



OFFICE OF THE CITY ATTORNEY
Long Beach, California

ORD-41

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Linda T. Vu
Amy R. Webber
Theodore B. Zinger

August 8, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Recommendation to declare ordinance amending the Long Beach Municipal Code by adding Section 16.52.2230, relating to the designation of the property located at 501 East Broadway as a historic landmark, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt resolution establishing a historic resources designation for the property located at 501 East Broadway, as prescribed by Chapter 2.63 of the Long Beach Municipal Code to be recorded pursuant to the authority of Government Code Section 27288.2 and Public Resources Code Section 5029.

DISCUSSION

Pursuant to your request on June 20, 2017, the referenced ordinance and resolution have been prepared and are submitted for your consideration.

SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

CHARLES PARKIN, City Attorney

By

LINDA T. VU
Deputy City Attorney

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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 16.52.2230 RELATING TO THE DESIGNATION OF THE PROPERTY LOCATED AT 501 EAST BROADWAY AS A HISTORIC LANDMARK

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

Section 1. Section 16.52.2230 is added to the Long Beach Municipal Code to read as follows:

16.52.2230 501 East Broadway.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and with the June 12, 2017 recommendation of the Cultural Heritage Commission, the City Council designates the following building as a Long Beach local historic landmark: 501 East Broadway.

B. The complete location, legal description and reasons for historic landmark designation are more fully contained in Resolution No. _____, which shall be recorded pursuant to Public Resources Code 5029, Government Code Section 27288.2 and Chapter 2.63 of the Long Beach Municipal Code.

Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH ESTABLISHING A HISTORIC RESOURCES DESIGNATION FOR THE BUILDING LOCATED AT 501 EAST BROADWAY, AS PRESCRIBED BY CHAPTER 2.63 OF THE LONG BEACH MUNICIPAL CODE TO BE RECORDED PURSUANT TO THE AUTHORITY OF GOVERNMENT CODE SECTION 27288.2 AND PUBLIC RESOURCES CODE SECTION 5029

The City Council of the City of Long Beach does hereby resolve as follows:

Section 1. This Resolution is adopted pursuant to the authority and mandate of California Public Resources Code Section 5029 in order to provide recorded notice to current and future owners of the affected properties that such properties have been designated as historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code, the City Council of the City of Long Beach has adopted Ordinance No. _____ designating the property located at 501 East Broadway as a local historical landmark. As a local historic landmark, the demolition, alteration, or relocation is restricted, subject to controls and standards set forth in this resolution and in Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

Section 3. The legal description for the building located at 501 East Broadway is set forth on Exhibit "A", attached hereto and incorporate herein as though set forth in full. The owner of 501 East Broadway is Nancy L. Downs, trustee of the 2000 Nancy L. Downs Revocable Trust.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the

1 recommendation of the Cultural Heritage Commission, the City Council of the City of
2 Long Beach hereby designates the property located at 501 East Broadway as a historic
3 landmark based on satisfying significance criteria A and C, as defined in the City's
4 Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section
5 2.63.050). The designation of 501 East Broadway as a local historic landmark has been
6 codified in Section 16.52.2230 of the Long Beach Municipal Code.

7 A. The Metropolitan Apartments building was originally
8 constructed in 1922. The mixed-use building has been used as both a hotel
9 and apartment building on the upper floors and ground floor commercial
10 over the building's lifetime. City records indicate the structure was originally
11 designed in a Spanish style, but the original building architect could not be
12 determined. The building's current Streamline Moderne façade was
13 designed by noted local architect W. Horace Austin after the building
14 suffered damage in the 1933 Long Beach earthquake. The building is
15 significant under Cirteria A for its association with an important event in
16 local history which resulted in a period of reconstruction throughout the City
17 after the Long Beach earthquake. The building is also eligible under
18 Criteria C as an excellent example of the Streamline Moderne style. The
19 building embodies many of the distinctive characteristics associated with
20 the Streamline Moderne style. The structure retains a high level of integrity
21 and maintains several original building including the original bays, many of
22 the original windows, speed-inspired horizontal banding, curved bullnose,
23 the original fire escape, and the original spire. This building will be referred
24 to as the "Metropolitan Apartments Building" if approved.

25 B. Rational for historic landmark designation. The City Council
26 finds that relative to the designation of the subject building located at 501
27 East Broadway as a historic landmark, the following criteria are manifested
28 as set forth in the Long Beach Municipal Code Section 2.63.050 based

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upon the following:

A. It is associated with events that have made a significant contribution to the broad patterns of the City's history.

C. It embodies the distinctive characteristics of a type, period, or method of construction, or it represents the work of a master or it possesses high artistic values.

Section 5. General guidelines and standards for any changes.

A. Any maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction work proposed for the building shall be conducted in a manner consistent with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (1995), by Weeks and Grimmer, as amended, as well as the "Procedures for Certificate of Appropriateness" (the "Standards") found in Section 2.63.080 of the Long Beach Municipal Code.

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

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

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

E. No exterior changes to the building shall be allowed unless an approved Certificate of Appropriateness has been applied for by an

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applicant and is issued by the City authorizing such environmental change.

Section 6. Pursuant to the authority of the Public Resources Code Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a certified copy of this Resolution to be recorded in the Official Records of the County of Los Angeles.

Section 7. This Resolution shall take effect on the same date the ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk shall certify the vote adopting this Resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2017, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1: The South 80 feet of Lots 17, 18, and 19 in Block 93, Townsite of Long Beach, in the City of Long Beach, County of Los Angeles, State of California, as per map recorded in Book 19 Page 91 through 96 of Miscellaneous records, in the office of the County Recorder of said county.

Parcel 2: The South 20 feet of the North 70 feet of Lots 17, 18, 19, 20, and 21 in Block 93, Townsite of Long Beach, in the City of Long Beach, County of Los Angeles, State of California, as map recorded in book 19 Page 91 through 96 of Miscellaneous Records I, in the office of the County Recorder of said county.