



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 11, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California**RE: Continued Hearing for 635 Loma Avenue (continued on January 14, 2019)**

RECOMMENDATION:

Deny a Certificate of Appropriateness request for the addition of 1,382-square-foot total (387-square-foot to the first story, and 995-square-foot to create a new second story) to an existing one-story, single-family residence in the Belmont Heights Historic District. The existing home is a contributing property within the Belmont Heights Historic District. (District 3)

APPLICANT: Danielle Zunzunegui / Jeff Jeannette
209 Temple Avenue
Long Beach, CA 90803
(Application No. HP18-512)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow a 387 square-foot addition to the first floor, and a 995-square-foot addition to create a new second floor (1,382-square-foot total); a redesigned front porch; and new rear and side patios to an existing single-story home within the Belmont Heights Historic District and the Single-family Residential Standard Lot (R-1-N) zoning district (Exhibit A - 635 Loma Ave. Alternative Plans).

SUBCOMMITTEE

The subject application and proposal were first heard by the Cultural Heritage Commission (CHC) on January 14, 2019. At the time, City staff recommended denial of the initial proposal citing inconsistency with Belmont Heights Historic Guidelines and the Secretary of the Interior Standards for Rehabilitation. The inconsistencies were due to excessive massing proposed through a second-story addition on a block where the dominant historic character is single-story homes, with few exceptions having second stories – the majority of these exceptions have second stories located in the rear of the property. On January 14, 2019, the CHC Commissioners accepted staff's recommendation and analysis of the proposed project and continued the application date-certain to March 11, 2019 (Exhibit B – 635 Loma Ave. January 14 Staff Report and Exhibits).

Per the request and guidance of the CHC, the applicant met with a CHC-subcommittee to discuss alternative designs and strategies to satisfy the Belmont Heights Historic Guidelines, the Secretary of the Interior Standards, and all Zoning Code regulations. The Subcommittee included two CHC Commissioners, City staff, the applicants, and the architect.

During the sub-committee meeting, the applicants presented various two-story alternatives and sketches that located the proposed addition farther back on the property. Subcommittee members and staff provided general guidance citing the Belmont Heights Guidelines stating, *“The upper story addition should be planned and constructed in a way that does not involve removing, obstructing, or damaging any existing historic features.”* In order to demonstrate compliance with the guidelines, CHC commissioners provided general guidance on massing and design qualities that would help the proposed project compliment the general character and context of the block and larger district. The commissioners also requested the applicants provide 3D visualizations and renderings of the proposed massing from a human-level perspective. Additionally, staff advised the applicants to consider alternatives that retain the clipped gables in the roof plan, which are a unique architectural feature of the existing home.

Following the subcommittee meeting, the applicants provided staff with initial 3D renderings on February 21, 2019, and a full set of plans on February 27, 2019. Staff reviewed the proposed changes but determined that the redesign remains inconsistent with the Belmont Heights Historic Guidelines and the Secretary of the Interior's Standards for Rehabilitation. As proposed, the alternative design presents a significant deviation from the original design, the surrounding block, and the larger district. Staff informed the applicants the proposed redesign could not be recommended for approval and advised them to consider changes that locate the second-story addition farther back on the property. However, the applicants indicated they wanted to proceed with their date-certain hearing in order to propose the subject propose alternative (Exhibit B – 635 Loma Ave. Alternative Plans).

ANALYSIS: ALTERNATIVE PLANS

The proposed project and redesign requires approval of the CHC because the size of the proposed addition exceeds 250 square-feet, and the addition would add a new second story to the existing one-story structure, visible from the public right-of-way. To be granted approval, the project must comply with the Secretary of the Interior's Standards, the City's Zoning Code, the Belmont Heights Historic District Guidelines, and meet the criteria for a Certificate of Appropriateness.

Following the February 19 subcommittee, the proposed alternative retains much of the same massing and sizing as the initial design. The first-floor addition (387 square-feet) would be located on the west elevation and would extend 22-feet-4-inches into the rear yard and would align with the outermost wall of the existing residence and maintain a 4-foot side setback from the property line to edge of the eave overhang. Similar to the initial proposal, a new first-floor, 242-square-foot deck and covered porch would extend 12 feet beyond the enclosed first-floor addition into the rear yard. Similarly, the redesign

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also includes, a masonry chimney and stairway landing are proposed to project from the house – these architectural projections are compliant with the R-1-N zoning standards. Along the south elevation, the Applicants are proposing new French doors to open to concrete patio, with an overhead pergola, and steps down to grade adjacent to the driveway.

