

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY ADDING SECTION 16.52.2520
RELATING TO THE DESIGNATION OF THE PROPERTY
LOCATED AT 4210 CALIFORNIA AVENUE AS A HISTORIC
LANDMARK

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 16.52.2520 is added to the Long Beach Municipal
Code to read as follows:

16.52.2520 Dr. Paul and Dorothy Harstein House.

A. Pursuant to the provisions of Chapter 2.63 of the Long Beach
Municipal Code and with the July 30, 2024 recommendation of the Cultural
Heritage Commission, the City Council designates the Dr. Paul and Dorothy
Harstein House located at 4210 California Avenue as a Long Beach local
historic landmark.

B. The complete location, legal description and reasons for
historic landmark designation are more fully contained in Resolution No.
_____, which shall be recorded pursuant to Public
Resources Code 5029, Government Code Section 27288.2 and Chapter
2.63 of the Long Beach Municipal Code.

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Section 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of _____, 2024, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

Recusal(s): Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ESTABLISHING A HISTORIC
RESOURCES DESIGNATION FOR THE DR. PAUL AND
DOROTHY HARSTEIN HOUSE LOCATED AT 4210
CALIFORNIA AVENUE, AS PRESCRIBED BY CHAPTER
2.63 OF THE LONG BEACH MUNICIPAL CODE TO BE
RECORDED PURSUANT TO THE AUTHORITY OF
GOVERNMENT CODE SECTION 27288.2 AND PUBLIC
RESOURCES CODE SECTION 5029

The City Council of the City of Long Beach does hereby resolve as follows:

Section 1. This Resolution is adopted pursuant to the authority and
mandate of California Public Resources Code Section 5029 in order to provide recorded
notice to current and future owners of the affected properties that such properties have
been designated as historical landmarks.

Section 2. Pursuant to Chapter 2.63 of the Long Beach Municipal Code,
the City Council of the City of Long Beach has adopted Ordinance No. _____,
designating the Dr. Paul and Dorothy Harstein House located at 4210 California Avenue
as a local historical landmark. As a local historic landmark, the demolition, alteration, or
relocation is restricted, subject to controls and standards set forth in this resolution and in
Chapter 2.63 of the Long Beach Municipal Code, as may be amended from time to time.

Section 3. The legal description for the Dr. Paul and Dorothy Harstein
House located at 4210 California Avenue is set forth on Exhibit "A", attached hereto and
incorporated herein as though set forth in full. The owners of the Dr. Paul and Dorothy
Harstein House located at 4210 California Avenue are Mihir Pandya and Jessica Zacher
Pandya and Anil M. Pandya and Abha Pandya, Trustees of the Pandya Family Trust.

Section 4. Designation as a Historic Landmark. Pursuant to the provisions of Chapter 2.63 of the Long Beach Municipal Code and upon the recommendation of the Cultural Heritage Commission, the City Council of the City of Long Beach hereby designates the Dr. Paul and Dorothy Harstein House located at 4210 California Avenue as a local historic landmark based on satisfying significance criteria "C", as defined in the City's Cultural Heritage Commission Ordinance (Long Beach Municipal Code, Section 2.63.050). The designation of the Dr. Paul and Dorothy Harstein House located at 4210 California Avenue as a local historic landmark has been codified in Section 16.52.2520 of the Long Beach Municipal Code.

A. Basis for Recommendation:

1. Property Description: The Dr. Paul and Dorothy Harstein House is a one-story residence constructed in 1964 in the custom Modern Ranch style. The building features a U-shaped horizontal form with interior courtyard, post, and beam construction with smooth stucco walls, low pitched roof with wide, overhanging eaves, and an open interior floor plan that integrates the outdoors into the interior with the use of large windows and glass doors. The façade features a wide, concrete walkway that leads to a tall 4-paned wood entry door flanked by fixed pane windows of equal height within an inset entrance porch. Floor-to-ceiling windows encircle the inset porch. Interior features such as a post and beam construction and open areas above partial walls carry the exterior features into the home furthering the goal of integration of indoor and outdoor life. There are large sliding glass doors leading from the open floor plan of the living room, den, dining room, kitchen and hallway to the interior backyard and (original) pool. The deep eaves surrounding the yard repeat the pattern of the front porch with a rafter and beam inset cut into the overhanging eaves.

