

5. Environmental Analysis

5.3 CULTURAL RESOURCES

Cultural resources include places, objects, and settlements that reflect group or individual religious, archaeological, architectural, or paleontological activities. Such resources provide information on scientific progress, environmental adaptations, group ideology, or other human advancements. This section of the Draft Environmental Impact Report (DEIR) evaluates the potential for implementation of the Proposed Project to impact cultural resources (specifically, historical resources) in the City of Long Beach. Historical resources include sites, structures, objects, or places that are at least 50 years old and are significant for their engineering, architecture, cultural use or association, etc. In California, historic resources cover human activities over the past 12,000 years.

The analysis in this section is based in part on the following technical report:

- *Historical Resources Report*, GPA Consulting, December 2015

A complete copy of this technical report is included as Appendix D to this DEIR.

5.3.1 Environmental Setting

5.3.1.1 REGULATORY BACKGROUND

Federal, state and local laws, regulations, plans or guidelines that are potentially applicable to the Proposed Project are summarized below.

Federal

National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA) coordinates public and private efforts to identify, evaluate, and protect the nation's historic and archaeological resources. The act authorized the National Register of Historic Places, which lists districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture.

Section 106 (Protection of Historic Properties) of the NHPA requires federal agencies to take into account the effects of their undertakings on historic properties. Section 106 Review ensures that historic properties are considered during federal project planning and implementation. The Advisory Council on Historic Preservation, an independent federal agency, administers the review process with assistance from state historic preservation offices.

National Register of Historic Places

The National Register of Historic Places (National Register), as stipulated under the Code of Federal Regulations (CFR) Title 36 Part 60, 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."

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Criteria

As stipulated under Part 60.4, 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:

- 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 the National Register criteria, but it must also have integrity.” Integrity is defined in National Register Bulletin #15 as “the ability of a property to convey its significance.” Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. The aspects/qualities include feeling, association, workmanship, location, design, setting, and materials, and they are defined by National Register Bulletin #15 as follows:

- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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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 defined in National Register Bulletin #15 as “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.” 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.

State

California Register of Historic Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register of Historic Resources (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. 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 on the National Register criteria, but are identified as 1 to 4 instead of A to 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
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.

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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, as stipulated in Public Resources Code Section 4852.

The California Register may also include properties identified during historical resource surveys. However, in accordance with Public Resources Code Section 5024.1, the survey must meet all of the following criteria:

- The survey has been or will be included in the State Historical Resources Inventory.
- The survey and the survey documentation were prepared in accordance with OHP procedures and requirements.
- The resource is evaluated and determined by OHP to have a significance rating of Category 1 to 5 on a Department of Parks and Recreation (DPR) Form 523.
- 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.

Local

City of Long Beach Historic Landmarks

Section 2.63.050 (Criteria for Designation of Landmarks and Landmark Districts) of the City's Municipal Code, as amended by Ordinance No. ORD-15-0038, establishes the procedures and criteria for designating local historic landmarks. Specifically, a cultural resource qualifies for designation as a landmark if it retains integrity and manifests one or more of the following criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
or
- B. It is associated with the lives of persons significant in the City's past; or
- C. It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possess high artistic values; or
- D. It has yielded, or may be likely to yield, information important in prehistory or history.

The City of Long Beach also recognizes local historic districts. Per Section 2.63.050, a group of cultural resources qualify for designation as a landmark district if it retains integrity as a whole and meets the following criteria:

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- A. The grouping represents a significant and distinguishable entity that is significant within a historic context; and
- B. A minimum of 60 percent of the properties within the boundaries of the proposed landmark district qualify as a contributing property.

5.3.1.2 CULTURAL SETTING

Existing Historical Resources

As a part of the Historical Resources Report (see Appendix D), GPA Consulting researched properties in the Midtown Specific Plan area to determine whether or not they are currently listed as a landmark at the national, state, or local levels and whether or not they have been previously identified or evaluated as a historical resource. This involved a review of the Historic Property Data File for Los Angeles County, maintained by the California Office of Historic Preservation, as well as the list of local landmarks maintained by the City of Long Beach Planning Department. These sources revealed one property (Packard Motors Building at 205 Anaheim Street) in the Midtown Specific Plan area that is currently listed as a Long Beach Historic Landmark, and 26 properties that were previously evaluated and determined ineligible for listing in the National Register of Historic Places. These properties are summarized in Table 5.3-1.

