



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

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OCTOBER 10, 2011

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for a new 482-square-foot second story addition to an existing one-story single-family residence and to convert an existing two-story structure in the rear of the property from a two-unit to a one-unit residence while maintaining the four garage parking spaces on the ground floor. The subject property is located at 254 Coronado Avenue within the Bluff Heights Historic District. (District 3)

APPLICANT: Dean & Tuyet DeLeon
C/O Marzi
6521 Vanalden Avenue
Los Angeles, CA 91335
(Application No.: HP11-0174)

DISCUSSION

The subject site, 254 Coronado Avenue, is located on the east side of Coronado Avenue between Vista and 3rd Streets (Exhibit A – Location Map). The site is within the Bluff Heights Historic District and has a zoning designation of R-2-A (two family residential district with standard lots). The parcel is improved with a one story 1,112 square-foot bungalow built in 1914 and a two-story, two-unit 1,176-square-foot non-contributing structure built in 1939 with a four-car garage on the ground floor at the rear of the lot.

The applicant is requesting to add a 482-square-foot, second-story addition to the existing one-story residence. The addition will provide two additional bedrooms to the residence. In order to comply with Zoning regulations, which currently allows two units on this property, the applicant is also proposing to convert the two-unit structure in the rear half of property to a one-unit, by removing a kitchen and one of the exterior entrances and stairs (Exhibit B – Plans and Photographs).

The existing dwelling at the front of the property is a one-story bungalow with wood shiplap siding and a projecting, partial-width porch supported by tapered wood columns resting on concrete bases that have a stucco finish. At the front of the roof is a small

dormer and the roof has wide overhang eaves with rafter tails and decorative knee braces and extra stickwork in the gables. A non-original driveway leads from the street onto the property. The two-story structure at the rear of the property has a low-pitched, hip roof, wood and stucco exterior finishes and wood frame windows. The four-car garage in this structure is accessed from the alley.

The new 482-square-foot second-story addition will be clad in wood siding to match the material and pattern on the existing bungalow. New window openings will match the existing in size, material (wood), operation, trim detail, and recess as is found on the original structure. A second dormer will be added to the new addition that will match the existing one. The roof overhang will match in depth and detail with the extra stickwork duplicated in the gables. The non-original driveway will be removed and the curbcut restored.

In compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), and the Bluff Heights Historic Landmark District designation ordinance (Ordinance No. C-7937), staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on September 21, 2010. No responses were received as of the preparation of this report.

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER



ROBERT M. ZUR SCHMIEEDE, AICP
DEPUTY DIRECTOR

RMZS:JG:AZ

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photographs
Exhibit C – Findings and Conditions of Approval