The new second story (995 square-feet) would be set back approximately 30 feet from the front property line, and approximately 18 feet behind the face of the existing front porch. The most significant change in the proposed redesign is the introduction of staggered massing on second floor. A smaller second-story gable would be built along the south edge above the first floor. This massing is 15 feet wide – on the opposite side of the home, the remainder of the second story would be set back an additional 17-feet 7-inches. This design strategy was based on guidance shared in the subcommittee meeting to help minimize the second-story massing, but staff and CHC Commissioners would determine the efficacy of this strategy after reviewing new renderings.

Lastly, the applicants have offered to retain the clipped gables where possible on the first and second floors. The applicants indicated to staff they prefer to have conventional-squared gables, but the applicants are willing to incorporate this architectural feature if directed to do so.

Similar to the original proposal, the new additions will match the materials and design of the primary dwelling. The applicant is proposing horizontal wood siding and trim in a historically appropriate size and “teardrop” profile to be painted in neutral colors to match the character of the original home. Additionally, the applicant is proposing to replace all non-period appropriate windows with all-wood windows.

In order to approve a proposed project within a given historic district, staff is required to make findings of consistency with all applicable regulatory documents and codes, including: the Belmont Heights Historic District Guidelines, Belmont Heights Historic Landmark District Ordinance (C-7802), and the City’s Zoning Code. Following staff review of the proposed redesign, staff determined the proposed redesign and second story addition would be inconsistent with the established regulations as it would be highly visible from the street and pose a significant deviation from the original single-story character of the home, the surrounding block context and the larger historic district. Today, the overall height of the existing primary residence is 19-feet. The proposed second story would increase the ridge mid-point height to 25-feet in height. While 25 feet is the permitted maximum height in the R-1-N Zoning District, the proposed addition significantly alters the original building massing established for the historic property and remains in conflict with the Belmont Heights Historic Landmark District Ordinance sections:

D.2(a): “Additions shall be compatible in materials and design, and shall be subordinate in scale, to the existing building.”

D.2(b): “Important architectural features which define the character of the historic style shall not be removed or obscured. These include roofs and rafter tails, exterior cladding, historic wood sash windows on the facade or sides of the

house, porch supports, original doors, and other original structural and decorative features.”

D.3(a): “New Construction - Construction of new buildings in the Belmont Heights Historic Landmark District shall conform to the bulk, massing, scale, setbacks, height, materials, color and design of the majority of existing historic structures on both sides of the street on the block on which the new building is to be erected.”

Upon review, staff found the scale and context of the proposed redesign remains out-of-scale with adjacent properties in structure height and massing. The properties to the north and south of the subject site, within the Belmont Heights Historic District feature single-family homes of primarily one-story Craftsman-style homes with occasional California Bungalow and Neo-traditional homes. The 23 homes within the 600-block of Loma Avenue were constructed between 1905 and 1936, with 16 of the 23 homes built between 1918 and 1923. Out of the 23 homes on the 600 block, 20 of the homes have single-stories located at the front of the property. Nearly all properties on the west side of the 600-block of Loma Avenue feature one-story primary structures, with only two residential properties to the north having a second story, and these second story structures are located in the rear of the property. On the opposite side of Loma Avenue, five of eleven total residences have second stories, but only two of these properties have a second story on the primary residence. The new second story would be highly visible from the public right-of-way. Despite the inclusion of staggering the second-floor massing, the new second story will disrupt the visual continuity of the street consisting primarily of single-story structures and will not be compatible with the overall character found in the surrounding neighborhood context.

In historic districts, staff is required to make positive findings for all Secretary of Interior’s Standards for Rehabilitation. Following staff review, the following negative findings were made:

Standard No. 2: “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” Similar to the first proposal, the proposed second-story addition would remove the original roofline of the structure affecting the historic character of the property. The new second story would be setback approximately 30 feet from the front property line but would be highly visible from the public right-of-way (Loma Avenue). The proposed addition to the primary dwelling would add significant massing and height – raising the existing height of 19 feet to 25 feet – and therefore, not be compatible in scale or massing established for the primary residence or the surrounding neighborhood context.

Standard No. 3: “Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” The addition of new second floor with high visibility from the front right-of-way presents a significant departure from the size and

scale of the original property, resulting in the original bungalow being unrecognizable as a record of its time. Additionally, the majority of this block of Loma Avenue is comprised primarily of single-story craftsman a period homes, and the proposed second-story addition at the front of the subject property would disrupt the visual character of the area.

Standard No. 9: “New work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features...” Up to this point in time, the primary dwelling’s original design and configuration has been largely maintained. The proposed modifications to the primary dwelling would constitute a substantial departure from its existing historic condition. The proposed addition would replace the historic clipped gable roofline established for the property with a simplified cross-gable roofline in order to accommodate the new second story. While cross-gable roofs are commonly found in the historic Craftsman style, the proposed roofline is a departure from the original roofline of the residence.

