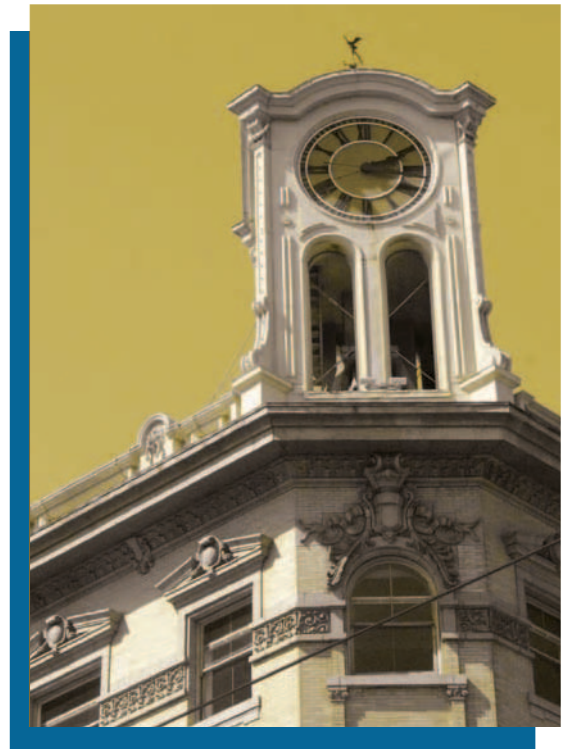


7

HISTORIC PRESERVATION



HISTORIC RESOURCES IN LONG BEACH

Downtown is the historic heart of Long Beach and contains a large collection of buildings and structures that stand as present-day reminders of the heritage and development of the City. Included in these resources are some that have been officially designated as landmarks possessing local, state, or national significance and others that have been identified through a survey as being significant historic resources but do not rise to the level of landmark status.



Preserving these resources through adaptive reuse and other appropriate means as well as integrating new development into the existing fabric are goals of the Downtown Plan to strengthen, not detract from, this unique setting.

All processes and procedures involving historic resources in Downtown shall adhere to the standards in Chapter 2.63 of the Long Beach Municipal Code.

ADAPTIVE REUSE

The Downtown Plan boundary contains a large collection of buildings and structures that speak to the rich past of Downtown Long Beach. Many of these buildings, though no longer economically sustainable while operating in line with their originally intended use, may be appropriate for adaptive reuse.

To facilitate the reinvention and reuse of these buildings that lend so much character to Downtown, the incentives found in table 7-1 are established to allow for the adaptive reuse of certain buildings.

Any building more than 45 years old can be considered for the incentives under the adaptive reuse policy if the proposed physical alterations are substantial and modify the building's original intended purpose.

TABLE 7-1 INCENTIVES TO CONVERT FROM COMMERCIAL/INDUSTRIAL TO RESIDENTIAL

Development Standard	Incentive
Unit Size	Minimum 450 sf with an average of all units of 700 sf.
	No minimum number of units required.
	If converting to hotel, no minimum unit size, but each unit must contain a bathroom facility. Does not require that entire building be converted.
Parking	Existing parking spaces must be maintained, no new spaces required.
	If conversion is part of a tract map process, conditions may require that spaces be dedicated to specific on-site uses.
Mezzanines	May be added within the existing structure, provided that the total floor area of mezzanines at each mezzanine level does not exceed one-third of the area of the floor immediately below.

Discretionary review (Site Plan Review, etc.) is not required if all standards are met and the subject project is not a for-sale project (e.g., not commercial or residential condominiums). Allowed exceptions to the development standards include nonconforming floor area, setbacks, and height. However, if the proposed project cannot meet the applicable development standards, and either is a for-sale project or proposes any work to the exterior of the building, the appropriate discretionary review approvals shall be required. Any project that involves a designated historic landmark may require review for compliance with the California Environmental Quality Act (CEQA) and approval by the City's Cultural Heritage Commission even if all other development standards are met.

HISTORIC RESOURCES IN LONG BEACH

LANDMARK BUILDINGS

Downtown contains a number of buildings that have been designated as landmarks. The intent of designations is to recognize those buildings that are significant to the history and development of Long Beach or are representative of a particular style of architecture. A complete list of designated landmark buildings can be found in Chapter 16.52 of the Long Beach Municipal Code. (Note: Updated information on landmark status of buildings can be obtained from the Historic Preservation Officer.)

The historically designated and significant landmarks in the Downtown Plan area are identified in Figure 7-1.

Alterations to Landmark Buildings

I. Exterior Alterations

Applications for exterior changes to designated historic landmarks must obtain a Certificate of Appropriateness from the Cultural Heritage Commission. Exterior changes subject to Cultural Heritage Review include:

- Additions
- Remodeling (exterior only)
- Relocations
- Demolitions
- Exterior painting or other re-surfacing
- Exterior signs
- Window alterations
- Awnings



Historic buildings and nostalgic elements contribute to the character of the many neighborhoods of Downtown Long Beach.

HISTORIC RESOURCES IN LONG BEACH

2. Interior Alterations

Interiors may be subject to Certificate of Appropriateness review if they are publicly accessible and architecturally significant. If the interior was an element of the designation, it will appear in the designation ordinance for the building.

Reuse of Landmark Buildings – Incentives

1. Commercial Uses

Waiver of Parking for Ground-Floor Uses – The ground floor of existing landmark buildings may be converted to restaurant, retail or entertainment uses without providing additional parking.

2. Conversion to Residential Use Waiver of Density Standards

The Planning Commission may waive all density limits through a Conditional Use Permit provided new construction is not included in the area where density is waived and the use provides traditional residential units and not single-room occupancy rooms.

