



3801 E. 5th Street
Belmont Heights Historic District

INITIAL STUDY

Prepared by:

City of Long Beach
Long Beach Development Services
Planning Bureau

INITIAL STUDY

Project Title:

3801 E. 5th Street

Lead agency name and address:

Long Beach Planning Commission
333 W. Ocean Boulevard, 4th Floor
Long Beach, CA 90802

Contact person and phone number:

Angie Zetterquist
562-570-6553

Project location:

3801 E. 5th Street, Long Beach, California 90814

<u>Parcel</u>	<u>Dimensions</u>	<u>Area</u>
7255-017-013	48.5 x 130	6,305 square feet

Total Project Area: 6,305 square feet (0.15 acre)

Project Sponsor's name and contact information:

Redband Investments II, LLC
c/o Sean Coon
P.O. Box 818
Hermosa Beach, CA 90254

General Plan:

Land Use Designation (LUD) #1: Single-Family District

The Single-Family District is a policy response to the majority public preference for single-family neighborhoods, and in recognition of the reality that most of the City's land use area is in this use. The maximum density on "standard" lot sizes in this district shall be no more than one dwelling unit per lot.

Zoning:

R-1-N: Single-family residential district with standard lots. This District recognizes the outdoor lifestyle characteristic of Southern California and is established to protect such areas from overcrowding and conversion to higher densities. This implements Land Use District No. 1 of the General Plan.

Description of project:

The property located at 3801 East Fifth Street in the City of Long Beach (APN 7255-017-013) was damaged by fire and is currently unsafe and uninhabitable. It is a Craftsman bungalow that was constructed in 1920 and is a contributing building within the locally designated Belmont Heights Historic District. The property owner is proposing to restore the building in a historically accurate manner.

The requested entitlement for this project is a Certificate of Appropriateness. In addition, Mitigated Negative Declaration 03-11 has been prepared under the requirements of the California Environmental Quality Act as this project will result in the technical demolition of a contributing historic structure.

Public agencies whose approval is required:

Long Beach Cultural Heritage Commission
Long Beach Planning Commission

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

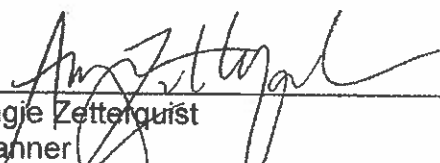
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Transportation
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Population / Housing	

DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Angie Zetterquist
Planner

December 19, 2011

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evident that an effect may be significant. IF there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration; Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they

reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross-referenced.

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the check list references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold. If any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?				<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?				<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?				<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES --

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?				<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?				<input checked="" type="checkbox"/>
iv) Landslides?				<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?				<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>			

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?				<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
IX. LAND USE AND PLANNING --				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
noise levels?				
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. POPULATION AND HOUSING -				
- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
construction of replacement housing elsewhere?				

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?				<input checked="" type="checkbox"/>
Police protection?				<input checked="" type="checkbox"/>
Schools?				<input checked="" type="checkbox"/>
Parks?				<input checked="" type="checkbox"/>
Other public facilities?				<input checked="" type="checkbox"/>

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially
Significant
Impact

Less Than
Significant
with
Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

recreational facilities which might have an adverse physical effect on the environment?

XV. TRANSPORTATION / TRAFFIC

-- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | | | | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | | | | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus | | | | <input checked="" type="checkbox"/> |

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turnouts, bicycle racks)?				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and				

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local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1.0 INTRODUCTION

The property located at 3801 East Fifth Street in the City of Long Beach (APN 7255-017-013) was damaged by fire and is currently unsafe and uninhabitable. It is a Craftsman bungalow that was constructed in 1920 and is a contributing building to the locally designated Belmont Heights Historic District. The property owner proposes to restore the building in a historically accurate manner.

The purpose of this report is to determine whether or not a proposed project will impact historical resources. Because the property is a contributing building to the locally designated Belmont Heights Historic District, it is a historical resource for the purposes of the California Environmental Quality Act (CEQA).