Standard No. 10: “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The new second story addition would be structurally integrated into the design of the primary dwelling. Therefore, the second story addition would result in a permanent and inseparable modification to the essential form and integrity of the historic one-story Craftsman structure. The structural integration of the addition would not allow for the removal of the proposed addition without impairing or altogether removing the form and integrity of the underlying historic building.

The proposed second story addition does not fit within the context of the historic property. While the addition to the first story does not present conflicts with the Secretary of the Interior’s Standards, the massing and the visibility of the new second story represents a substantial change to the historic property.

During the subcommittee and redesign process, staff advised that any second story addition should be located at the rear of the property to reduce the overall size and massing; however, the Applicant noted this option would not meet the intent of the property owner to achieve the desire square footage. As proposed, the location, massing, visibility, and amount of architectural changes of the new second story addition does not meet the Secretary of the Interior’s Standards for Rehabilitation and is not consistent with the Belmont Heights Historic District Design Guidelines.

RECOMMENDATION

Based on the findings above, staff determined that the proposed redesign of 635 Loma Avenue does not meet the requirements set forth in the Secretary of the Interior’s Standards for Rehabilitation, Guidelines for Rehabilitating Historic Buildings, and the Belmont Heights Historic District Ordinance. The Guidelines prioritize minimizing second story additions to emphasize compatibility with the historic character of the residence.

Staff does not support the approval of the Certificate of Appropriateness for the addition of 1,382 square-feet (387 square-feet to the first story and 995 square-feet to create a new second story) to an existing one-story, single-family residence. The required findings cannot be made in the affirmative for the proposed improvements, as these improvements are not compatible in overall scale and massing to the architectural style of the existing structure on the property and in the context of the District. Staff recommends denial of the Certificate of Appropriateness.

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

PUBLIC HEARING NOTICE

Public notices were distributed on December 24, 2018. No new correspondence has been received at the time this report was printed.

Respectfully submitted,

CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

ALEJANDRO PLASCENCIA
PRESERVATION PLANNER

GABRIEL BARRERAS, AICP
SR. CONTRACT PLANNER

CK:AP:gb

Attachments: Exhibit A – 635 Loma Ave. Alternative Plans
Exhibit B – 635 Loma Ave. January 14 Staff Report and Exhibits

TRANSCRIPTION OF VIDEO RECORDING OF
CITY OF LONG BEACH
CULTURAL HERITAGE COMMISSION MEETING

MONDAY, MARCH 11, 2019

TRANSCRIBED BY:
NATALIE FAGAN, CSR NO. 13993



P·A·N·T·E·R·A
COURT REPORTERS

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1 MS. BAISLEY-CUTTLIFF: Recommendation to deny a
2 Certificate of Appropriateness request for the addition
3 of 1,382 square-feet total (387 square-feet to the first
4 story, and 995 square-feet to create a new second story)
5 to an existing one-story, single-family residence at 635
6 Loma Avenue and located in the Belmont Heights Historic
7 District. The existing home is a contributing property
8 within the Belmont Heights Historic District.
9 (District 3).

10 MR. KOONTZ: Gabriel Barreras has this evenings
11 presentation.

12 MR. BURKS: Thank you, Mr. Koontz.

13 MR. BARRERAS: Good evening, Commissioner --
14 Chair Burks and Commissioners. This project was
15 previously heard, as you can see here on January 14 of
16 this year. At that time the Cultural Heritage
17 Commission decided to continue the item and have a
18 redesign and subcommittee look at the project again.

19 I'm going to give a brief overview of the
20 project area again, and where we were back in January as
21 well as the changes that have occurred since that date.
22 As you can see here, the project is located in Belmont
23 Heights on the left side -- excuse me -- on the --
24 excuse me -- on the west side of Loma Avenue between
25 east Seventh and East Sixth Street, approximately,

1 mid-block.

2 Here's a zoom in on the property. We have a
3 single-family home that's single story in the front, and
4 then we have a garage in the rear. It is a contributing
5 structure. As you can see there, the lot size is part
6 of the R-1N zone, which stands for normal sized lots.
7 The residence was built in 1922. It's in the craftsman
8 style, and the detached two-car garage was built in 1952
9 and is approximately 460 square-feet.

10 These are some images from the home today. I
11 want to draw your attention to some key features on it
12 that we wanted to point out as staff: When you look at
13 the top right picture, you can see the building has
14 clipped gables along the mid-ridge roof there. So to
15 recap where we were and where we are today, the original
16 proposal came to us on January 14 to this body. We
17 recommended denial at that time as staff due to
18 inconsistencies with the local historic guidelines and
19 the Secretary of Interior Standards. Primarily, this
20 entire street and block is primarily single-story
21 historic homes with very few of them being -- having
22 second stories, and I'll go into more detail later on in
23 the presentation on that.

