

**CERTIFICATE OF APPROPRIATENESS  
FINDINGS AND ANALYSIS  
Application No. HP14-376  
767 Sunrise Boulevard  
November 10, 2014**

**ANALYSIS:**

**In Compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards)*, and the Sunrise Boulevard Historic District Ordinance (Ordinance No. C-6834):**

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation*, and the Sunrise Boulevard Heights District Ordinance. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-2-N development standards.

The subject site, 767 Sunrise Boulevard, is located at the intersection of Sunrise Boulevard and Olive Avenue on the only interior block of the Sunrise Boulevard Historic District (Exhibit A - Location Map). The site has frontages on both streets. The site has a zoning designation of R-2-N (Two-Family Residential District with standard size lots). The parcel is 29,102 square-feet, two-thirds of an acre, and improved with a one-story 16-unit apartment complex designed around a central courtyard. The complex consists of ten detached buildings: two single unit buildings (425 and 560 square feet), seven duplex buildings (855 square feet) and an office. The small 325 square foot office is located on Olive Avenue next to the primary vehicle entrance. These buildings were constructed in 1937 and have a simple Spanish architectural style with a smooth stucco finish, sash style wood windows and a flat roof with a clay tile parapet and clay tile accents. The Sunrise Boulevard Historic District was adopted in 1990 (C-6834). The property is identified as a contributing structure on the historic district map, although not included on the list.

The Sunrise Boulevard historic district was originally a ranch and then a milk sanitarium, which was located adjacent to the Pacific Electric Railway line. The El Cortez, an early motor court, was constructed on the site of the sanitarium.

Although the proposed exterior alterations do not require review by the Commission, staff believes that due to the prominent location within the historic district and extensive street frontage of nearly 425 linear feet, the Commission should have an opportunity to review the proposed alterations (Exhibit B- Plans and Photographs).

The applicant has submitted plans to rehabilitate the site, which is in need of general maintenance and repair. According to City records, no Certificates of Appropriateness have been issued for this site since the district was adopted in 1990. The proposed exterior alterations include the following: windows, doors, perimeter fencing, exterior light fixtures, paint, signage, trash enclosure, and landscaping. Approximately 75-80 % of the existing windows are aluminum sash and the remaining wood sash windows are in poor condition.

A few of the wood casement closet windows have been painted over or covered with plywood. Only six original wood panel doors with brass knockers remain. Many of the utility enclosure doors are missing or very deteriorated and there is very little landscaping or live plant material along the perimeter of the complex. The paving and curb cuts are also in poor condition. The applicant is proposing the following changes to improve the site: paint, windows, doors, perimeter fencing, trash enclosure, signage and landscaping. The proposed changes are consistent with the Sunrise Boulevard Historic District Ordinance and will vastly improve the existing condition of the building and site amenities.

Based on the plans and proposed conditions of approval, staff has analyzed the proposed project and believes that the one story addition is in compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the Sunrise Boulevard Heights Historic District (Ordinance No. C-6834), staff recommends approval of the proposed project.

**FACTS FOR FINDINGS:** (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located and that issuance of the certificate is consistent with the spirit and intent of this chapter.**

The proposed change is not expected to adversely affect the aesthetic character of this property or the historic district in which it is located. The intent of the chapter is to protect and enhance historic districts and ensure any changes are consistent with the cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located.

The proposed exterior remodel is consistent with the intent of the historic district. The color, materials, landscaping and fencing will improve the site in a manner compatible with the architectural style of the building and remove non-original materials added over the years.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Director of Development Services.**

The existing property is not considered dangerous or unsafe although the property is in poor condition. Although there are no active code violations, this property has a history of property maintenance and code violations that go back approximately 20 years.

- 3. The proposed change is consistent with or not incompatible with the architectural period of the building.**

As conditioned, the exterior remodel will be consistent with the architectural period of the structure. The wide variety of improvements proposed will greatly enhance

the appearance of the property and remove unpermitted alterations that detract from the architectural character of the building. The proposed paint colors, door and window changes, perimeter fencing and general upgrades are consistent with the architectural style of the building.

**4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

As proposed, the exterior remodel and proposed site upgrades to this 1937 motor court style apartment complex will restore the original architectural details and remove many incompatible materials such as aluminum windows and inappropriate doors. The surrounding neighborhood is a mix of architectural style with a two and a half story 1961 28-unit apartment building to the north and a 1915 two story Craftsman home to the west.