2.0 PROJECT DESCRIPTION

2.1 Project Location/ Site Context

The property located at 3801 East Fifth Street (APN 7255-017-013) is located on the northeast corner of Fifth Street and Grand Avenue in the Belmont Heights Historic District in the City of Long Beach. The Belmont Heights Historic District is located east of downtown Long Beach on land that was originally laid out as a colony called the Alamitos Beach town site by John Bixby in 1886. By the early 20th century, Belmont Heights was an unincorporated suburb of the City of Long Beach, with residential lots selling for between \$750 and \$1,750 an acre. Belmont Heights briefly incorporated as a city before being consolidated into the City of Long Beach.

The oldest surviving homes in the Belmont Heights Historic District were built in 1905, predating the incorporation of the city. Most of the houses, including the one at 3801 East Fifth Street, were built between 1918 and 1923, with construction peaking during 1922. More than two-thirds of the homes are Craftsman bungalows and many are in pristine, unaltered condition. The area is known for having the greatest concentration of Craftsman bungalows within the City of Long Beach. Other less common architectural styles include Victorian, Mediterranean and Spanish Colonial Revival, Tudor Revival, and Neo-Traditional. The oldest homes in the district tend to be Victorian, with the revival styles becoming more popular during the 1920s. Most of the homes are single-family units, with some duplexes and a few apartment houses.

In 2002, the City of Long Beach City Council passed Ordinance No. C-7892,¹ officially designating the Belmont Heights neighborhood as a local historic district. The district is bounded by Seventh Street to the north, Fourth Street to the south, Newport Avenue to the west, and Roswell Avenue to the east. Out of the 304 homes surveyed within the

district, 267 are district contributors and 37 are noncontributing. Of the contributing buildings, 207 (78 percent) are Craftsman bungalows. The Craftsman bungalow at 3801 East Fifth Street is one of these contributors. The district is significant under Criteria A, D, and H of the City of Long Beach Cultural Heritage Commission Ordinance (codified as Title 2, Chapter 2.63, of the Long Beach Municipal Code), and the period of significance ranges from 1905 to 1939.

2.2 Existing Building Condition

The residence is an approximately 1,530 square foot Craftsman bungalow with an interior floor plan that is generally rectangular. It has a raised concrete foundation and is surrounded by a cross-gable roof. The exterior walls are covered with clapboard siding and there is flat wood trim around the windows. The south-facing façade is dominated by a concrete porch that wraps part way around the west side of the building. The porch gables are supported by three, heavy, square, concrete piers formed to look like stone. The full-height piers feature capitals embellished with a circular pattern. A concrete balustrade spans the area between the piers along the western side. Another concrete balustrade extends between the full-height corner pier and a short pier adjacent to the concrete steps that access the front door opening, which has been covered with plywood. One wood-framed double-hung window is visible, but the other window openings have been covered by plywood.

In addition to the wrap-around porch, the west side of the house includes a concrete or stone chimney flanked by projecting gables, wood-framed double-hung windows, boarded-over window and door openings, and concrete steps with a concrete balustrade and piers adjacent to concrete steps that access a south-facing door. The rear of the residence has wood-framed double-hung windows and a small, raised concrete porch with a short concrete pier at the corner. The east side of the residence has wood-framed double-hung and fixed windows and a bay window.

The main entrance opens into a large room that appears to be a combination living/dining room and features a fireplace on the west wall and a built-in cabinet on the north wall. The living/dining area has been significantly damaged by fire. The kitchen and a small room (perhaps a bedroom or den) are located behind (north of) the living/dining area and do not appear to have sustained as much fire damage as the living/dining area. A hallway on the east side of the living/dining area leads to three bedrooms and a bathroom. Of these, the hallway and front bedroom (southeast corner of the house) have sustained the most fire damage.

A historical assessment was conducted on the building on August 5, 2011.ⁱⁱ The purpose of the report was to provide the City with a brief history of Long Beach and the

Belmont Heights area, provide a context for Craftsman architecture, identify typical character-defining features of the Craftsman style, including those extant on the house at 3801 East Fifth Street after the fire, and provide recommendations regarding which features should be preserved and recommendations regarding the appropriate materials that should be used in the proposed restoration.

