

3.0 Project Description



3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

The City of Long Beach (City) is located in the southern portion of Los Angeles County, overlooking the Pacific Ocean and San Pedro Bay (approximately 22 miles south of downtown Los Angeles); refer to Exhibit 3-1, *Regional Vicinity*. The proposed 2810 East 1st Street Project (herein referenced as the “Project”) is located north of Ocean Boulevard, between Temple Avenue and Orizaba Avenue, within Long Beach’s Bluff Park Historic District; refer to Exhibit 3-2, *Local Vicinity*.

Regional access to the site is provided via Interstate 405 (I-405) and State Route 22 (SR-22), located approximately 3.0 and 2.5 miles to the north and northeast, respectively, and I-710 located approximately 2.75 miles to the west. Pacific Coast Highway (PCH) is located approximately 2.0 miles to the north/northeast of the Project site. The primary local roadways providing access to the site are Ocean Boulevard, East Broadway, and Temple Avenue.

3.2 EXISTING ONSITE AND SURROUNDING CONDITIONS

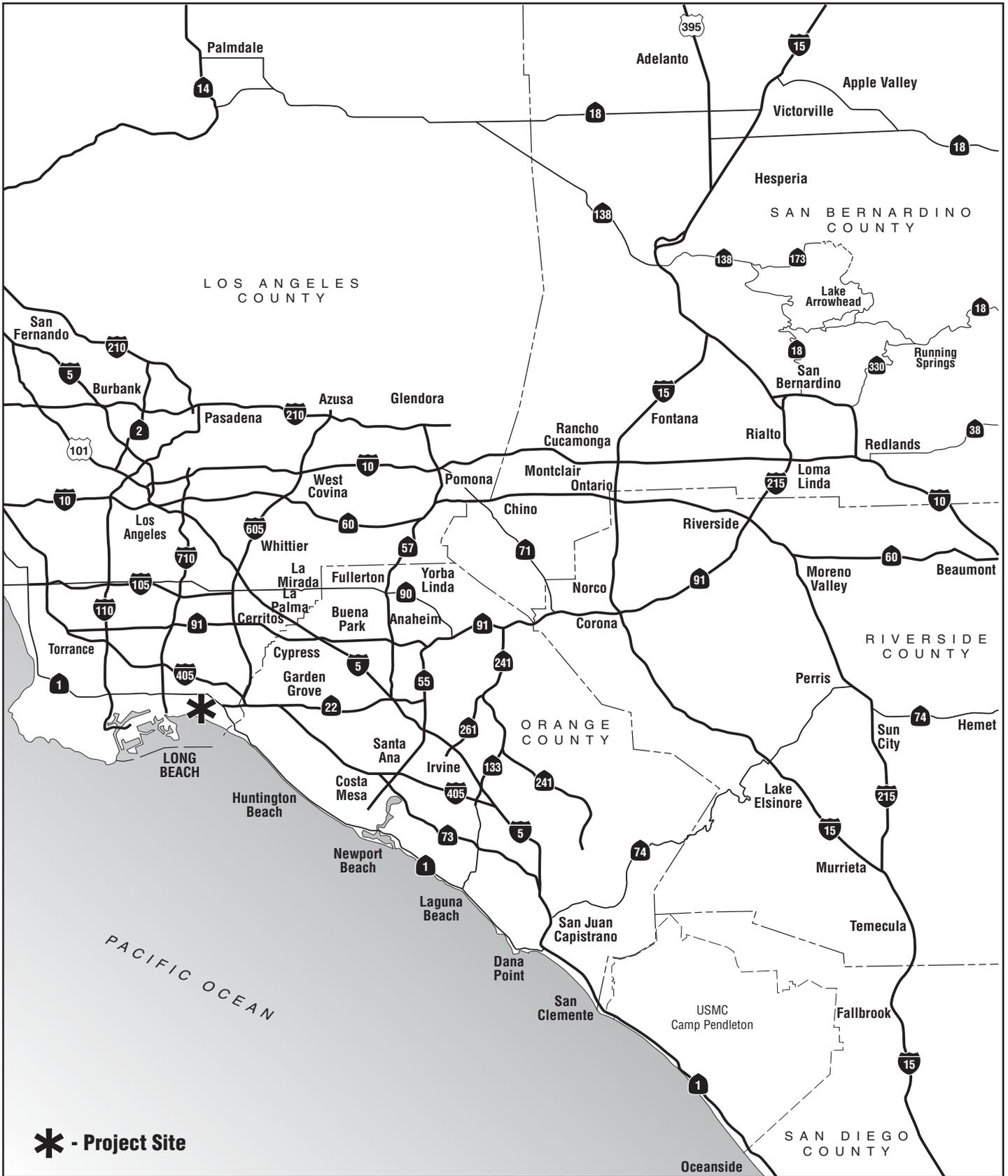
The Project site consists of one approximately 0.16-acre parcel, Assessor Parcel Number (APN) 7264-017-003.¹ The residence on the property is recorded by the County Assessor as 1,920 square feet of building living area. The structure currently lacks roof, walls, doors, and interior, as illustrated on Exhibit 3-3, *North Elevation of Project Site – Existing Condition*. It consists of mostly intact wood framing on a concrete foundation, with several windows still in their frames.