The properties listed in Table 5.3-1 were observed in the field by GPA Consulting during a windshield survey conducted December 8 and 9, 2015. The designated local landmark, Packard Motors Building, appeared to retain sufficient integrity to convey its significance as a 1926 automobile showroom. This property is an historical resource as defined by CEQA, as it is listed in a local register of historical resources. The Packard Motors Building was designated as a Long Beach Historic Landmark in 1999 by Ordinance No. C-7593. Although the building has seen some alterations since it was constructed in 1926, the building looks substantially as it did in 1999 when the City declared it a landmark under the City's local criterion.

The remaining properties listed in Table 5.3-1, which had been previously determined ineligible for listing in the National Register of Historic Places, were also observed in the field by GPA Consulting; the properties appeared to continue to lack sufficient integrity for listing in the National or California Registers or as a local landmark. These properties are unlikely to qualify as historical resources unless a preponderance of evidence demonstrates otherwise.

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Table 5.3-1 List of Previously Evaluated Properties in the Midtown Specific Plan Area

	APN	Street Number	Street Name	Build Date	Status Code ¹
1	7269015016	00205	Anaheim Street	1926	5S1
2	7269022006	00329	16th Street	1926	6Y
3	7269022010	00349	16th Street	1916	6Y
4	7269022014	00405	16th Street	1912	6Y
5	7269021018	00327	17th Street	1912	6Y
6	7269021042	00351	17th Street	1907	6Y
7	7269021038	00409	17th Street	1915	6Y
8	7269021036	00415	17th Street	1912	6Y
9	7269022021	00426	17th Street	1923	6Y
10	7209008014	00344	19th Street	1908	6Y
11	7209010010	00428	20th Street	1919	6Y
12	7208100020	00320	25th Street	1900	6Y
13	7269026021	01445	Elm Avenue	1905	6Y
14	7269023008	01595	Elm Avenue	1920	6Y
15	7208027005	02185	Elm Avenue	1913	6U
16	720800308	02535	Elm Avenue	1940	6Y
17	7268021041	00350	Esther Street	1922	6Y
18	7269020023	00405	Esther Street	1923	6Y
19	7209012004	00341	Harmony Way	1922	6Y
20	7269022025	01621	Linden Avenue	1911	6Y
21	7269019040	01712	Locust Avenue	1919	6Y
22	7269019020	01730	Locust Avenue	1913	6Y
23	7208015026	02384	Long Beach Boulevard	1928	6Y
24	7209010018	01971	Pasadena Avenue	1923	6Y
25	7209012023	02057	Pasadena Avenue	1918	6Y
26	7209012020	02083	Pasadena Avenue	1919	6Y
27	7209010017	00427	Rhea Street	1923	6Y

Source: GPA Consulting 2015.

¹ Per the California Historical Resources status codes: 5S1 indicates an individual property that is listed or designated locally; 6U indicates property determined ineligible for National Register pursuant to Section 106 (Protection of Historic Properties) of the NHPA without review by the California State Historic Preservation Office; and 6Y indicates property determined ineligible for National Register by consensus through Section 106 process – not evaluated for California Register or local listing.

5.3.2 Thresholds of Significance

CEQA Guidelines Section 15064.5 provides direction on determining significance of impacts to archaeological and historical resources. Generally, a resource shall be considered “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- Is associated with the lives of persons important in our past;

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- Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history. (PRC § 5024.1; 14 CCR § 4852)

The fact that a resource is not listed in the California Register of Historical Resources, not determined to be eligible for listing, or not included in a local register of historical resources does not preclude a lead agency from determining that it may be a historical resource.

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- C-1 Cause a substantial adverse change in the significance of an historical resource pursuant to Section 15064.5.
- C-2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.
- C-3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- C-4 Disturb any human remains, including those interred outside of formal cemeteries.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant:

- Threshold C-1
- Threshold C-2
- Threshold C-3
- Threshold C-4

However, upon further review by the City of Long Beach it was determined that impacts associated with Threshold C-1 could be significant and, therefore, this threshold has been carried through to this section of the EIR. With the exception of Threshold C-1, the remaining thresholds will not be addressed in the following analysis.

5.3.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for which the significant impacts could occur. The applicable thresholds are identified in brackets after the impact statement.