The historical assessment identified the residence at 3801 East Fifth Street as a good example of a Craftsman bungalow and a contributor to the locally designated Belmont Heights Historic District. It was built in 1920 and demonstrates several of the character-defining features of the Craftsman style. The extant character defining features of the residence include the raised concrete foundation, wood clapboard siding, moderately-pitched cross-gable roof, triangular vents with vertical wood slats below each gable peak, three exposed rafter tails under each of the primary gables, dentil bands on the south and west-facing gables associated with the wrap-around front porch, concrete/stone work on the front porch, chimney and side porches, concrete balustrades along the front porch and at the west side entrance, capitals with a circular (egg and dart) pattern on the concrete/stone piers supporting the porch roof, wood-framed double-hung windows, and a detached garage.

A structural analysis was prepared on the building on August 11, 2011 by a licensed structural engineer.ⁱⁱⁱ The assessment consisted of a site visit to observe the current condition of the structure and to determine the feasibility of restoring the building to its original appearance. The structural report identified the structural system as typical for the 1920s era of residential construction, including a gable roof system supported by 2 x 6" rafters spaced at 24" on center and 2 x 4" ceiling joists spaced at 16" on center. The roof is supported by exterior wood stud bearing walls sheathed in horizontal 1x wood siding, which acts as a structural diaphragm to resist lateral forces.

A site visit was conducted on July 25th, 2011 to identify the existing condition of the building. The results of the site visit identified that the structural damage due to fire was limited to the south and west sides of the building and the roof framing suffered most of the damage. The floor framing, the east and north walls, and the concrete/stone piers did not appear to suffer major fire damage and may be saved or strengthened. However, overall, the building has suffered "substantial structural damage" as defined by Section 3402 of the 2010 California Building Code (CBC). Although the building includes structural elements that were not damaged by the fire and are able to remain, per Section 3405 of the CBC, and structure identified as having sustained "substantial structural damage" should be evaluated by a registered design professional to establish whether the damaged building, if repaired to its pre-damage state, would comply with the provisions of the current code for wind and earthquake loads. Therefore, a seismic

evaluation of the building was performed based on the requirements of Section 3405.21 of the CBC which concluded that the gypsum plaster on wood lath shear walls and the horizontal sheathing roof diaphragm are compliant with the evaluation criteria of Section 3405.2.1. However, based on the results of the evaluation, due to the extent of fire damage, partial selective demolition will be required and portions of the lateral system (roof diaphragm and shear walls) will need to be partially repaired. The structural engineers recommend that the roof framing, roof diaphragm, and the bearing walls that were damaged by fire be removed and replaced with materials common to the Type 5 residential construction practices of today. The architectural features that were not damaged, such as the concrete/stone piers and fireplace, can remain.

2.3 Proposed Building and Site Design

The current property owner proposes to repair fire-damaged one-story single-family residence and rehabilitate the existing building to a pre-fire condition. The scope of work includes removing and replacing fire-damaged walls and a portion of the roof and ceiling framing. Additionally, the owner proposes to enlarge and remodel the kitchen by incorporating the adjacent space previously used as a den, remodel the bathroom, relocate the laundry room, replace the existing windows with wood windows, and convert the existing bedroom into a master bathroom with access to a new master bedroom addition to the rear of the residence.

The residence currently consists of 1,530 square feet and sits on a parcel measuring 130 feet by 48.5 feet. The property owner proposes to add a 238 square foot one-story addition to the rear of the residence. There are no proposed changes to the existing garage, which was not affected by the fire. Because the residence is located within the Belmont Heights Historic District, all work shall be reviewed and approved by the Cultural Heritage Commission.

The building has been inspected and demolition plans have been prepared that indicate which walls and roofing materials shall be removed and replaced; this includes the roof and ceiling framing over the third bedroom closet and utility room to the rear of the building, the roof and ceiling framing over the existing den, kitchen, living room and first bedroom off the living room, and the porch framing shall be removed and replaced. The fire-damaged bearing walls along the south and east exterior facades as well as the west living room wall adjacent to the hallway will be removed and replaced. The fire-damaged beams and gable-ends along the porch will be removed and replaced.

