



# CITY OF LONG BEACH

# H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4<sup>th</sup> Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

March 24, 2009

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Declare the ordinance designating the Palace Hotel located at 2640 East Anaheim Street as a Long Beach Historic Landmark read the first time and laid over to the next regular meeting of the City Council for final reading. (District 4)

## DISCUSSION

This is a recommendation from the Planning Commission to designate the Palace Hotel as a Long Beach Historic Landmark. The Planning Commission approved the nomination on February 19, 2009 (Exhibit A). This request was also reviewed and approved by the Cultural Heritage Commission on December 17, 2008.

The Palace Hotel reflects the commercial development of the Anaheim Street corridor that occurred in the late 1920's. The property physically manifests the City's history of Art Deco architecture along commercial corridors. As part of the Anaheim Street corridor, which is a distinctive area of the City, the Palace Hotel is an excellent example of a commercial vernacular building that is 75-plus years old and unaltered. The property maintains a high level of physical and historical integrity of design, materials, workmanship, setting, location, feeling, and association. In conclusion, the property was found to satisfy criteria for designation as a historic landmark (Long Beach Municipal Code, Section 2.63.050).

The current property owner, Long Beach Housing Services, approves of the landmark designation.

This letter was reviewed by Assistant City Attorney Michael J. Mais on March 9, 2009 and by Budget Management Officer Victoria Bell on March 5, 2009.

## TIMING CONSIDERATIONS

City Council action on this item is not time critical.

HONORABLE MAYOR AND CITY COUNCIL

March 24, 2009

Page 2 of 2

FISCAL IMPACT

There is no fiscal impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:JO:DB:JG:mh

P:\Planning\Historic Preservation\City Council\_City Manager\Landmark Designations\Council Staff Rpt\_Palace Hotel  
Landmark\_03-24-09v3

Attachments: Exhibit A – February 19, 2009 Planning Commission Staff Report  
City Council Ordinance Landmark Designation

APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

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February 19, 2009

**CHAIR AND PLANNING COMMISSIONERS**City of Long Beach  
California**RECOMMENDATION:**

Approve the Historic Landmark Designation and a Conditional Use Permit request to establish a Special Group Residence home for transitional aged youth with a Standards Variance request for a third story roof deck railing to exceed the height limit of 28 feet located at 2640 E. Anaheim Street in the CCP zone. (District 4)

**APPLICANT:** LINC Housing Corporation  
110 Pine Avenue, Suite 500  
Long Beach, CA 90802  
(Application No. 0811-03 and CE 08-073)

**DISCUSSION**

The subject site is located at 2640 E. Anaheim Street (Exhibit A- Location Map) improved with the vacant Palace Hotel, built in 1929. The applicant, LINC Housing, has partnered with Long Beach Housing Services to provide housing for transitional-aged youth, those ranging from ages 18-24, who have recently been released from state custody or foster care. The applicant is proposing to provide 13 self-contained apartments at the site. The work will include a complete interior remodel of the building to provide 14 studios, one manager's unit, three offices and a community room. The project will also include exterior work to preserve the historic value of the building and add rooftop amenities for the residents (Exhibit B- Plans and Photos).

To ensure that the historic character of the Palace Hotel is retained, the building is being designated as a historic landmark. This designation also facilitates the project by allowing the applicant to apply for a Conditional Use Permit to operate a special group residence use, a land use not permitted in the property's zoning district, but allowed as a reuse of a historic landmark. In considering this application for a Special Group Residence, staff evaluates the need for the service in the neighborhood (Exhibit C- Findings and Conditions). Currently, there are no residential facilities for transitional youth in Long Beach, yet a significant need exists. Since the project is located on a major corridor, staff feels the convenient access to public transportation is important. Staff supports the proposed use at this location because of access to public transit and resulting restoration of the historic building.

The Cultural Heritage Commission approved the Palace Hotel's landmark designation on December 17, 2008. The Palace Hotel reflects the character of late - 1920's commercial development along Anaheim Street and has been used as a commercial land use since that time (Exhibit D- Historic Assessment). Staff recommends approval of the landmark designation for this property based on satisfying Significance Criteria A, D, E, and H, as defined in the City's Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section 2.63.050).

Presentation and discussion of the project took place at the East Anaheim Street Business Alliance and West Eastside Community Association meetings on January 27, 2009, and February 5, 2009, respectively.

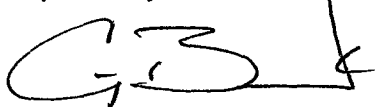
### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on December 29, 2008 and February 2, 2009; no responses were received.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption was issued for the proposed project (Exhibit E- Categorical Exemption 08-073).