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Impact 5.3-1: Implementation of the Proposed Project could result in an impact on known and/or unknown historical resources. [Threshold C-1]

Impact Analysis: Following is a discussion of the Proposed Project’s potential impacts on historical resources as a result of development and redevelopment activities that would be accommodated within each of the areas of the Project Site under the Proposed Project.

Midtown Specific Plan Area

As a part of the Historical Resources Report (see Appendix D) and in addition to the existing historical resource within the Midtown Specific Plan area (Packard Motors Building at 205 Anaheim Street), GPA Consulting identified properties within the Midtown Specific Plan area that are yet to be identified as a historical resource and should be further studied for potential impacts to historical resources in the event they are proposed for alteration or demolition as part of development and redevelopment that would be accommodated under the Midtown Specific Plan. No individual properties were specifically researched or evaluated to determine if they are eligible for listing in the National or California Registers or as a local landmark. Instead, the properties with the greatest likelihood for historic significance were identified, based on age, level of integrity, and property type.

Generally, properties must be at least 50 years old to be eligible for listing in the National Register of Historic Places. As the California Register and local register are modeled after the National Register, the industry standard also uses the 50 threshold as the minimum age requirement for eligibility. However, to capture properties that might turn 50 years old during the development of a project or survey, the industry standard looks at all properties that are more than 45 years old as a minimum age requirement for evaluation. Therefore, GPA Consulting obtained build dates for all properties in the Midtown Specific Plan Area using the Los Angeles County Assessor data. At least 606 parcels were indicated as containing buildings or structures over 45 years old. As these properties are nearing or past 50 years old, they were identified by GPA Consulting as properties that met the minimum age requirement that required further investigation.

In order to obtain additional information about the condition of the properties over 45 years of age, GPA conducted a windshield survey of these properties on December 8 and 9, 2015. This effort involved driving each street in the Midtown Specific Plan area to view and photograph properties from the public right-of-way. The properties that were at least 45 years of age and had moderate to high integrity were noted and photographed from the street whenever possible (photographs provided in Appendix D). A total of 66 properties were identified during the survey as “potential historical resources”; these properties are listed in Table 5.3-2.

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Table 5.3-2 List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation

	APN	Street Number	Street Name	Build Date
1	7209010002	00350	20th Street	1919
2	7209011014	00330	20th Street	1923
3	7209011017	00405	20th Street	1928
4	7209011012	00425	20th Street	1939
5	7206005901	00101	28th Street	1952
6	7269014009	00141	Anaheim Street	1930
7	7269015018	00233	Anaheim Street	1946
8	7269029022	00501	Anaheim Street	1927
9	7269029021	00535	Anaheim Street	1929
10	7207010041	02801	Atlantic Avenue	1959
11	7207009030	02865	Atlantic Avenue	1960
12	7206023025	00220	Canton Street	1913
13	7206023001	00208	Columbia Street	1908
14	7209008013	00407	Dayman Street	1933
15	7269027006	01331	Elm Avenue	1915
16	7269023013	01551	Elm Avenue	1910
17	7269023012	01561	Elm Avenue	1906
18	7269023011	01567	Elm Avenue	1910
19	7269023009	01585	Elm Avenue	1919
20	7208022021	02219	Elm Avenue	1912
21	7208022019	02225	Elm Avenue	1895
22	7208022016	02255	Elm Avenue	1915
23	7208022900	02295	Elm Avenue	c1930s
24	7208010015	02425	Elm Avenue	1922
25	7208010014	02433	Elm Avenue	1915
26	7208010013	02443	Elm Avenue	1922
27	7269021017	00324	Esther Street	1926
28	7269020021	00351	Esther Street	1910
29	7269021039	00400	Esther Street	1913
30	7269021026	01711	Linden Avenue	1923
31	7269021028	01723	Linden Avenue	1915
32	7269021029	01731	Linden Avenue	1916
33	7269021030	01741	Linden Avenue	1922
34	7269020031	01765	Linden Avenue	1912
35	7207009051	02898	Linden Avenue	1959
36	7269014004	01333	Locust Avenue	1925
37	7269014800	01331	Locust Avenue	c1920s
38	7269016147	01427	Long Beach Boulevard	1946
39	7209015009	01883	Long Beach Boulevard	1954
40	7209015003	01885	Long Beach Boulevard	1923
41	7209013009	02069	Long Beach Boulevard	1925
42	720901104	02070	Long Beach Boulevard	1925
43	7209013037	02073	Long Beach Boulevard	1923
44	7208027011	02160	Long Beach Boulevard	1948

