

Date: September 21, 2020

To: Thomas B. Modica, City Manager 

From: Oscar W. Orci, Director of Development Services 

For: Mayor and Members of the City Council

Subject: **Annual Notification of Historic Property Requirements**

Each year, the Department of Development Services Planning Bureau sends a notification to owners of designated landmark buildings and properties located within historic districts concerning the benefits and requirements of historical properties and buildings. For 2020, the notification is being sent as a postcard (attached).

The notice describes both the benefits and additional requirements that come with owning or living in a historic landmark or property located within a historic district. Benefits include enhanced architectural and property value, eligibility for the Mills Act Property Tax Abatement Program (Mills Act), flexible application of the building code, increased community cohesion and civic pride. Additional permit requirements are in place to ensure the upkeep and adherence to historic district or landmark regulations. The notice serves as a reminder to property owners that any exterior changes to a historic landmark or property located in a historic district must be approved through a Certificate of Appropriateness (COA) prior to any work being done, even if a building permit is not required.

For more information, visit: longbeach.gov/historicpreservation. If you have any questions regarding this matter, please contact Patricia Diefenderfer, Advance Planning Officer, at (562) 570-6261 or at Patricia.Diefenderfer@longbeach.gov.

OWO:CK:PD

ATTACHMENT: ANNUAL NOTIFICATION OF HISTORIC PROPERTY REQUIREMENTS POSTCARD

CC: CHARLES PARKIN, CITY ATTORNEY
DOUGLAS P. HAUBERT, CITY PROSECUTOR
LAURA L. DOUD, CITY AUDITOR
LINDA F. TATUM, ASSISTANT CITY MANAGER
KEVIN JACKSON, DEPUTY CITY MANAGER
TERESA CHANDLER, DEPUTY CITY MANAGER
REBECCA GUZMAN GARNER, ADMINISTRATIVE DEPUTY CITY MANAGER
MONIQUE DE LA GARZA, CITY CLERK
DEPARTMENT HEADS

City of Long Beach

Historic District & Historic Landmark Requirements



Owners of designated landmark buildings or properties located within a historic district enjoy several benefits, including:

- Greater architectural integrity and improved property value
- Flexible building codes for historic buildings
- Eligibility for the Mills Act Property Tax Abatement Program

Historic designation is maintained through a permitting process.

Any exterior changes to a historic landmark or property located within a historic district **must** be approved through a Certificate of Appropriateness (COA) before starting any work, even if a building permit is not required. Common projects requiring a COA include: changes to windows and/or doors, building repairs and additions, paint, re-roofing, and solar panel installations.

Work done without a COA may result in fines and other penalties, as specified in the Long Beach Municipal Code (LBMC).

For more information, contact the Development Services Department's Historic Preservation staff at 562.570.6194 or HistoricPreservation@longbeach.gov or visit: longbeach.gov/historicpreservation.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



Planning Bureau
411 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802

Historic District Residents—know the rules, enjoy the benefits!



@LongBeachBuilds