2. Significance: The Custom Ranch Style residence

exhibits stylized characteristics of the Ranch Style, including its emphasis on horizontal form, interior courtyard, post, and beam construction, low pitched roof with wide, overhanging eaves, and the plan that integrates the outdoors into the interior with the use of large windows and glass doors. The residence also exhibits the work of a master architect with a period of significance from the date of design and construction of 1964.

B. Rational for historic landmark designation:

The City Council finds that relative to the designation of the Dr. Paul and Dorothy Harstein House located at 4210 California Avenue as a local historic landmark, the following criteria are manifested as set forth in the Long Beach Municipal Code Section 2.63.050 based upon the following:

“C” It embodies the distinctive characteristics of a type, period or method of construction, or it represents the work of a master or it possesses high artistic values.

The Contemporary Ranch style residence at 4210 California Avenue is an unusually pristine example of the Ranch Style architectural type that gained popularity in the Post-World War II-era. The subject resource contains most of the character defining features and aesthetic of this design, including the integration of the outdoors to the interior through doors, windows, and the open floor plan, as required by the City of Long Beach registration requirements for this resource type.

Stanley Val Golden, AIA, was the architect for the subject property. He is considered a leader in the modernization of Long Beach during the 1960s and 1970s. While Goldin has a long list of buildings attributed to him in the City of Long Beach, analysis showed that the subject property is one of the only remaining examples of Goldin’s Custom Ranch Style that is designed in a more expansive aesthetic for his client.

Section 5. General guidelines and standards for any changes.

1 A. Any maintenance, repair, stabilization, rehabilitation,
2 restoration, preservation, conservation, or reconstruction work proposed for
3 the building shall be conducted in a manner consistent with the “Secretary
4 of the Interior’s Standards for the Treatment of Historic Properties with
5 Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing
6 Historic Buildings” (1995), by Weeks and Grimmer, as amended, as well as
7 the “Procedures for Certificate of Appropriateness” (the “Standards”) found
8 in Section 2.63.080 of the Long Beach Municipal Code.

9 B. The Standards are incorporated herein by this reference and
10 shall be used as the authoritative guidelines for reviewing and approving
11 any proposed exterior work on the building.

12 C. The provisions of this Resolution shall regulate the building’s
13 exterior walls and other external features. There shall be no restrictions on
14 the building’s interior.

15 D. Original historic fabric on the exterior of the building shall be
16 executed in a manner that does not materially impair in an adverse manner
17 those physical characteristics of the structure that account for its
18 designation as a City landmark. Any such work must be done in keeping
19 with the building’s historic character, period, and architectural style.

20 E. No exterior changes to the building shall be allowed unless an
21 approved Certificate of Appropriateness has been applied for by an
22 applicant and is issued by the City authorizing such environmental change.

23 Section 6. Pursuant to the authority of the Public Resources Code
24 Section 5029 and Government Code Section 27288.2, the City Clerk shall cause a
25 certified copy of this Resolution to be recorded in the Official Records of the County of
26 Los Angeles.

27 Section 7. This Resolution shall take effect on the same date the
28 ordinance referred to in Section 2 of this Resolution becomes effective, and the City Clerk

1 shall certify the vote adopting this Resolution.

2 I hereby certify that the foregoing resolution was adopted by the City
3 Council of the City of Long Beach at its meeting of _____, 2024,
4 by the following vote:

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6 Ayes: Councilmembers: _____

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10 Noes: Councilmembers: _____

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12 Absent: Councilmembers: _____

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14 Recusal(s): Councilmember: _____

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City Clerk

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OFFICE OF THE CITY ATTORNEY
DAWN MCINTOSH, City Attorney
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Long Beach, CA 90802-4664

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EXHIBIT "A"
LEGAL DESCRIPTION

LOT 29 OF TRACT NO. 13289 AS PER MAP RECORDED IN BOOK 270
PAGES 6 AND 7 OF MAPS IN THE OFFICE OF THE RECORDER OF SAID COUNTY.