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Table 5.3-2 List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation

45	7208023018	02247	Long Beach Boulevard	1907
46	7208022004	02268	Long Beach Boulevard	1964
47	7208014028	02301	Long Beach Boulevard	1958
48	7208003013	02500	Long Beach Boulevard	1959
49	7207019018	03012	Long Beach Boulevard	1967
50	7206011029	03069	Long Beach Boulevard	1948
51	7269005009	01320	Pacific Avenue	1928
52	7206025029	02632	Pacific Avenue	1960
53	7206025028	02650	Pacific Avenue	1952
54	7206025027	02654	Pacific Avenue	1953
55	7206024016	02776	Pacific Avenue	1955
56	7206005024	02800	Pacific Avenue	1956
57	7269020053	00304	Pacific Coast Highway	c1930s
58	7209007013	00401	Pacific Coast Highway	1911
59	7269035015	000550	Pacific Coast Highway	1931
60	7269005017	01301	Pine Avenue	1960
61	7209009007	00330	Rhea Street	1907
62	7209009008	00332	Rhea Street	1907
63	7209009012	00340	Rhea Street	1925
64	7209013016	00200	Willard Street	1923
65	7209013011	00237	Willard Street	1922
66	7206025032	00101	Willard Street	1967

Source: GPA Consulting 2015.

The list of properties provided in Table 5.3-2 have the highest likelihood that they may qualify as historical resources because they meet the minimum age requirement for the various historical registration programs and have the highest level of integrity of such properties within the Midtown Specific Plan Area. However, their individual significance (or lack thereof) is unknown and the properties have not been compared to other similar properties within a larger context or geographic region (e.g., the City at large). Therefore, properties identified in Table 5.3-2 would require further evaluation on a case by case basis if they are proposed to be altered or demolished as part of future development or redevelopment activities that would be accommodated under the Midtown Specific Plan.

An intensive-level evaluation of the properties identified in Table 5.3-2 would be required if they are proposed to be altered or demolished to definitively determine if they are historical resources as defined by CEQA. The evaluation would be required to be undertaken in accordance with the City's procedures for historical resource evaluations, generally involving a report and recordation of the property on a California Office of Historic Preservation DPR 523 Form.

Properties not included in Table 5.3-2, including properties that turn 50 years old after adoption of the Midtown Specific Plan, may still qualify as historical resources if a preponderance of evidence demonstrates that they meet one of the criteria listed above in Section 5.3.1.1, *Regulatory Background*. The fact that a property

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has not been previously identified does not preclude the City from treating any other resources over the age of 45 within the Midtown Specific Plan Area as potential historical resources, and requesting that they be evaluated as part of a future project. Evaluation of discretionary projects for any properties within the Midtown Specific Plan area not listed in Table 5.3-2 would be subject to evaluation by the City of Long Beach Development Services Department based on the standards of the City's Cultural Heritage Ordinance and the criteria of the California Environmental Quality Act.

Taking into consideration the types of potentially-eligible properties identified within the Midtown Specific Plan Area and the potential for various impacts to these properties, appropriate mitigation measures have been outlined at the end of this section to avoid, minimize, or mitigate significant impacts that may be caused by future development or redevelopment projects within the Midtown Specific Plan area.

Area Outside the Midtown Specific Plan

Under the Proposed Project, no physical change (e.g., additional development intensity, redevelopment) is expected to occur within this area of the Project Site and all existing uses (which include residential uses, a church, and Officer Black Park) are expected to remain. Therefore, no impacts on historical resources are anticipated to occur.

5.3.4 Cumulative Impacts

Other future cumulative development projects in the City of Long Beach that would be accommodated under the City's General Plan would involve modifications to or demolition of other existing buildings, some of which may be considered historic resources. However, each development project considered for approval by the City would be required to have that project's impacts to cultural resources evaluated as part of the CEQA processing and documentation for the project. Where significant impacts to historic resources are identified, project applicants/developers would be required to either avoid impacts or implement feasible mitigation measures to reduce impacts. Neither the Proposed Project nor cumulative development is expected to result in significant impact to historic resources. Therefore, the Proposed Project's contribution to cumulative historic resources impacts are considered less than significant.