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:JU:MH

P:\Planning\PC Staff Reports (Pending)\2009-2-19\Palace Hotel 0811-03.doc

Attachments	Exhibit A – Location map
	Exhibit B – Plans and photos
	Exhibit C – Findings and Conditions
	Exhibit D – Historic Assessment
	Exhibit E – Categorical Exemption 08-073

**CONDITIONS OF APPROVAL**

2640 E Anaheim Street

Application No. 0811-03

February 19, 2009

1. The use permitted on the subject site, in addition to the other uses permitted in the CCP zoning district, shall be a Special Group Residential home for Transitional Aged Youths with thirteen studio units and one manager's unit.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

**Special Conditions:**

4. A 24 hour on-site manager shall be staffed at all times.
5. A deed restriction shall be recorded against the property to ensure the use shall remain a Special Group Home for Transitional Aged Youth.
6. The rehabilitation of the building and any exterior modifications proposed shall be conducted in a manner consistent with the *Secretary of the Interior's Standards for Rehabilitation* and reviewed and approved by the Historic Preservation Officer prior to issuance of a building permit.
7. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
8. Exterior payphones are prohibited at the site. Any existing exterior payphones shall be removed from location prior to issuance of business license.
9. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator must clean the parking and landscaping areas of trash debris on a daily basis. Failure to do so shall be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.

10. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

**Standard Conditions:**

11. Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Director of Long Beach Development Services.
12. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
13. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
14. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
15. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
16. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee and/or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee and/or the Planning Commission.
17. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

18. The applicant shall provide the following to the satisfaction of the Director of Public Works:

**GENERAL REQUIREMENTS**

- a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

**PUBLIC RIGHT-OF-WAY**

- b. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

**ENGINEERING BUREAU**

- c. The proposed plans show new doors swinging into a 10 feet wide alley and over the public sidewalk on Ohio Avenue. These cannot be approved except for circumstances that constitute a particular hardship. Revise your plans to show in-swinging doors or submit a letter describing the need for doors swinging over the public right-of way for the review and approval of the City Traffic Engineer. An installation and maintenance agreement will be required for any private fixtures within the public right-of-way.
- d. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- e. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

- f. The Developer shall reconstruct deteriorated alley pavement and remove and reconstruct the entire width of the alley adjacent to the site with Portland cement concrete to the satisfaction of the Director of Public Works.
- g. The Developer shall provide for new sidewalk improvements on the south east side of the project site. Sidewalk improvements shall be constructed with Portland cement concrete to the satisfaction of the Director of Public Works.
- h. The Developer shall provide for tree wells, new street trees with root barriers and irrigation on Ohio Avenue adjacent to the project site. The Developer and/or successors shall privately maintain all street trees, and sprinkler systems required in connection with this project.
- i. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- j. The Developer shall repair the curb, curb gutter, and sidewalk on the south east side of the project site and shall repair the roadway pavement at the entrance of the east-west alley adjacent to the project site to the satisfaction of the Director of Public Works.
- k. The Developer shall reconstruct deteriorated, uplifted, or depressed sections of sidewalk along the perimeter of the project site to the satisfaction of the Director of Public Works.
- l. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

#### **TRAFFIC & TRANSPORTATION BUREAU**

- m. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- n. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- o. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.



- p. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2003 edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
  - q. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.
- 19. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
- 20. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the Special Building Inspection Specifications established by the City Council.
- 21. Where feasible, all landscaped areas shall be planted with drought tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
- 22. Site development, including landscaping, shall conform to the approved plans on file with Long Beach Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
- 23. Any graffiti found on site must be removed within 24 hours of its appearance.
- 24. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
- 25. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
- 26. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.

27. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
28. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not allowed
29. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

## CONDITIONAL USE PERMIT FINDINGS

2640 E Anaheim Street  
Application No. 0811-03  
February 19, 2009

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. **THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The project site is located in Land Use District #8A—Traditional Retail Strip Commercial. LUD #8A is intended for commercial retail to provide local and neighborhood needs rather than community and regional needs. Staff believes the General Plan did not anticipate the need for this type of use and feels Special Group Residence for transitional aged youth (TAY) is a necessity to the community.

The zone for this project site is Commercial Community Pedestrian-Oriented (CCP) zone. Since the property is determined a Historic Landmark, all non-conforming uses such as a Special Group Home can be established through a Conditional Use Permit subject to the following conditions:

- A. **A special building inspection is conducted to ensure the building conforms or can be repaired to conform to minimum building, plumbing, fire, housing, electrical and earthquake code provisions as necessary to protect public health and safety**

A special building inspection was conducted in December of 2008.