Most of the existing windows will be removed and replaced within the existing openings; however three windows will be removed and relocated to accommodate some of the proposed interior modifications. These include one on the east elevation bathroom, one

on the east elevation of the third bedroom to the rear of the residence, and a third on the rear elevation off the den. An additional three windows are proposed to be walled-in to accommodate the proposed interior modifications. These windows include three small windows on the rear (north) elevation of the residence. The window schedule on the proposed plans indicate that the existing damaged windows will be replaced with the same size and type (fixed or double hung) window that currently exists (wood); four new tempered/obscured glass windows will be installed in the remodeled existing bathroom (2) and the proposed new bathroom (2) off the new master bedroom. New kitchen windows are proposed to replace existing (non-historic) jalousie (louvered) windows and the new windows on the new bedroom addition are proposed to be wood double hung windows.

The project proposes to replace three existing doors on the exterior and install one new set of French style doors off the rear of the new bedroom addition. The proposed door replacements include an entry door under the existing porch, a half-lite door on the west elevation off the existing concrete landing into the new kitchen area, and a half-lite door off the mud room to the rear of the residence. The new French doors will include tempered glass and will be located on the north elevation leading to the rear yard.

Additional interior modifications include removing the existing wall between the first bedroom closet and bathroom and converting the bathroom to include a laundry area, removing walls (including windows) for remodeled utility room & master bedroom addition on the north elevation, removing the wall between the kitchen and the den to enlarge the kitchen, removing the existing fixtures, appliances, and cabinetry for the kitchen remodel, removing all fixtures and cabinetry for the bathroom remodel/reconfiguration, and removing the wall between the kitchen and living room to open the kitchen up to the adjacent dining room area.

The proposed modifications to the exterior are minimal. The west façade and south facades will both look much the same as they did prior to the fire. Each elevation will have the same siding, fenestration pattern, and windows. The proposed new entry door will be of a Craftsman style. The siding will be new material within the areas of fire damage, but will match the existing wood clapboard siding in profile and dimension. The flat wood trim will match the existing. The dentil band along the gable ends will be reconstructed in the areas of fire damage and the three 'out-lookers' (extended purlins) on the gable ends will be replaced. The triangular vents with vertical slats under each gable peak will be replaced in the areas of fire damage. The existing concrete and stone work will remain in place within the front porch, side porch, rear porch, chimney, front façade and at the base of the residence. The Capitals with circular (egg and dart)

pattern will remain on top of the concrete/ stone piers supporting the porch. The concrete balustrades will remain on the front and side porches.

The treatment for the small new addition to the rear of the building will be similar to the existing building. The clapboard siding on the new addition to the rear is proposed to match the existing siding in profile and dimension. The concrete on the addition will be raised, similar to the existing foundation, and the gable end detailing on the addition is proposed to match the existing building, including triangular gable vents and three 'out-lookers' (extended purlins). The new roof will match the roof over the original residence.

The proposed changes to the exterior elevation will primarily be located on the east and north (rear) facades. This will include the introduction of new window openings within the existing and proposed new bathrooms, and the small addition of the master bedroom on the rear of the building. Some of the windows on the rear elevation will be removed to extend the building to the rear. Otherwise, the proposed design will look nearly the same as the building did before the fire.

3.0 REGULATORY ENVIRONMENT

3.1 Identification and Evaluation of Historical Resources

Generally, a lead agency must consider a property a historical resource under the California Environmental Quality Act (CEQA) if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹

However, the fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for the purposes of CEQA. Therefore, in cases where eligibility is not previously determined, the lead agency is responsible for identifying and evaluating potentially significant historical resources as part of the CEQA process.

¹ Public Resources Code Section 5024.1 and 14 CCR Section 4850.

The National and California Register designation programs, as well as the City of Long Beach Historic Preservation Ordinance, are discussed below.

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of four established criteria:³

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁴ Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials.

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15*, p. 44-45.

Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁵ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process.⁶ The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property must be at least 50 years of age and possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

⁵ *National Register Bulletin #15*, p. 7.

⁶ Public Resources Code Section 5024.1.

