



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

October 11, 2010

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to add a 330-square-foot first floor and a 571-square-foot second story addition to an existing single-family residence at 3500 Gaviota Avenue in the California Heights Historic District. (District 7)

APPLICANT: Ken and Marlene Kobel
c/o Bruce Beinlich
5525 East 7th Street, Suite D
Long Beach, CA 90804
(Application No. HP 10-0286 and CE 10-081)

DISCUSSION

The subject site, 3500 Gaviota Avenue within the California Heights Historic District, is located on the east side of Gaviota Avenue between Wardlow Road and 36th Street (Exhibit A - Location Map). The site has a zoning designation of R-1-N (Single-Family Residential District). The parcel is 5,737 square feet (45 feet by 127.5 feet) in area with a 15-foot-wide alley to the rear and is improved with a one-story, 1,754-square-foot Neo-Traditional home and detached two-car garage with alley access built in 1940 (Exhibit B – Photographs). In 1999, prior to the expansion of the California Heights Historic District, a 598-square-foot one-story addition was made to the rear of the home and a new roof installed. The California Heights Historic District was initially established in 1990 (C-6704) and expanded in 2000 when Gaviota, Rose and Gardenia Avenues between Wardlow and Bixby Roads were added to the district (C-7702). The home is classified as a contributing structure.

The applicant is requesting approval to construct a 330-square-foot first floor and a 571 - square-foot second story addition. The remodel will also alter the existing roofline on the front portion of the home by changing the roof from a hip roof with a north/south ridge to a hip roof with an east/west ridge, increase the height of the roof and remove the metal cupola. The north and south elevation plans show the change in the roofline (Exhibit B – Plans & Photographs).

The proposed second story addition will be located towards the rear of the lot setback approximately 60 feet from the front property line with 6-foot side yard setbacks. The

addition will have a hip roof with a north/south ridgeline. The first floor addition of 330 square feet (17 feet by 17 feet) will be a new family room and is located at the rear of the home. The 571-square-foot (17 feet by 33 feet) second story addition above will include a bathroom and two bedrooms for a total building area of 2,655 square feet. The entire home will be finished in a medium sand stucco finish in beige. Windows on the front elevation of the addition will be multi-paned wood windows with raised mullions to match the existing windows on the front elevation. The home will be reroofed in tan dimensional composition shingles.

This proposal was presented to the Cultural Heritage Commission on September 13, 2010 as a study session. The Commission recommended that the addition be redesigned to address the building symmetry, massing, roofline and second story setbacks. Due to engineering difficulties the second story setbacks have remained the same, although the second story will project nine inches beyond the first floor on the south elevation creating a small cantilever. On the north elevation the eave will be extended between the first and second floors to break up the elevation. The second story window on the northern portion of the front elevation has been moved to the corner of the building to match the window size and location on the first floor.

Since the proposal was presented to the Cultural Heritage Commission, the applicant has also provided staff with a revised rendering that better illustrates how the proposed second story addition relates to the existing home and the view from the street (Exhibit C – Perspective Rendering). Based on this improved rendering and the additional changes to the plans mentioned above in response to the Commission's comments, staff is recommending approval of the project subject to conditions that include repainting the window and fascia trim from blue to a more compatible earth tone color, installing wood windows in the addition, and replacing the existing front porch column and railing with a more appropriate material and 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, and the California Heights Historic District ordinance (Ordinance No. C-6704), staff has analyzed the proposed project and believes that the project meets these requirements and those of the City's zoning codes (Exhibit D - Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

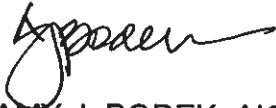
Public notices were distributed on September 27, 2010, per Section 21.21.302 of the Long Beach Municipal Code. A notice was mailed to the California Heights Neighborhood Association. No responses were received at the time of preparation of this report.

ENVIRONMENTAL REVIEW

For environmental purposes, projects that are consistent with the *Secretary of the Interior's Standards* are categorically exempt from the provisions of the California Environmental

Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 exemption) (Exhibit E - Categorical Exemption).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:lf

- Attachments
- Exhibit A – Location Map
 - Exhibit B – Plans & Photographs
 - Exhibit C – Perspective Rendering
 - Exhibit D – Findings & Conditions of Approval
 - Exhibit E – Categorical Exemption CE 10-081