Land uses surrounding the Project site include various single- and multi-family residential uses to the north, a multi-family residential use to the east, and single-family residential uses to the south and west.

3.3 BACKGROUND AND HISTORY

The residence located at 2810 East 1st Street was originally constructed in 1921. In 1982, the Bluff Park Historic District was designated with the 2810 East 1st Street residence identified as a contributing structure. On October 15, 2005, a Certificate of Appropriateness was approved allowing a 523-square foot addition and removal of the rough-textured stucco on the existing residential structure. In December 2005, permitted construction work was initiated. Upon removal of the rough-textured stucco, most of the lath detached from the framing, leaving the framing bare. Termite damage and dry rot in the framing were also discovered during the stucco removal. The former property owner notified the City and requested a Certificate of Appropriateness for demolition and new construction. Since 2005, the residence has remained in its current state.

¹ Los Angeles County Office of the Assessor, <http://maps.assessor.lacounty.gov/mapping/viewer.asp>, Accessed January 22, 2013.

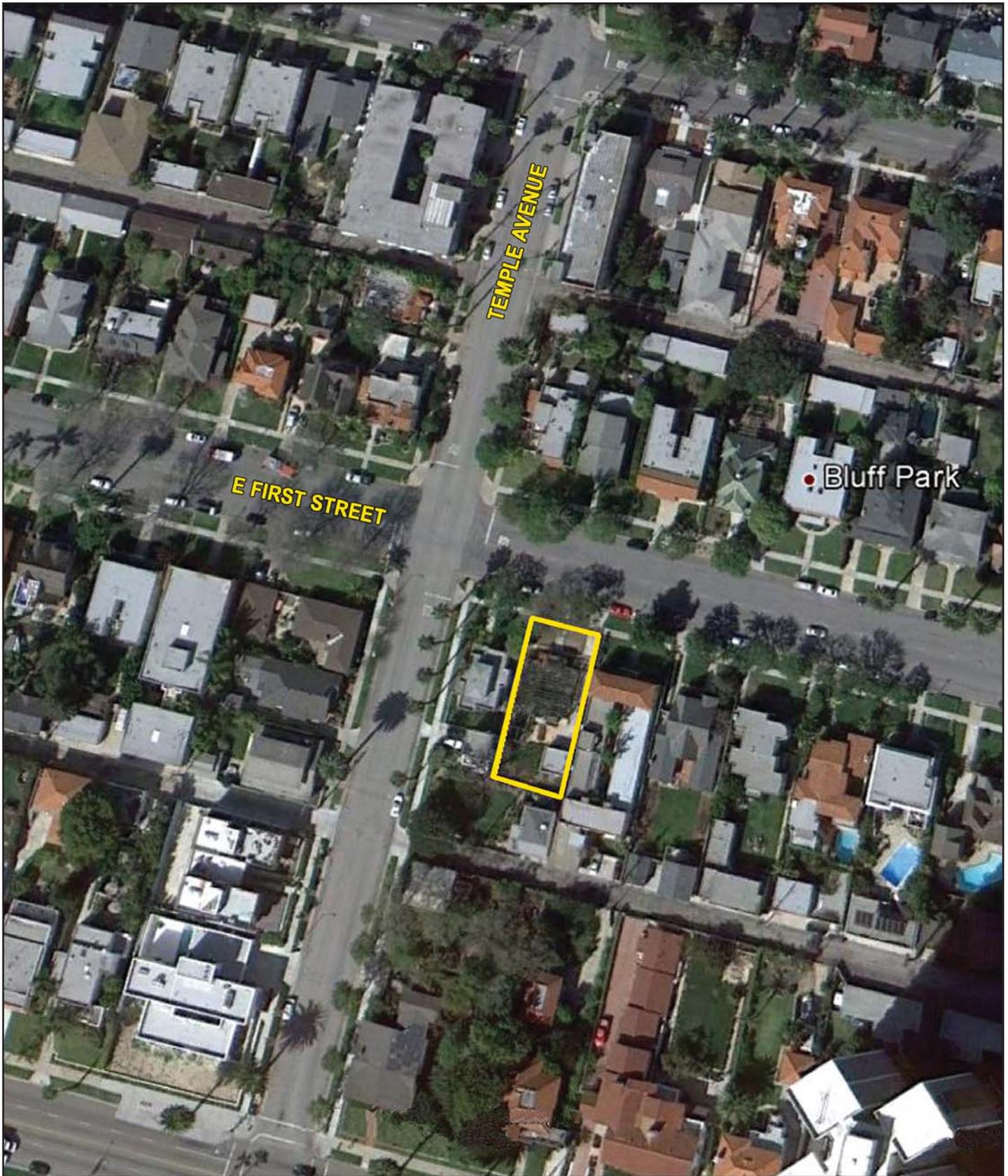


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CITY OF LONG BEACH
ENVIRONMENTAL IMPACT REPORT
2810 EAST FIRST STREET PROJECT
Regional Vicinity



