they would be mitigated to a less than significant level through the adoption of specific Mitigation Measures (Exhibit D – Final EIR). These measures, required prior to the issuance of a Certificate of Appropriateness, include:

- Review and approval of plans by a preservation professional;
- Review of existing materials by a preservation professional for repair and reuse feasibility;
- Review of proposed replacement materials by a preservation professional; and
- Review of proposed chemical treatments (selection and application thereof) by a preservation professional

An additional mitigation measure, in place for the duration of construction, requires the homeowner to work closely with a preservation professional to ensure visual compatibility of all restored and new materials.

The Notice of Preparation (NOP) and Initial Study were circulated from April 2, 2013 to May 1, 2013. During the 30-day NOP period, staff received written testimony from the Governor's Office of Planning and Research and the Native American Heritage Commission. The Draft EIR public comment period began May 28, 2013, and closed July 11, 2013. Written comments on the Draft EIR were received from the Governor's Office of Planning and Research, the Native American Heritage Commission, and a resident of the Bluff Heights community.

If the Planning Commission elects to certify the Final EIR, the next step in the review process will be a public hearing before the Cultural Heritage Commission to consider a Certificate of Appropriateness for the home restoration. Certification of the Final EIR is the only action requested of the Planning Commission at this time. Staff believes the potential project impacts have been adequately disclosed in accordance with CEQA and therefore recommends certification.

PUBLIC HEARING NOTICE

Public Hearing Notices were distributed on August 21, 2013, in accordance with the provisions of the Zoning Ordinance. No comment letters have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

Staff recommends the Planning Commission approve the attached Resolution (Exhibit E – Resolution) certifying the Final EIR 01-13 for the 2810 East 1st Street Project.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:sg:mh

Attachments: Exhibit A – Location Map
 Exhibit B – Photos
 Exhibit C – Plans
 Exhibit D – Final EIR 01-13
 Exhibit E – Resolution