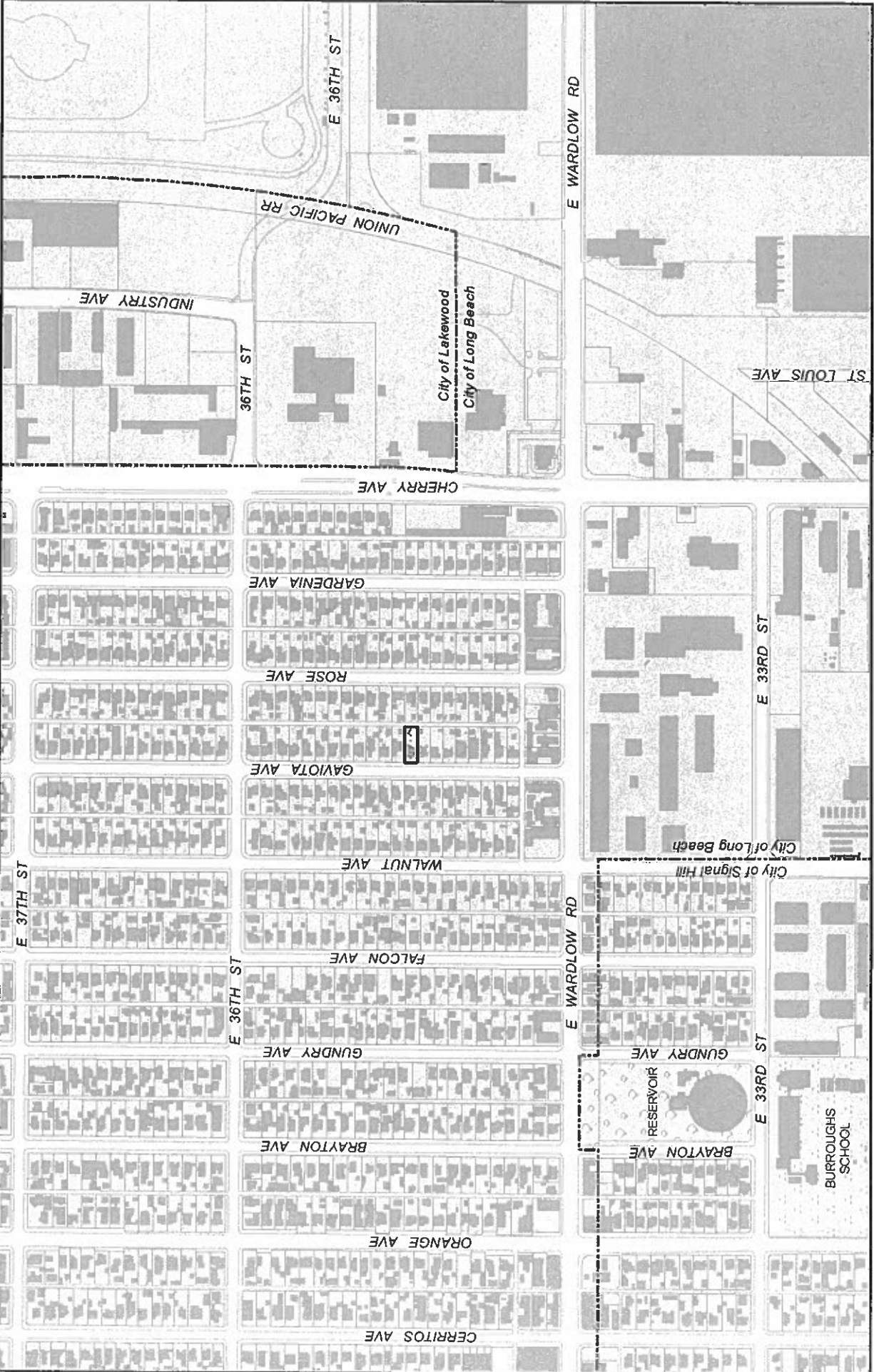
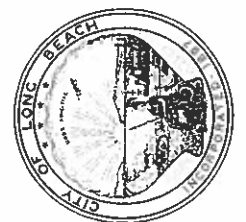


Exhibit A



Subject Property:
 3500 Gaviota Ave
 Application No. HP 10-0286
 Council District 7
 Zoning Code : R-1-N



**CERTIFICATE OF APPROPRIATENESS HP10-0286
FINDINGS AND ANALYSIS
3500 Gaviota Avenue**

ANALYSIS:

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 California Heights Historic District (Ordinance No. C-6704 and C-7702):

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation*, and the California Heights Historic District ordinance. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-1-N development standards as conditioned.

The subject site, 3500 Gaviota Avenue within the California Heights Historic District, is located on the east side of Gaviota Avenue between Wardlow Road and 36th Street. The site has a zoning designation of R-1-N (Single-family Residential District with standard size lots). The parcel is 5,737 square feet (45 feet by 127.5 feet) in area with a 15-foot-wide alley to the rear. The site is improved with a one-story, 1,754-square-foot Neo-Traditional home and detached two-car garage with alley access built in 1940. In 1999, prior to the expansion of the California Heights Historic District, a 598 square foot one-story addition was made to the rear of the home and a new roof installed. The California Heights Historic District was adopted in 1990 (C-6704) and expanded in 2000 when Gaviota, Rose and Gardenia Avenues between Wardlow and Bixby Roads were added to the district (C-7702). The home is classified as a contributing structure.

