



# 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 to add a 495-square-foot, one-story addition to the back of an existing one-story residence and construct a new one-car garage to the side of an existing two-story structure at the rear of the property located at 700 Sunrise Boulevard within the Sunrise Boulevard Historic District. (District 6)

APPLICANT: Steven Letran  
718 W. Center Street, #16  
Placentia, CA 92870  
(Application No.: HP11-0135)

## DISCUSSION

The subject site, 700 Sunrise Boulevard, is located on the south side of Sunrise Boulevard east of Atlantic Avenue (Exhibit A – Location Map). The site is within the Sunrise Boulevard Historic District and has a zoning designation of R-2-N (two family residential district with standard lots). The parcel is improved with a 1,205-square-foot, one-story, wood-frame bungalow built in 1915.

The applicant is requesting to add a 495-square-foot, one-story addition to an existing one-story residence. The addition will provide an additional bedroom, bathroom, and laundry room to the residence. In order to comply with Zoning regulations, the applicant is also proposing to construct a new one-car garage that will be attached to an existing two-story structure located in the rear half of the lot that has a two-car garage on the first floor and a second dwelling unit on the second floor (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 pavestone bases. A trellis extends from the porch across the front of the house. The roof has wide overhang eaves with simply finished exposed roof beams and rafter tails. A ribbon driveway leads from the street to the two-car garage. The two-story structure at the rear of the property, with the two-car garage and second

dwelling unit, has a flat roof, wood siding and wood frame windows on three sides with the rear elevation finished in stucco with aluminum sliding windows.

The new 495-square-foot 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. The ribbon driveway will be maintained. The garage addition to the two-story structure in the rear half of the lot will be finished with wood siding. The applicant is proposing to refinish the south elevation of the structure, which is currently stuccoed, with wood siding to match the other three elevations and to change out the aluminum sliding windows with wood frame double hung windows. The existing two-car garage door will be removed and replaced with a new wood, roll-up door that will match the door for the new garage. Finally, the existing second-story patio cover will be reworked into a simpler design.

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 Sunrise Boulevard Historic Landmark District Designation Ordinance (Ordinance No. C-6834), 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 SCHMIEDE, AICP  
DEPUTY DIRECTOR

RMZS:JG:AZ

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