2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁷

The California Register may also include properties identified during historical resource surveys. However, the survey must meet all of the following criteria:⁸

1. The survey has been or will be included in the State Historic Resources Inventory.
2. The survey and the survey documentation were prepared in accordance with the California State Office of Historic Preservation procedures and requirements.
3. The resource is evaluated and determined by the office [California State Office of Historic Preservation] to have a significance rating of Category 1 to 5 on a DPR Form 523.
4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

Physical Integrity

⁷ Public Resources Code Section 4852.

⁸ Public Resources Code Section 5024.1.

According to the California Register, Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristic that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852 (b) of the California Code and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.⁹

Similar to the National Register Bulletin #15, Integrity for the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.¹⁰

OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historical resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.

⁹ Public Resources Code Section 4852. (c)

¹⁰ Public Resources Code Section 4852. (c)

4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

4.0 ANALYSIS OF IMPACTS TO CULTURAL RESOURCES:

4.1 Discussion of "Substantial Adverse Change" to Historical Resources

A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. "Substantial adverse change" in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project:

- A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- B. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- C. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

4.2 Discussion of Less Than Significant Impacts to Historical Resources

Generally, a project that follows the Secretary of the Interior's Standards (Standards) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer, shall be considered as mitigated to a level of less than significant impact on the historical resource.

Projects that are limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Standards are considered a Class 31 Exemption from CEQA, when no other environmental impacts are found.

The Standards were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 Code of Federal Regulations Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Secretary of the Interior is responsible for establishing professional standards and providing advice on the preservation and protection of cultural resources. The Standards include four treatment options including Preservation, Rehabilitation, Restoration, and Reconstruction that include guidelines for responsible and consistent preservation practice.

The following impacts analysis will determine whether or not the proposed project will be conducted in a manner that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). Because the project involves a small addition to the rear of a historical resource, the Standards for Rehabilitation were applied. Rehabilitation is the only one of the Secretary of the Interior's four treatments for historic properties that allows and addresses new construction and additions. If the project is determined to meet the Secretary's Standards, then the proposed project would be presumed to not cause a substantial adverse change in the significance of the resource and therefore would not have a less than significant impact on the environment.

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standards for Rehabilitation are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. They are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4.2 Impact Analysis

<i>Would the project:</i>	Less Than Significant			
	Potentially Significant	with Mitigation Incorporated	Less Than Significant Impact	No Impact

(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
(d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>

a. Less Than Significant Impact with Mitigation Incorporated.

The proposed project includes the rehabilitation of a fire-damaged residence that contributes to a local historic district and is therefore a historical resource for the purpose of CEQA. Specifically, the project proposes to add a small master bedroom addition to the rear of the residence and remove and rebuild a substantial portion of the fire-damaged roofing and siding materials on the south and east facades. The project also proposes to reconfigure the interior of the residence to enlarge the kitchen into the adjacent den and open up the kitchen to the dining and living areas. The third bedroom would be converted to a master bath and closet for the new master bedroom addition to the rear of the property. The existing bathroom would be remodeled to include a laundry area. The project proposes to maintain the existing exterior envelope (with the exception of the small addition to the rear) and reuse as much of the existing materials as are structurally not damaged beyond repair. This includes the concrete/stone porch piers, the foundation, flooring, and portions of the west exterior wall. All of the windows are proposed to be replaced in the original openings with the same type and style of window; the project proposes to install new doors within the existing openings and add one French style door to the rear of the residence within the new addition.

Because part of the project includes the addition of a new bedroom to the rear of the residence, the Standards for Rehabilitation were applied. Rehabilitation is the only

one of the Secretary of the Interior's four treatments for historic properties that allows and addresses new construction and additions. If the proposed project is conducted in a manner that is consistent with the Standards for Rehabilitation, then the project would be minimized to a level of less than significant. Following is an analysis of whether the proposed project complies with the Secretary of Interior's Standards for Rehabilitation:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project includes the rehabilitation of an existing residence that was damaged by fire. It also includes adding a small addition to the rear to accommodate a larger master bedroom. The proposed use will not change and therefore there will be minimal change to the defining characteristics of the building and its site and environment. Therefore, **the project complies with Standard 1.**