The existing dwelling has a small projection on the front elevation that contains an enclosed entry, closet and covered front porch. The home has been altered over the years by the installation of a non-original front porch column and railing, glass block accents on the side elevations, removal of the original windows and a brick veneer base on the front elevation. The home is primarily finished in a cream colored smooth stucco with multi-paned wood windows on the front elevation and brown aluminum sash and sliding windows on the side and rear elevations. A round window with stone surround is also located on the front elevation. The roof is finished with light brown composition shingles and the fascia boards and window trim are painted blue.

The proposed addition consists of 901 square-feet to the rear of the home and altered roof design. The addition is located towards the rear of the lot setback approximately 60' from the front property line with 6'0" side yard setbacks. The addition will have a hip roof with a north/south ridgeline. The first floor addition consists of a 330 square foot located at the rear of the home and a 571 square foot (17 feet by 33 feet) second story addition resulting in a total building area of 2,655 square feet. The entire home will finished in a medium sand stucco finish in beige with the window trim painted a brown color. Windows on the front elevation of the addition will be wood multi paned with raised mullions to match the

existing home with wood single hung windows on the side and rear elevations. The home will be reroofed in tan/brown dimensional composition shingles.

As conditioned with the repainting of the window and fascia trim from blue to a more compatible earth tone color, installing wood windows in the addition and existing home, and replacing the existing front porch column and railing with a more appropriate design and material, the proposed addition is compatible with the architectural character of the existing residence.

With the conditions of approval included in the staff report, staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance) and the California Heights Historic District ordinance, as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

FACTS FOR FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed addition with the changes recommended in the conditions of approval will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition is located near the rear half of the lot and is consistent with other two-story additions on the block and in the surrounding neighborhood.

The proposed addition located at the rear of the dwelling is set back sufficiently enough from the public right-of-way as to not impact the historic character of the home.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Director of Development Services.**

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.

- 3. The proposed change is consistent with or not incompatible with the architectural period of the building.**

With the recommended conditions, the changes are consistent with the original design of the structure and will not compromise the integrity of the architectural period of the dwelling. The design, materials, and features of the contributing property are incorporated into the addition in a compatible and consistent manner.

4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.

The proposed addition, as conditioned, will not adversely affect the historic district or the adjacent contributing properties since its architectural style is compatible with that of the original structure. The proposed work will be consistent with other two-story additions in California Heights. The property to the south is a two-story home built in 1940, the property to the north is a one-story home built in 1938 and the property to the rear is also a one-story home built in 1940. All the homes are the Neo-Traditional architectural style.

5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.

The addition is located to the rear of the existing home and in the rear half of the lot, maintains the proportions, and scale of the original structure and those contributing properties surrounding it. Additionally, the style of the new construction and the use of appropriate and compatible materials of the addition allow it to be subordinate to the original house.

6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.

Set at the rear of the dwelling, the proposed addition is made as a subordinate addition to the primary residence. As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. Further, with the incorporation of the addition, notable historic fabric on the existing structure will not be radically altered or changed.

CONDITIONS OF APPROVAL
Address: 3500 Gaviota Avenue
Historic District: California Heights Historic District
Case No. HP10-0286
Date: October 11, 2010

1. This approval is for activities shown on plans received by the Director of Development Services - Office of Historic Preservation on October 4, 2010. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before OCCUPANCY hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., 10 calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action made by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(J) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required Planning and Building permits and variances shall be obtained by the applicant. Building permits and any required variances must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Historic Preservation Officer or applicable staff before implementing. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Planning and Building Department.

7. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Historic Preservation Officer upon request by the applicant prior to the date of expiration.
8. All window and fascia trim shall be painted an earth tone color subject to approval by the Zoning Administrator.
9. The front porch column and railing shall be replaced with a more appropriate design compatible with the Neo-Traditional style of the home to the satisfaction of the Zoning Administrator.
10. The window trim dimension on the second story front elevation shall match the trim on the existing first story.
11. The windows in the addition shall be wood to the satisfaction of the Zoning Administrator.



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 10-081

Project Location/Address: 3500 Gaviota Avenue.

Project/Activity Description: A 901 sq. foot first and second story addition to an existing one story residence.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Ken and Marlene Kobel

Mailing Address: 3500 Gaviota Avenue, Long Beach, CA

Phone Number: 562-492-6438 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: HP10-0286 Planner's Initials: LF

Required Permits: Certificate of Appropriateness

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION Section 15331, class 31

Statement of support for this finding: One and two story addition in the rear half of the lot of a single family home. the addition will match the existing architecture and materials, and does not detract from the character of the historic district

Contact Person: Lynette Ferenczy Contact Phone: 562-570-6194

Signature: [Signature] Date: Oct 1, 2010