



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

June 13, 2011

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

STUDY SESSION:

Conduct a study session to provide the applicant and staff with direction on the processing of a Certificate of Appropriateness request for exterior work that has been completed without any historic approval from the City on a contributing structure located at 21 Redondo Avenue in the Bluff Park Historic District.
(District 3)

APPLICANT: Kevin Chinook
525 East Seaside Way #909
Long Beach, CA 90302
(Application No. HP 11-0132)

DISCUSSION

The subject of this study session is a proposal to review the conversion of a 1940 ranch style home to a modern Spanish style home. The property is located within the Bluff Park Historic District on the west side of Redondo Avenue adjacent to a 20-foot-wide east/west alley one lot north of Ocean Boulevard. While the site has a zoning designation of R-2-L (Two-family residential district with large lots), the property in question is quite small at 3,375 square feet (75 feet by 45 feet). The one-story stucco home with attached one-car garage was built in 1940. The home is classified as a contributing structure.

This ranch style home has a low-pitched roof which was covered with light gray composition shingles and one-car garage accessed off the alley. The home was clad in light gray stucco with black multipane wood sash windows bordered by a horizontal black band. A brick fireplace was located on the south elevation off the living room.

A stop work notice was issued March 31, 2011, when it was discovered that the exterior of the home had been altered without City approvals. The applicant obtained a permit that same day to remodel a kitchen and two bathrooms. A note was made on the building permit application that all work was located on the interior of the home and no exterior

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changes were proposed on the issued permit. The exterior of the home has been completely altered. All previous exterior finish materials, windows, roof, front door, garage door and exterior light fixtures have been removed. The home has been restuccoed in a smooth hand trowel white finish and a red clay tile roof installed. The original windows have been replaced with brown vinyl windows. The front door and garage door have also been replaced. Lastly, a new stucco finish has been applied to the retaining wall at the front property line and on the brick chimney.

The study session is an opportunity for the applicant to present their proposal to the Cultural Heritage Commission and for the Commission to provide any comments and suggestions to the applicant and staff before the item is brought back for future consideration.

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER



ROBERT M. ZUR SCHMIEEDE, AICP
DEPUTY DIRECTOR OF DEVELOPMENT

RMZS: DB: LF

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photographs

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CITY OF LONG BEACH
CULTURAL HERITAGE COMMISSION
MINUTES

MONDAY, JUNE 13, 2011
333 W. OCEAN BOULEVARD
COUNCIL CHAMBER, 5:30 PM

Karen Highberger, Chair
Irma Hernandez, Vice Chair
Laura H. Brassler, Commissioner
Shannon Carmack, Commissioner



Louise Ivers, Commissioner
Harvey Keller, Commissioner
Richard Powers, Commissioner

FINAL AGENDA AND MINUTES

CALL TO ORDER (5:34 PM)

see media

At 5:34 p.m., Chair Highberger called the meeting to order.

ROLL CALL (5:34 PM)

see media

Boardmembers Laura H. Brassler, Karen L. Highberger, Irma Hernandez, Louise
Present: Ivers and Harvey Keller

Boardmembers Shannon Carmack
Absent:

Also present: Robert Zur Schmiede, Deputy Director of Development; Jill Griffiths, Planning Officer; Steve Gerhardt, Planner; Lynette Ferenczy, Planner; Angie Zetterquist, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:34 PM)

see media

Chair Highberger led the flag salute.

MINUTES (5:35 PM)

see media

see media

11-010CH

Recommendation to receive and file the Cultural Heritage Commission minutes of April 11, 2011.

A motion was made by Commissioner Keller, seconded by Commissioner Ivers, to approve the recommendation. The motion carried by the following vote:

see media

5. 11-014CH

Recommendation to conduct a study session to provide the applicant and staff with direction on the processing of a Certificate of Appropriateness request for exterior work that has been completed without historic approval from the City on a contributing structure located at 21 Redondo Avenue in the Bluff Park Historic District. (District 3) (Application No. HP11-0132)

Jill Griffiths, Planning Officer, introduced Lynette Ferenczy, Project Planner, who presented the study session item.

Lynette Ferenczy responded to queries from Commissioner Keller.

Lynette Ferenczy responded to a query from Chair Highberger.

Josh Espinoza, representing the applicant, spoke.

Commissioner Keller spoke.

Josh Espinoza responded to a query from Commissioner Brassier.

A dialogue ensued between Commissioner Ivers and Josh Espinoza.

A dialogue ensued between Commissioner Keller and Josh Espinoza.

Josh Espinoza responded to queries from Commissioner Hernandez.

Sasha Whittey, President of Bluff Park Historic District, provided public comment.

Wendy Harn provided public comment.

Helena Segelhorst provided public comment.

Candy DiFazio provided public comment.

Commissioner Hernandez spoke.

A dialogue ensued between Jill Griffiths and Chair Highberger.

Chair Highberger spoke.

Rob Zur Schmiede, Deputy Director of Development, spoke.

Chair Highberger spoke.

Commissioner Ivers spoke.

Jill Griffiths spoke.

Commissioner Ivers spoke.

Rob Zur Schmiede spoke.

A dialogue ensued between Chair Highberger and Rob Zur Schmiede.

Rob Zur Schmiede responded to a query from Commissioner Brasser.

A dialogue ensued between Chair Highberger, Rob Zur Schmiede and Jill Griffiths.

Commissioner Ivers spoke.

A motion was made by Chair Highberger, seconded by Commissioner Brasser, to form a subcommittee consisting of Chair Highberger and Commissioner Ivers to meet with City staff to provide direction on possible resolutions to issues with the project. The motion carried by the following vote:

Yes: 5 - Laura H. Brasser, Karen L. Highberger, Irma Hernandez, Louise Ivers and Harvey Keller

Excused: 1 - Richard Powers

Absent: 1 - Shannon Carmack

PUBLIC PARTICIPATION (7:54 PM)

see media

There was no public comment given at this time.

COMMENTS FROM THE CULTURAL HERITAGE COMMISSION (7:54 PM)

see media

There were no comments from the Cultural Heritage Commission.

ADJOURNMENT (7:57 PM)

At 7:57 p.m., there being no objection, Chair Highberger adjourned the meeting.

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