- B. **The proposed use is necessary to avoid an unnecessary hardship on the property owner due to the condition of the structure, the value of the property, or the potential economic life of the building**

The proposed use must prove necessary to avoid unnecessary hardship on the property owner due to the condition of the structure. The property needs severe repairs, which it would be unable to pay for without the help of Long Beach Housing Services. Long Beach Housing Services is proposing the use for the TAY.

**C. The proposed change of use will provide a desirable service or will be beneficial to the neighborhood,**

The proposed change of use will provide a desirable service that is needed for Long Beach and Transitional Aged Youths.

**D. The proposed use and adaptive reuse design plan has obtained a certificate of appropriateness from the Cultural Heritage Commission**

The proposed use and adaptive reuse design plan has obtained a certificate of appropriateness from the Cultural Heritage Commission on December 17, 2008.

**2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY, GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

With the Conditions of Approval incorporated, the use is not expected to be detrimental to the surrounding community. The project proposes to have an on-site manager of the property at all times, ensuring the safety of the youths as well as the surrounding community. The Conditions of Approval incorporate a number of operational requirements that address potential negative impacts from the proposed use. With approval of these Conditions, Staff does not foresee any nuisances that will be detrimental to the surrounding community.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

**Section 21.52.271 states that the following conditions shall apply to all Special Group Residence requiring a conditional use permit:**

- A. In a residential zone, special group housing shall be limited to the density allowed by the underlying zone district multiplied by the number indicated in Table 52-2. In congregate care facilities, each bedroom with one or two (2) beds shall count as a unit when calculating density. In bedrooms with more than two (2) beds, each bed shall count as a unit. This shall be the maximum permitted density. The Planning Commission may require a lower density as the situation requires. In a nonresidential zone, density shall be limited to one unit per two hundred (200) square feet of lot area;**

The subject site is 5,850 square feet, which allows for twenty-nine units. The proposed development calls for fourteen units, which is less than the permitted density.

- B. In a residential district, no other similar facility may be in operation within one-half (1/2) mile of the proposed project site. If the use is a fraternity or sorority, the use shall be sufficiently isolated from other residential uses so as not to potentially disturb the neighborhood;**

The proposed use is the first of it's kind in the City of Long Beach. There are great needs for transitional aged youth homes in the city.

- C. Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity;**

The proposed project is the rehabilitation of an existing hotel. No change to the style and scale of the neighborhood will occur. The proposed facility will have a 24 hour on-site manager to help address any crime.

- D. The applicant shall provide evidence that the use will remain as that use applied for through deed restriction or other method suitable to the Planning Commission;**

A covenant will be recorded on the property to ensure no other use but a Transitional Aged Youth facility will be allowed on the property.

- E. Each facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be common open space added to the required three hundred (300) square feet of common open space;**

The proposed project is the rehabilitation of an existing hotel. The original hotel did not provide common or private open space; therefore the building is a legal non-conforming building. The project is proposing to provide 450 square feet of open common space on the roof. Staff is asking the Planning Commission to waive the open space requirement due to the reuse of the building.

**F. The facility shall be located within one thousand feet (1,000') by legal pedestrian route to a public transit stop; and**

The proposed project is located on Anaheim Street, which is a legal pedestrian route to many public transit stops.

**G. Parking and loading shall be provided as required by Chapter 21.41 (Off-Street Parking and Loading Requirements).**

The proposed project is the rehabilitation of an existing hotel. The original hotel did not provide any parking; therefore the building is a legal non-conforming building. Though the project is providing a reduced number of units than what was originally built, the developer is proposing to add two garage parking spaces.

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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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 16.52.2190  
RELATING TO THE NOMINATION OF THE PALACE HOTEL  
AT 2640-44 EAST ANAHEIM STREET AS AN HISTORIC  
LANDMARK; AND ADOPTING IN SECTIONS 2 AND 3  
HEREOF UNCODIFIED FINDINGS AND DETERMINATIONS  
RELATING TO SAID LANDMARK

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

Section 1. Section 16.52.2190 is added to the Long Beach Municipal Code  
to read as follows:

16.52.2190 Palace Hotel.

A. Pursuant to the provisions of Chapter 2.63 and with the  
recommendation of the Planning Commission and the Cultural Heritage  
Commission, the City Council designates the following building as an  
historic landmark in the City: Palace Hotel, located at 2640-44 East  
Anaheim Street.

B. The complete location, description and reasons for  
historic landmark designation are more fully contained in uncodified Section  
2 of Ordinance No. \_\_\_\_\_.

Section 2. (Uncodified) Designation as a Historic Landmark.

Pursuant to the provisions of Section 2.63 of the Long Beach Municipal  
Code and upon the recommendation of the Planning Commission and the Cultural

1 Heritage Commission, the City Council of the City of Long Beach hereby designates the  
2 Palace Hotel as an historic landmark based on satisfying significance criteria A, D, E, and  
3 H, as defined in the City's Cultural Heritage Commission Ordinance (Long Beach  
4 Municipal Code, Section 2.63.050).