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The project proposes to retain and restore the historic character of the building. The only materials that will be removed will be those that were fire damaged beyond repair. The only proposed change the exterior envelope is the addition of a small room to the rear of the residence; however this elevation is not character defining and is minimally visible from the public right of way. Some of the interior spaces will be reconfigured; however, the interior of this building is not character-defining to the significance of the residence as a contributing building to the historic district. Therefore, the proposed project will retain the character of the property and **the project complies with Standard 2.**

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed project does not include the addition of conjectural features or architectural elements from other buildings; therefore, **the project complies with Standard 3.**

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

There are not any elements on the residence that have been added over time that have gained significance in their own right. Therefore, **Standard 4 does not apply.**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

There are several distinctive features, finishes, and construction techniques and examples of craftsmanship that characterize this property including the concrete/stone porch piers, the chimney, the stonework around the base of the residence, the use of natural wood materials and wide window surrounds, the decorative dentils along the gable ends, the vertical wood slats covering the rectangular attic vents on the gable ends, and the circular (egg and dart) detailing on the capitals above the porch piers. Additional features and examples of craftsmanship on this residence include the 'out-lookers' (extended purlins), the balustrades on the porch and stoops, and the wide wooden window surrounds. All of these character defining features are proposed to be repaired or replaced in kind (where they are damaged beyond repair due to the fire) and therefore **the project complies with Standard 5.**

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The residence was severely damaged by fire. The project proposes to the structural elements that are unsafe and replace them in kind in the same configuration (roof and exterior envelope) and retain as much of the salvageable historic features and finishes (concrete/stone piers, exterior siding, foundation, etc.). In some cases, some distinctive features will need to be replaced, such as the dentils along the eaves and the extended purlins and attic vents; however, these will be replaced to match the existing features in design, materials, color, texture, and other visual qualities. The damage to the property was documented in the Historic Analysis Report and the Structural reports that were prepared to determine the extent of feasible rehabilitation. Therefore, **the project complies with Standard 6.**

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project will require the removal of fire-damaged materials and the existing character defining features will likely need to be cleaned from smoke residue as part of the rehabilitation project. Therefore, **to comply with Standard 7, the surface cleaning of the concrete, stone, and wood, should be**

conducted using the gentlest means possible. Sandblasting shall not be used to clean the surface materials.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There is no evidence to suggest that any archeological resources will be found at the project site; however, because the proposed project includes some ground disturbance to construct the master bedroom addition to the rear, **Standard 8 must be applied.** If any archeological resources are discovered during construction, work must be stopped until a qualified archeologist investigates the situation and determines the best means for protection and preservation.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project includes the addition of a small bedroom addition to the rear of the residence.

Typically, if a new use cannot be met within the existing envelope of the building, then an attached exterior addition is usually an acceptable alternative. However, the Secretary's Guidelines recommend that new additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New designs should always be clearly differentiated so that the addition does not appear to be part of the historic resource. The Secretary of the Interior's Guidelines for Rehabilitation recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
- Designing new additions in a manner that makes clear what is historic and what is new. Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from

the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

- Designing additional stories that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

The Guidelines for Rehabilitation do not recommend duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building or using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Although the proposed addition shall be placed on the rear of the residence and it is compatible with the massing, size, scale, and architectural features of the historic property, the new work is proposed to match the existing building along the existing wall plane and therefore would appear to be part of the historic resource once completed. The proposed design for the new addition does not clearly differentiate the old construction from the new construction. **Therefore, as currently proposed, the project does not comply with Standard 9.**

In order to comply with Standard 9, the design of the new addition should be clearly differentiated from the old construction. This can be done in subtle ways, such as setting back the addition slightly (by a few inches) from the existing wall plane, changing the roof height slightly on the new addition, changing the siding material slightly (different profile or width), or by adding a batten between the old building and new building. Additionally, the windows, attic vents, and decorative ornament on the new building could be similar to, but slightly different from, the original.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The project proposes to add a small addition to the rear of the residence and as such will require the removal of portions of the north façade to extend the wall farther north. Although not technically reversible once the wall and windows are removed, the extension of the building is located on a non-character defining wall. If the addition were removed in the future, the essential form and integrity of the historic property could be easily restored.

