



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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December 10, 2018

## CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Receive and File the final draft of Section 3.5- California Heights of Chapter Three: Historic District Design Guidelines for Group 5

APPLICANT: City of Long Beach  
Development Services Department  
333 W. Ocean Blvd.  
Long Beach, CA 90802

### THE REQUEST

The Planning Bureau requests that the Cultural Heritage Commission receive and file final draft of Section 3.5 - "California Heights" of Chapter Three: Historic District Design Guidelines for Group 5.

### BACKGROUND

On August 13, 2018, the Cultural Heritage Commission last reviewed the Group 4 Design Guidelines for Bluff Heights and Bluff Park and sections of Chapter Four: a Colonial Revival Style Guide, a Prairie Style Guide, a Minimal Traditional Style Guide and a Streamline Moderne Style Guides.

The Cultural Heritage Commission has now reviewed, received and filed final drafts for several portions of the Long Beach Historic District Design Guidelines: Chapter One – Introduction: Purpose, Procedures and Overview of the Program; Chapter Two – Guidelines for Maintenance, Repair, and Minor Alterations; fifteen Sections of Chapter Three - Design Guidelines for Belmont Heights Historic District, Bluff Heights Historic District, Bluff Park Historic District, Brenner Place Historic District, Carroll Park Historic District, Eliot Lane Historic District, Hellman Street/Craftsman Historic District, Linden Avenue Historic District, Minerva Park Place Historic District, Rose Park Historic District, Rose Park South Historic District, Sunrise Boulevard Historic District, Wilton Street Historic District, and Wrigley Historic District; and eleven sections of Chapter Four – Architectural Style Guides for American Foursquare, Colonial Revival, Craftsman, Folk Victorian, French Eclectic, Mediterranean Revival, Minimal Traditional, Prairie Style, Spanish Colonial Revival, Streamline Moderne, and Tudor Revival.

Since those portions of the Design Guidelines were adopted, staff has continued developing additional sections of Chapter 3, which consist of district specific guidelines (Historic District Guidelines).

### **DESIGN GUIDELINES**

The California Heights Historic District is the largest district in the City with contributing structures built ranging between the periods of 1920 and 1950 which predominantly reflects Period Revival (Spanish and Colonial) architectural styles including Craftsman and Minimal Traditional. The district has 1,092 contributing, 354 non-contributing, and 134 undetermined structures.

On October 19, 2018, draft guidelines were released to the public for review for sections of Chapter 3- Design Guidelines for California Heights Historic District (Exhibit A – Chapter Three: Design Guidelines (Group 5)). Postcards were mailed to all residents and property owners in historic districts notifying them about the availability of new draft historic district guidelines and style guides, and the community was invited to a workshop regarding those Design Guidelines which took place on Saturday, November 10, 2018, at the Long Beach Petroleum Club in Bixby Knolls. The meeting was also publicized on the City's website and through notification to local neighborhood associations. The comment deadline was also extended to November 12 to allow additional time for public comment on the guidelines.

Approximately 36 members of the public attended the workshop to review the Guidelines and provide feedback. As a result, we received a total of eight comments cards submitted from individual residents as well as members of the California Heights Neighborhood Association totaling 39 combined individual comments.

The public comments received addressed a range of different portions of the Guidelines. Concerns were raised about flexibility of window and paver materials to allow for alternative cost effective and durable products. Specific examples were given which inferred to the use of vinyl or aluminum products in lieu of wood windows due to cost constraints and pavers or stone in lieu of concrete when applied in side walk, walkways, and driveways. The proposed guidance from the guidelines encourages the preservation of historic and original materials within the established district. Staff acknowledges each individual case is unique and will be considered on a case by case basis.

Related to window materials there may be instances in which aluminum and wood is considered appropriate and original to the property however vinyl products will not be considered in any event. For example, a residence built in the 60's in which original windows associated with the construction of the home is aluminum, can be replaced with the aluminum material established from that period.

Related to the use of brick and stone is also only considered if and when it is proven to be original to the property. New requests to change side walk, walkways, and driveways should continue to be consistent with the existing California Heights subdivision as

concrete was the most commonly used and affordable product found in the early twentieth century unlike brick and stone typically associated with luxurious residences or in much earlier neighborhoods.

Additional comments included varying comments on keeping garages detached and attached depending on the style and year of when the original structures were constructed. Staff acknowledges both of these instances (original building with attached and original building with detached) to be found within the district for both normal and half split lots. As proposed the district guideline guidance continues to allow Staff the flexibility to consider both instances on a case by case basis and continue to keep massing and size a primary driver to allow the garage to be attached or detached. Other comments included installation of roof mounted air conditioning units, artificial turf, horizontal fencing, and ribbon driveways further elaborated on in Exhibit B- Comment Response Matrix which concluded in either "no major changes needed" or "will not incorporate" into the design guidelines.

Based on the public comments received the changes that will be made to the proposed design guidelines reflect grammatical and formatting errors in addition to providing further clarity and description language which can also be referenced in Exhibit B- Comment Response Matrix.

Staff has made available the Response to Comment Matrix on the City's Design Guidelines webpage on November 27, 2018, along with a revised set of draft Guidelines which reflect changes made in response to public comments. These revised draft Guidelines and the response to comments matrix are included here as attachments (Exhibit C – Final Draft: California Heights Design Guidelines).

### **RECOMMENDATION**

Staff recommends that the Commission receive and file the final draft Historic District Design Guidelines for Section 3.5 - "California Heights" of Chapter Three: Historic District Design Guidelines for Group 5.

Respectfully submitted,



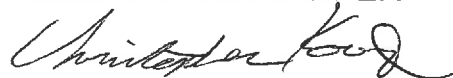
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CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER

CK:AP:NV:GC:vbc

Attachments: Exhibit A – Chapter Three: Design Guidelines (Group 5)  
Exhibit B – Comment Response Matrix  
Exhibit C – Final Draft: California Heights Design Guidelines