5 A. Location, description and reasons for designation.

6 The Palace Hotel is located at 2640-44 East Anaheim Street, in the City of  
7 Long Beach, California, and is identified as Los Angeles County Assessor's Parcel  
8 Numbers (APN) 7260-028-900.

9 The Palace Hotel reflects key elements of, and possesses a significant  
10 character attributable to, the commercial development of the Anaheim Street corridor due  
11 to its use as a hotel with ground floor commercial spaces since the late 1920s in the City  
12 of Long Beach. Additionally, the subject property physically manifests the environment in  
13 the City's history characterized by the commercial vernacular style with elements of the  
14 Art Deco style ornamenting its primary (north and east) facades. In particular, it  
15 embodies those distinguishing characteristics of the two-part commercial block property  
16 type and vernacular style as applied to a hotel/commercial building in its form, materials,  
17 and architectural elements. Further, as part of the Anaheim Street corridor, which is a  
18 distinctive area of the City, the Palace Hotel is an excellent example of a commercial  
19 vernacular building erected in the late 1920s (with repairs made following the 1933 Long  
20 Beach earthquake), the high point of development along one of the City's key commercial  
21 thoroughfares. In addition, due to its 75 plus years as a relatively unaltered  
22 hotel/commercial building located on a prominent corner, the property maintains a high  
23 level of physical and historical integrity of design, materials, workmanship, setting,  
24 location, feeling, and association.

25 B. Rationale for historic landmark designation.

26 The City Council finds that relative to the designation of the Palace Hotel as  
27 an historic landmark the following criteria are manifested as set forth in Long Beach  
28 Municipal Code Section 2.63.050 based upon the following:



1                   A. It possesses a significant character, interest or value attributable  
2 to the development, heritage or cultural characteristics of the city, the southern California  
3 region, the state or the nation.

4                   D. It portrays the environment in an era of history characterized by a  
5 distinctive architectural style.

6                   E. It embodies those distinguishing characteristics of an  
7 architectural type or engineering specimen.

8                   H. It is part of or related to a distinctive area and should be  
9 developed or preserved according to specific historical, cultural or architectural motif.

10                   C. General Guidelines and Standards for Any Changes.

11                   Any maintenance, repair, stabilization, rehabilitation, restoration,  
12 preservation, conservation, or reconstruction work proposed for the building will be  
13 conducted in a manner consistent with the "Secretary of the Interior's Standards for the  
14 Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring,  
15 and Reconstructing Historic Buildings" (1995), by Weeks and Grimmer, as amended, as  
16 well as the "Procedures for Administering the Certificate of Appropriateness" ("the  
17 Standards") found in Section 2.63.070 of the Long Beach Municipal Code.

18                   The Standards are incorporated herein by this reference and shall be used  
19 as the authoritative guidelines for reviewing and approving any proposed exterior work on  
20 the building.

21                   The provisions of this ordinance shall regulate the building's exterior walls  
22 and other external features. There shall be no restrictions on the building's interior.

23                   Original historic fabric on the exterior of the building shall be retained as  
24 much as possible. Any exterior work done on the building shall be executed in a manner  
25 that does not materially impair in an adverse manner those physical characteristics of the  
26 structure that account for its designation as a City landmark. Any such work must be  
27 done in keeping with the building's historic character, period, and architectural style.

28                   No exterior changes to the building shall be allowed unless an approved

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

1 Certificate of Appropriateness has been applied for by an applicant and is issued by the  
2 City authorizing such environmental change.

3 Section 3. (Uncodified) The City Clerk shall cause this ordinance to be  
4 recorded in accordance with the provisions of Section 5029 of the California Public  
5 Resources Code and Section 27288.2 of the California Government Code.

6 Section 4. The City Clerk shall certify to the passage of this ordinance by  
7 the City Council and cause it to be posted in three (3) conspicuous places in the City of  
8 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the  
9 Mayor.

10 I hereby certify that the foregoing ordinance was adopted by the City  
11 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2009, by the  
12 following vote:

13 Ayes: Councilmembers: \_\_\_\_\_  
14 \_\_\_\_\_  
15 \_\_\_\_\_  
16 \_\_\_\_\_

17 Noes: Councilmembers: \_\_\_\_\_  
18 \_\_\_\_\_

19 Absent: Councilmembers: \_\_\_\_\_  
20 \_\_\_\_\_

21 \_\_\_\_\_  
22 \_\_\_\_\_  
23 City Clerk

24 Approved: \_\_\_\_\_  
25 (Date) Mayor

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