 - Project Boundary
Source: Google Maps, 2012.

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ENVIRONMENTAL IMPACT REPORT
2810 EAST FIRST STREET PROJECT

Local Vicinity

Exhibit 3-2



Source: Historical Resources Report prepared by Galvin Preservation Associates, February 2013.



3.4 PROJECT CHARACTERISTICS

The Applicant proposes to restore the existing structure, using over 90 percent of the remaining onsite materials, as illustrated on Exhibit 3-4, *Illustration of Proposed Project*. The proposal involves the use of 100 percent of the existing foundation and over 80 percent of the existing framing. Missing doors and windows would be replaced with circa 1920s. The following summarizes the proposed restoration/reconstruction:

Structural

- Foundation: Retain and reuse 100 percent of the existing foundation, and sister a new engineered foundation for structural support.
- Roof Framing: Frame roof as per original design and structural upgrades.
- Roofing: Reuse 90 percent of the existing onsite adobe circa 1920's roofing materials and replace the missing 10 percent adobe with imported circa 1920's roofing materials.
- Garage: Retain and maintain the existing garage.
- Garage Roof: Repair and terrain grade the existing garage roof to prevent water intrusion.
- Front Porch: Retain, restore, maintain, and reuse the front porch.
- Framing: Chemically treat all framing for wood destroying organisms using Vikane Gas Fumigant (Sulfuryl Fluoride).²
- Timbers and Wood: Remove the existing dry rotted wood, replace with new structural wood, and sister the existing timbers, per engineering standards.

Interior

- Coved Ceiling: Retain interior coved ceiling in living room and dining area.
- Flooring: Install period correct oak flooring.
- Simple Living Home: The roof is designed to accommodate a rain water receptacle. The interior is designed to create heating, cooling zones, and low energy lighting throughout. The goal is to minimize costly off site energy and materials, use all available onsite materials, and take full advantage of economical passive energy systems.

Exterior

- Exterior Doors: Exterior doors circa 1920's.
- Exterior Doors: Repair, restore, and reuse the existing exterior doors, and replace the missing doors with circa 1920s.
- Windows: Repair, restore, and reuse the existing windows, and replace the missing windows with circa 1920s.
- Garage Doors: Provide new garage doors circa 1920s.
- Front Metal Gates and Door Screen: Retain, repair and restore matching metal gates at front of property and front door screen.

² Fluoride Action Network Website, <http://www.fluoridealert.org/pesticides/sulfuryl.f.vikane.epa.htm>, Accessed January 22, 2013.



Source: Begovich + Haug Architects, September 26, 2012.

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2810 EAST FIRST STREET PROJECT

Illustration of Proposed Condition

Exhibit 3-4



- Architectural Detail: Restore architectural detail as per historical photos and onsite framing details.
- Exterior Colors: Use approved exterior colors and stucco.

Hardscape/Landscape/Fencing

- Driveway and Walkways: Retain, maintain, and reuse the existing driveways and walkways; retain and grade the west side walkway.
- Fencing: Retain, maintain, repair, and reuse the existing fencing.
- Concrete Steps: Retain and repurpose for restoration the concrete steps located at south side of the house.
- Landscaping: Retain and maintain the orange tree and bougainvillea bushes.

Utilities

- Water and Sewer Lines: Retain, maintain, repair, and reuse the existing water and sewer lines.
- Gas Lines: Test, repair, and retain the existing gas lines.

Exhibit 3-5, *Proposed Site Plan*, illustrates the proposed site and floor plans, which include a 1,870-square foot house and a 338-square foot detached garage.