**5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

As conditioned, the exterior remodel and site upgrades including landscaping, signage, paint, and door and window upgrades are consistent with the simple Spanish style architecture. The doors will be required to match the original six panel wood doors, the paint colors are appropriate for Spanish style structures, and the fencing will secure and compliment the buildings. The majority, approximately 80 % of the windows, have been changed to aluminum sash. The proposed plan calls for paintable fiberglass clad wood windows to be installed within the existing openings. The proposed window is more compatible than the majority of the existing white aluminum windows. The wood frame and sill will remain.

**6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.**

As required by the Secretary of the Interior's Standards for Rehabilitation additions to historic properties should be subordinate to the historic structure. The proposed exterior alterations are consistent with the standards and compatible with the exterior finish materials of the surrounding homes. The proposed exterior changes will have a positive impact on this site with its exceptionally large street frontage and prominent location within the historic district.

**CERTIFICATE OF APPROPRIATENESS  
CONDITIONS OF APPROVAL  
Application No. HP14-376  
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1. This approval is for expansion and associated exterior improvements proposed on plans received by the Department of Development Services - Office of Historic Preservation dated September 19, 2014. The proposed improvements are limited to the exterior remodel of the El Cortez Motor Court apartments.
2. The plans are on file in this office, except as amended herein.
3. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the plans have been executed according to approved plans and that all conditions have been implemented before the OCCUPANCY hold can be released.
4. There is a ten day appeal period that will lapse at 4:30 p.m., 10 calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action made by the Cultural Heritage Commission.
5. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(J) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
6. 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).

7. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by applicable staff before implementing. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
8. All required Building permits shall be obtained by the applicant. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply. Plans submitted for Building plan check shall be drawn to scale and include details on all areas of restoration and reconstruction, and shall include a window and door schedule.
9. The materials used shall be as shown on the elevations and materials packet submitted as part of the application process. Any substitutions proposed shall be of a similar or higher quality than originally identified to the satisfaction of the Director of Development Services. Requests for significant changes in materials will have to be reviewed and approved by the Cultural Heritage Commission.
10. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances are prohibited.
11. The proposed alterations should not destroy historic materials or architectural features that characterize the property as a contributing historic structure.
12. Any damages caused to the building during any phase of the project shall be reported to the Planning Bureau and repaired immediately in a manner that is consistent with the Standards.
13. Any other exterior work not specifically included in the approved scope of work reviewed herein shall require review and approval by the Cultural Heritage Commission.
14. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the Department of Development Services upon request by the applicant prior to the date of expiration.
15. The applicant shall install one 24-inch box size canopy street tree for every 25 foot of street frontage in the public right of way to the satisfaction of the Department of Public Works.
16. Any new exterior light fixtures shall be period appropriate subject to approval by the Director of Development Services.
17. All stucco texture and color, roofing materials, vents, architectural details, and window recess, details and profile shall be constructed to match those existing features on the development.

18. All new windows shall be wood or Milgard sash fiberglass clad wood windows installed within the existing openings with the wood frame and sill maintained. The windows and frame shall be painted the approved accent color.
19. All utilities shall be noted on the site plan submitted for plan check. The existing utility enclosures (electric, gas, water heater) shall be located within a stucco doghouse enclosure with wood doors painted the approved accent color. The door design shall be subject to approval by the Director of Development Services.
20. The driveway for the trash enclosure shall be narrowed to no more than ten feet wide at the base of the apron. The vehicle entry driveway shall be narrowed to no more than 20 feet at the base of the apron. The applicant shall obtain a permit from the Department of Public Works to narrow and repour the driveway aprons.
21. The applicant shall submit a detailed landscape and irrigation plan for review and approval by the Director of Development Services. Shrubs shall be provided at the base of the buildings along the street frontages and the landscaping shall be enhanced at the vehicle and pedestrian entrances.
22. The solid stucco wall on the east side of the porch of the office shall be removed.
23. The applicant shall apply for an Administrative Use Permit (AUP) to legalize the conversion of the office to a dwelling unit. A building permit will be required for the change from commercial to residential use.
24. The trash enclosure shall be stuccoed and painted to match the building (Apache Tan) with a solid gate. Landscaping with 5-gallon vines planted three feet on center shall be planted along the north and south sides of the enclosure. There shall be no light fixtures mounted on the trash enclosure.
25. All new doors shall be six panel wood doors to match the existing doors. The new doors shall have a replicated replacement knocker installed to match the existing knockers.
26. The plywood and paint shall be removed from the closet windows and the wood windows restored to their original condition. The windows do not have to be operable.
27. The applicant shall submit a sample of the light fixtures mounted on the entry pilasters for review and approval by the Director of Development Services.
28. The mature California Pepper trees on site shall be maintained.
29. 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.

30. The property shall be maintained in a neat and orderly condition. All existing trash and debris shall be removed. This shall encompass the maintenance of exterior facades of the building and the perimeter of the site (including all public parkways).
31. 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.