3. Conversion of a Residential Use to a Commercial Use

A residential landmark building located within the Downtown Neighborhood Overlay may be converted to a commercial use through the Administrative Use Permit process.

4. State Historic Building Code

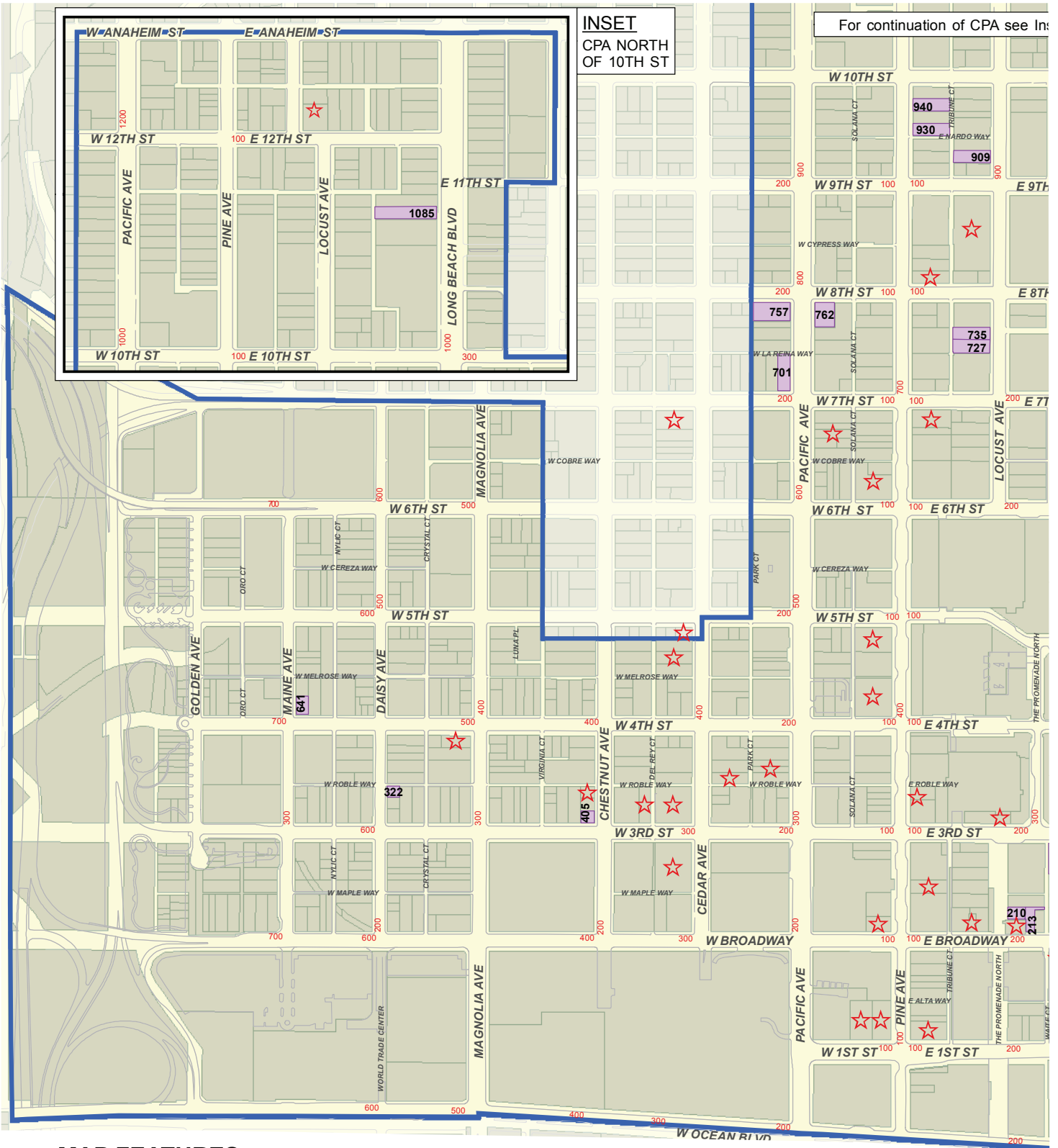
A state code exists for the rehabilitation of designated historic buildings with regard to building code issues. The intent of the State Historical Building Code is to permit flexibility in meeting the safety intentions of the code while retaining the existing archaic materials and designs inherent in historic buildings. The rehabilitation of historic buildings is facilitated by allowing code decisions based on performance standards, rather than prescriptive code standards, and is subject to the discretion of the building and fire officials.

SIGNIFICANT RESOURCES – NON-LANDMARK BUILDINGS




A survey was conducted to identify structures within Downtown that are significant historic resources and possess a character that is important to retain but do not qualify for designation as a landmark. The survey identified all buildings over 50 years of age that are not Landmarks as Significant Resources or Non-significant Structures.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Environmental Impact Report identifies a process for handling buildings designated as Significant Resources but not identified as Landmark Buildings. Prior to the issuance of a demolition permit or a building permit for alteration of any of these properties the Historic Preservation staff will be notified. In consultation with the Historic Preservation staff, Development Services Department staff will determine if a formal historic property survey or other documentation is needed. If, based on any required documentation, it is determined that the property may be eligible for designation the property will be referred to the Cultural Heritage Commission. The Commission determination of eligibility shall be considered as part of the environmental determination for the project in accordance with the CEQA.



MAP FEATURES

-  Historically Designated
-  Historically Significant
-  Downtown CPA
- 214** Parcel Addresses