5.3.5 Existing Regulations

- Code of Federal Regulations (CFR) Title 36 Part 60
- City of Long Beach Municipal Code, Section 2.63.050 (Criteria for Designation of Landmarks and Landmark Districts)

5.3.6 Level of Significance Before Mitigation

Without mitigation, these impacts would be **potentially significant**:

- Impact 5.3-1 Future development that would be accommodated under the Specific Plan could result in an impact on known and/or unknown historical resources.

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5.3.7 Mitigation Measures

CUL-1 Future development or redevelopment projects on any of the properties listed in Table 5.3-2 (List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation) of the Midtown Specific Plan EIR (SCH No. 2015031034) shall require that an intensive-level historical evaluation of the property be conducted by the property owner or project applicant/developer; the evaluation shall be conducted in accordance with all applicable federal, state and local guidelines for evaluating historical resources. If based on the evaluation of the property it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource (i.e. it would reduce its integrity to the point that it would no longer be eligible for inclusion in the California Register of Historical Resources or in the list of Long Beach Landmarks), then the provisions of Mitigation Measure CUL-2 shall be implemented by the property owner or project applicant/developer to eliminate or reduce the project's impact on historical resources.

CUL-2 If based on the intensive-level historical evaluation of a property listed in Table 5.3-2 (List of Properties in the Midtown Specific Plan Area Recommended for Future Evaluation) of the Midtown Specific Plan EIR, as required under Mitigation Measure CUL-1, it is determined that the proposed development or redevelopment project will have a substantial adverse effect on a historical resource, the City of Long Beach shall require the property owner or project applicant/developer to implement the following measures:

A. Rehabilitation According to the Secretary of the Interior's Standards

1. If the proposed project includes renovation, alteration, or an addition to an historical resource (not including total demolition), then the property owner or project applicant/developer shall first seek to design all proposed renovation, alterations or additions to the historical resource in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation (Standards) found at: <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>.
 - a. Plans for rehabilitation shall be created under the supervision of a professional meeting the Department of Interior's Professional Qualifications Standards in Architectural History or Historic Architecture and be designed by a licensed architect with demonstrated historic preservation experience.
 - b. Plans shall be reviewed in the schematic design phase prior to any construction work, as well as in the 60 and 90 percent construction documents phases for compliance with the Standards by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience with the Standards compliance reviews.

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- c. The qualified historic preservation professional reviewing the plans shall create a technical memo at each phase and submit the memo to the City of Long Beach Development Services Department for concurrence.
- d. At the discretion of the City, a detailed character-defining features analysis and/or historical resource treatment plan may need to be prepared for select historical resources by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards if the nature of the project or the significance of the property warrants such detailed analysis.
- e. A qualified historic preservation professional shall monitor construction activities at key milestones to ensure the work to be conducted complies with the Standards. The milestones shall be agreed upon in advance by the City and property owner or project applicant/developer.
- f. City staff and the qualified historic preservation professional shall review the finished rehabilitation/renovation in person upon completion.
- g. In the event that any historical resource(s) are leased to third-party tenants and tenant improvements will be made, all of the terms of this stipulation shall be disclosed in the lease agreements, agreed upon in writing, and mutually enforced by the property owner or project applicant/developer and the City. The tenants shall not be permitted to conduct work that does not comply with the Standards.

B. Retention/On-Site Relocation- For Proposed Demolition

1. If the proposed project includes total demolition of a historical resource, the property owner or project applicant/developer shall first consider an alternative that retains the historical resource and incorporates it into the overall project development as an adaptive re-use of the building, as determined feasible.
2. If the project site permits, the historical resource should be relocated to another location on the site and the resource should be re-incorporate into the overall project, as determined feasible.
3. If the City determines that retention/onsite relocation of the historical resource is not feasible through a credible feasibility study, then the City shall elect to allow the property owner or project applicant/developer to move forward with the development/redevelopment project; however, all other requirements outlined in this mitigation measure shall apply.

