

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL
335 Pacific Avenue (Dolly Varden Rooftop Sign)
Application No. COAC2212-02
May 30, 2023**

1. This approval is for a Certificate of Appropriateness for the temporary removal, preservation, and relocation of the Dolly Varden Rooftop Sign to be re-located onto a replacement building at the same site at 335 Pacific Avenue in the Downtown Plan (PD-30) Planned Development District, as part of a Site Plan Review (SPR) entitlement (App. No. 2212-09). This approval only authorizes the relocation and treatment program for the historic rooftop sign. The improvements to the property shall be as shown on plans received by the Department of Development Services; Planning Bureau submitted in May 2023, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the scope of work approved by the Cultural Heritage Commission, including all Conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by the Department of Development Services; Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the proposed project has been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten (10) calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080(I), this approval shall expire within three (3) years if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

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6. Any sign materials, details, or trim used in the project shall be constructed or restored with the same or similar material as those existing features, finished to match.
7. All Conditions of Approval must be printed verbatim, on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
8. Prior to the issuance of building permits for the sign relocation, the applicant shall ensure that documentation of the historic sign and the building proposed for demolition is completed. The documentation shall include high resolution digital photographic recordation, a historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified professional who meets the standards for history, architectural history, or architecture as set forth by the Secretary of the Interior's Professional Qualification Standards. The original archival-quality documentation shall be offered as donated material to the Billie Jean King Main Library, Long Beach Heritage, and Historical Society of Long Beach to make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Long Beach Department of Development Services, where it would be available to local researchers.
9. Prior to the submittal of plans into Building Plan Check, the applicant shall submit the plan check plan set to the Planning Bureau which includes the treatment program and preservation materials and finishes. The Planning Bureau Manager shall issue approval of the treatment program and preservation details prior to the issuance of building permits.
10. Prior to the submittal of plans into Building Plan Check, the applicant shall prepare a maintenance program to the Planning Bureau that outlines a schedule and methods for ongoing maintenance, cleaning, neon light repair for the historic sign. The Planning Bureau Manager shall issue approval of the maintenance program and preservation details prior to the issuance of building permits.
11. Any building materials, such as sign fastenings, used in the project, shall be shown on the construction plans and shall be reviewed by the Department of Development Services; Planning Bureau during the plan check review process.
12. Upon reinstallation of the rooftop sign, the neon light colors shall match the blue and red neon that exists on the historic sign.
13. Approval is contingent upon the approval of the Site Plan Review entitlement (App. No. 2212-09). Entitlement approval shall be acquired prior to the temporary relocation of the sign. The Certificate of Occupancy of the 8-story building to be constructed under the Site Plan Review entitlement shall not be issued until the historic sign is installed upon the new building.

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14. Prior to the temporary removal, preservation, relocation, and reinstallation of the historic sign, the applicant shall secure all required building permits and interdepartmental approvals applicable for each stage of the project.
15. The applicant shall maintain a historic preservation consultant on staff to monitor the temporary removal, preservation, and relocation of the historic sign pursuant to the treatment program included in this application. The qualified professional shall meet the standards for history, architectural history, or architecture as set forth by the Secretary of the Interior's Professional Qualification Standards.
16. A second pre/post restoration/relocation report and plans shall be provided to staff to address any changes unforeseen in the original treatment program.
17. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff for the historic sign will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design as it relates to treatment of the historic sign will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
18. A building inspection must be completed by the Department of Development Services; Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
19. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff must be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
20. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.