



CITY OF LONG BEACH

The City Planning Commission

ORD-32

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July 6, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Ordinance Designating Bluff Heights as an Historic District
(Districts 2 and 3)

DISCUSSION

This is a recommendation from the Planning Commission to designate Bluff Heights as a Long Beach Historic District with boundaries as indicated on the map attached to the Ordinance. The Planning Commission approved the nomination unanimously on June 3, 2004. The unanimous recommendation of the Cultural Heritage Commission was made on February 18, 2004.

The genesis of the recommendation, description of the proposed historic district, and "Criteria for Designation" are included in the attached Planning Commission staff report (Attachment 1). This document also describes the significance of the area, the period of significance (1902-1950), and outlines the predominant architectural styles in the community of Bluff Heights. An architectural inventory is also included which details the number of each architectural type and inventories the number of noncontributing structures.

At the Planning Commission hearing, several people spoke in favor of and in opposition to the proposed historic district designation. Those speaking in opposition cited concerns over another layer of government control and the cost and time of gaining approval to make repairs/modifications to their property. Those speaking in favor believe the designation would protect the quality of life and preserve the existing variety of architectural styles in the community. Those comments are outlined in the Planning Commission minutes of June 3, 2004 (Attachment 2).

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, Categorical Exemption CEP 218-04 has been issued. It has been determined that this nomination will not adversely affect the environment.

Assistant City Attorney Michael J. Mais reviewed this report on June 21, 2004.

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FISCAL IMPACT

A fee study is underway that should determine the appropriate fees to be charged to process the "Certificate of Appropriateness" necessary for any remodeling or additions to buildings within historic districts.

TIMING CONSIDERATIONS

It is recommended that the City Council consider this issue on July 6, 2004, due to the pending expiration of imposed design controls on the District that will expire in early August.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Declare the ordinance read the first time and laid over to the next regular meeting of the City Council for final reading.

Respectfully submitted,

CHARLES GREENBERG
CHAIR, CITY PLANNING COMMISSION

By:


FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

Attachment

1. Planning Commission Staff Report of June 3, 2004
2. Planning Commission Minutes of June 3, 2004
Ordinance and boundary map