3.5 PROJECT GOALS/OBJECTIVES

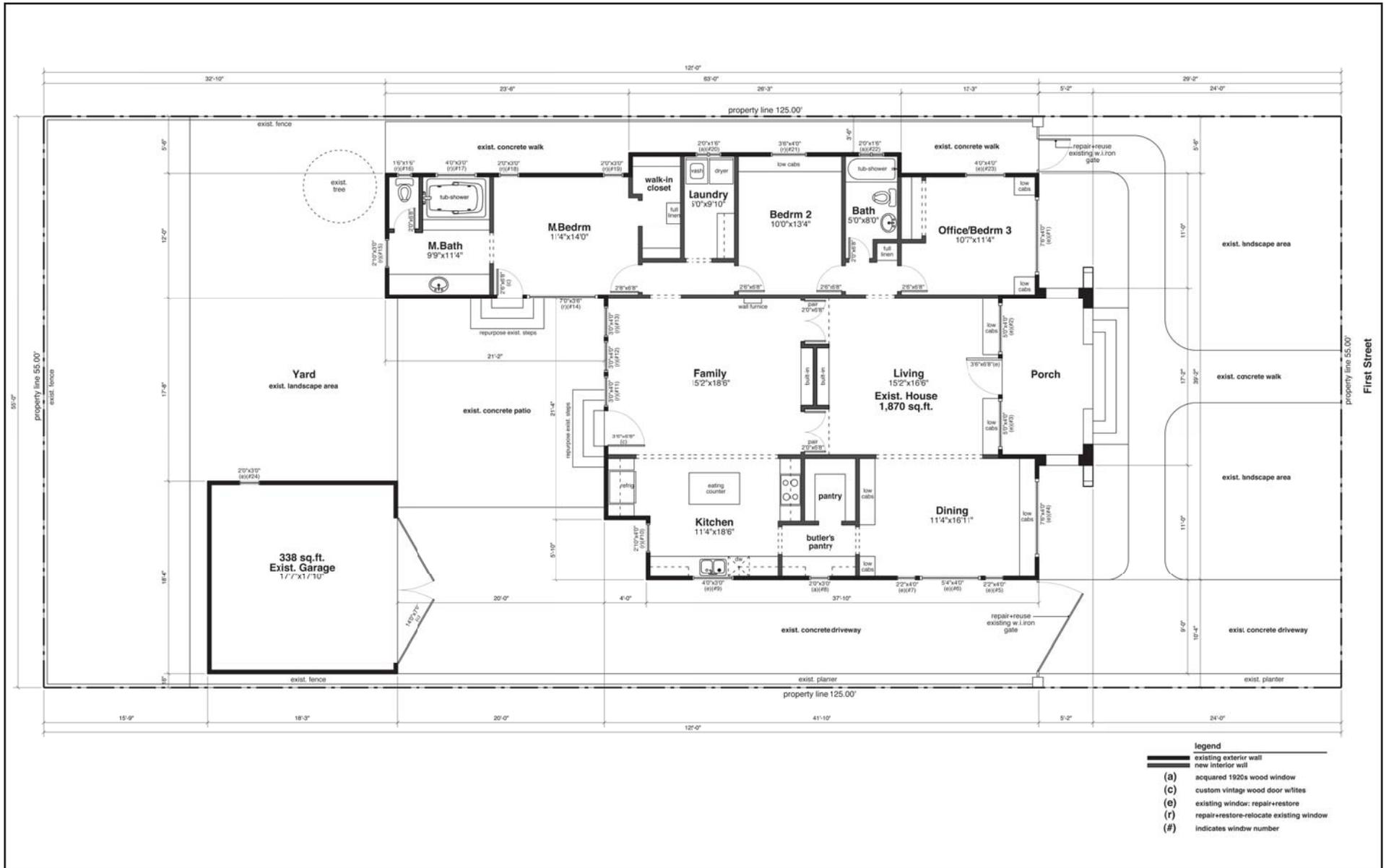
Pursuant to *CEQA Guidelines* Section 15124(b), the EIR project description must include “[a] statement of objectives sought by the proposed project....The statement of objectives should include the underlying purpose of the project.”

The proposed Project objectives are:

- Eliminate a damaged, partially disabled and blighting structure from the Bluff Park Historic District.
- Restore/reconstruct the single family residence on a previously occupied site, using the maximum amount of on-site original materials that is feasible.
- Develop a “new” single-family residence with modern amenities while maintaining the District’s historical significance, character, and quality by using architectural styles, materials, and features from the 1920s, the District’s period of significance.

3.6 PHASING

Construction of the Project is anticipated to occur in one phase, over a 12-month period. Construction would begin upon issuance of the Building Permit, which is anticipated to occur Summer 2013 and continue through issuance of the Occupancy Permit, which is anticipated to occur Summer 2014.



Source: Begovich + Haug Architects, September 26, 2012.

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CITY OF LONG BEACH
 ENVIRONMENTAL IMPACT REPORT
 2810 EAST FIRST STREET PROJECT
Proposed Site Plan

Exhibit 3-5



3.7 APPROVALS

The agency approvals required for Project implementation include the following:

City of Long Beach

- Certification of EIR by Planning Commission;
- Approval of Certificate of Appropriateness by Cultural Heritage Commission (or Planning Commission, upon appeal); and
- Building Permit.



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