Therefore, the project complies with Standard 10.

- b. Less Than Significant Impact with Mitigation Incorporated.** The proposed project includes the rehabilitation of an existing structure and a small addition to the rear of the residence. Although it is unlikely that sub-surface or archaeological resources are present within the area of the proposed addition, ground disturbing activities may be required to install a new foundation.

Therefore the project has the potential to affect sub-surface or archaeological resources, if such resources are present. If any archeological resources are discovered during construction, work must be stopped until a qualified archeologist investigates the situation and determines the best means for protection and preservation.

- c. **No Impact.** The proposed project includes the rehabilitation of an existing structure. There is no proposed work (ground disturbing activities) that has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- d. **No Impact.** The proposed project includes the rehabilitation of an existing structure. There is no proposed work (ground disturbing activities) that has the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

5.0 MITIGATION MEASURES:

A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

As currently proposed, the project does not fully comply with the Secretary of the Interior's Standards for Rehabilitation; however, if the design of the project were slightly modified to clearly differentiate the new construction from the old construction, then the project would comply. Further, because there will be ground disturbing activities with the construction of a new foundation, although unlikely, there is the potential to encounter subsurface archaeological deposits. Therefore the following measures should be applied to the project to minimize the impact to a level of less than significant.

M1. In order to comply with Standard 9, the design of the new addition should be clearly differentiated from the old construction. This can be done in subtle ways, such as setting back the addition slightly (by a few inches) from the existing wall plane, changing the roof height slightly on the new addition, changing the siding material slightly (different profile or width), or by adding a batten between the old building and new building. Additionally, the windows, attic vents, and decorative ornament on the new building could be similar to, but slightly different from, the original.

M2. If any archeological resources are discovered during construction, work must be stopped until a qualified archeologist investigates the situation and determines the best means for protection and preservation.

M3. The building should be photographed before and after partial demolition to clearly document what is old and what is new. *Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence and included in the property's file at the City Planning Department.*

Mitigation measures are not required for impacts which are not found to be significant. If the project is modified to incorporate the measures recommended above, then the project would not have a significant impact on historical resources. Therefore no additional mitigation measures would be required for this project.

6.0 NOTES:

ⁱ "Ordinance No. C-7802: An Ordinance of the City Council of the City of Long Beach Designating the Belmont Heights Historic Landmark District," The City Council of the City of Long Beach, 2002.

ⁱⁱ LSA Associates, In. (LSA). Letter Report for 3801 East Fifth Street (Assessor's Parcel Number 7255-017-013), City of Long Beach, Los Angeles County dated August 5, 2011 for Mr. Sean Coon, Libra Realty Group, Inc. (LSA Project No. LRG1101).

ⁱⁱⁱ Nabih Youssef Associates, Structural Engineers. Letter Report dated August 10, 2011 Regarding 3801 East Fifth Street, Long Beach, Structural Assessment, (NYA #11231.00).

MITIGATION MONITORING AND REPORTING PLAN

Mitigation Measure	Timing	Implementing Party	Monitoring Party	Monitoring Actions
Cultural Resources				
M1. In order to comply with Standard 9, the design of the new addition should be clearly differentiated from the old construction. This can be done in subtle ways, such as setting back the addition slightly (by a few inches) from the existing wall plane, changing the roof height slightly on the new addition, changing the siding material slightly (different profile or width), or by adding a batten between the old building and new building. Additionally, the windows, attic vents, and decorative ornament on the new building could be similar to, but slightly different from, the original.	Prior to issuance of building permit	Department of Development Services	Department of Development Services	Verify plans before issuance of building permit
M2. If any archeological resources are discovered during construction, work must be stopped until a qualified archeologist investigates the situation and determines the best means for protection and preservation.	During construction	Applicant	Department of Development Services	Verify prior to construction
M3. The building should be photographed before and after partial demolition to clearly document what is old and what is new. <i>Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence and included in the property's file at the City Planning Department.</i>	Prior to demolition or construction	Applicant	Department of Development Services	Verify before issuance of building permit