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C. Third Party Sale

1. If the City determines that retention or onsite relocation of the historical resource is not feasible, then the property owner or project applicant/developer shall offer any historical resources scheduled for demolition to the public for sale and offsite relocation by a third party:
 - a. The historic resource(s) shall be advertised by the property owner or project applicant/developer at a minimum in the following locations: project applicant's/developer's website (if applicable); City of Long Beach website; Los Angeles Times website and print editions; Long Beach Press Telegram.
 - b. The bidding period shall remain open for 60 days after the date of advertisement to allow adequate response time from interested parties.
 - c. Qualified parties shall meet the following minimum qualifications to be considered a realistic buyer: possess adequate financial resources to relocate and rehabilitate the historical resource(s); possess an available location for the historical resource(s); and provide for a new use for the historical resource(s).
 - d. The City shall approve the qualified buyer. If no such buyer comes forward within the allotted time frame, the City shall elect to issue a demolition permit for the historical resource. However, all other requirements outlined in this mitigation measure shall apply.

D. Recordation

1. The property owner or project applicant/developer shall create HABS-like Level II documentation prepared in accordance with the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation. Information on the Standards and Guidelines is available at the following links:
http://www.nps.gov/history/local-law/arch_stnds_6.htm.
<http://www.nps.gov/history/hdp/standards/index.htm>.
 - a. Photographs with large-format (4 inches by 5 inches or larger), black and white negatives of the property as a whole shall be provided; photocopies with large format negatives of select existing drawings, site plans, or historic views where available. A minimum of 12 views showing context and relationship of historical resources to each other shall be provided; aerial views showing the whole property shall also be provided.
 - b. Written historical descriptive data, index to photographs, and photo key plan shall be provided.

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- c. The above items shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating HABS Level II documentation.
- d. The above items shall be created prior to any demolition or relocation work.
- e. The above items shall be distributed to the following repositories for use by future researchers and educators. Before submitting any documents, each of the following repositories shall be contacted to ensure that they are willing and able to accept the items: City of Long Beach Public Library; Long Beach Historical Society; Los Angeles Public Library; South Central Coastal Information Center at California State University, Fullerton; and City of Long Beach Development Services Department (building files).

E. Salvage and Reuse

1. If offsite relocation of the historical resource by a third party is not accomplished, the property owner or project applicant/developer shall create a salvage and reuse plan identifying elements and materials of the resource that can be saved prior to any demolition work.
 - a. The salvage and reuse plan shall be included in bid documents prepared for the site and shall be created by a historic preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards with demonstrated experience in creating salvage and reuse plans.
 - b. Elements and materials that may be salvageable include windows; doors; roof tiles; decorative elements; bricks, foundation materials, and/or paving materials; framing members; furniture; lighting; and flooring materials, such as tiles and hardwood.
2. The property owner or project applicant/developer shall identify individuals, organizations, or businesses interested in receiving the salvaged items; these may include Habitat for Humanity Restore; other affordable housing organizations; or salvage yards. The following steps shall be taken by the property owner or project applicant/developer:
 - a. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be completed in consultation with the City.
 - b. Identification of the individuals, organizations, or businesses interested in receiving the salvaged items shall be accomplished by contacting potentially interested parties directly first.

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- c. Items to be salvaged shall be advertised in the following locations for a period of 60 days if none of the contacted parties are able to receive the items: Los Angeles Times and Long Beach Press Telegram.
 3. The property owner or project applicant/developer shall remove salvageable items in the gentlest, least destructive manner possible. Historic materials and features shall be protected by storing salvaged items in indoor, climate- and weather-controlled conditions until recipients can retrieve them. The removal of salvageable items shall be performed by a licensed contractor with demonstrated experience with implementing salvage and reuse plans.
- F. Other Optional Interpretive, Commemorative, or Educational Measures

The City may also elect to require additional (optional) mitigation measures crafted in response to a specific historical resource's property type or significance, association with a specific historic person, or overall value to the community, as practical, so long as the measure is commensurate with the significance of the property and the level of impact to that resource. Such measures may include educational or interpretive programming; signage; incorporation of historical features into new developments or public art; contribution to a mitigation fund for future historic preservation efforts; written histories or contexts important to the public's understanding of the lost resource (presuming no other extant resource can interpret such significance); etc. The need for these additional measures shall be determined by the City on a case by case basis and incorporated into the conditions of approval for the project. Some measures may be made available to the public through museum displays, written reports at research repositories or made available through on- or offsite signage or existing online multi-media sites.

5.3.8 Level of Significance After Mitigation

The mitigation measures identified above would reduce potential impacts to historic resources to a level that is less than significant. Therefore, no significant unavoidable adverse impacts to historic resources have been identified.

5.3.9 References

GPA Consulting. 2015, December. Historical Resources Report.