24 Since that time, the CHC recommended that the
25 applicants and staff have a subcommittee with

1 commissioners here. So that meeting was held on
2 February 19 and from that meeting the following
3 recommendations were iterated to the applicants: One,
4 to reduce the second floor massing on the primary
5 residence. Second, to experiment with staggering the
6 roofline to reduce the massing at the front of the
7 building and the view from the street. And then, also,
8 to retain the character defining features such as the
9 clipped gables, which I pointed out. And fourth, to
10 provide staff and the local neighborhood association
11 with some renderings to really consider the new redesign
12 being proposed.

13 The next few slides have comparisons between
14 January and here we are at March. So, initially, the
15 first floor is staying the same. The second floor has
16 been reduced with this new proposal redesign. It's been
17 reduced by about 150 square-feet, and then secondly,
18 there is a rear deck that is also being retained. And
19 then the bottom four items here, those are consistent
20 with the previous -- with the previous and middle. So
21 we have redoing the craftsman's style front porch. We
22 have adding a new side patio and French doors to replace
23 a window set, and then removing a non-historic overhang
24 from the side of the garage, and then installing a new
25 driveway gate and fence along the south property line.

1 This is the existing property today. The red
2 box is a non-historic overhang that's attached to the
3 garage. So I'm going to recap the January proposal and
4 then we'll do a comparison with the new one. So
5 initially, this is the first floor addition, you see in
6 the back there, 387 square-feet. This has stayed the
7 same. There's a new patio and deck area added to the
8 rear, the side, and then redoing the front porch there.
9 There's new architectural elements, this is a chimney
10 and also a bump out to accommodate stairs going to a
11 second floor. And this is where the second floor was
12 proposed back in January, and then finally a deck off
13 the back of the second floor there.

14 Now, this is the new proposal, and you can see
15 the second floor has been stepped back along the portion
16 of the home quite a bit. The second floor coming to the
17 street has been extended out two feet closer to the
18 street, but the applicants have tried to stagger the
19 massing in this sense. It's very apparent when you look
20 at the roof plans how they differ. So this is the
21 January 14 elevation, and this is today's elevation.
22 And I want to note that this area in red has been
23 recessed. This has been pushed back 18 feet from the
24 front of the newly proposed second floor wall. This is
25 the west elevation for the back of the home. You can

1 see not too many substantive changes here. We have a
2 little bit lower pitch roof -- yeah -- gable, but the
3 character defining features are almost the same. From
4 the side you can see that side profile does push back
5 the second floor a bit, but we still have the second
6 floor coming pretty close to where the initial first
7 story ends. And then this is the opposite side of the
8 home there, along the north side.

9 These are the conceptual renderings the
10 applicant provided for us. This is assuming a six-foot
11 tall person on the sidewalk looking at the home, and on
12 the white -- the white structures next to it are just
13 ghostings in of the single-family homes next to it --
14 excuse me -- single-story homes next to it.

15 I wanted to give you a block analysis of this
16 area. So here, the yellow star indicates where we are
17 for this property within the -- within the Historic
18 District. When we zoom in and look at the street,
19 there's quite a bit of trees, so it may not be
20 abundantly clear, but the majority of the buildings are
21 single-story homes. And then if you look at the dates
22 on the left there, those are the dates that the homes
23 were built. "NC" next to some of those means
24 non-contributor, so there's only two within this portion
25 of the block. And in terms of height, there are three

1 structures -- three homes that have second-story
2 structures that come to the street, and you can see the
3 one in the middle there is a non-contributor, and the
4 two that are on the right side of that block, 650 Loma
5 and 600 Loma, they do have second-story structures but
6 they were built that way, and 600 Loma is also a
7 historic landmark. The other orange boxes that you see
8 towards the back of some of those properties are
9 second-story structures but they are all detached and
10 located in the rear of the property.

11 I would like to point out -- I want to go back
12 to a rendering here. Excuse me. The applicants rightly
13 pointed out that our staff report said they have a
14 25-foot high roof. That is incorrect. This is actually
15 22-foot roof. So the R-1N district does allow for 25
16 feet, but the applicants are doing a 22-foot roof here.
17 I apologize for that omission.

18 In terms of findings, our staff found that this
19 is not compliant with the Belmont Heights Historic
20 District Ordinance and Guidelines. Essentially, the
21 addition shall be compatible in materials, design, and
22 shall be subordinate in scale to the existing building.
23 By putting it right on the primary facade of the primary
24 home, we found that to be inconsistent. Whole new
25 construction and important architectural features need

1 to be maintained. So by putting the second story on
2 we're effectively removing the existing roof that's
3 there and the existing roofline, which is consistent
4 with the home surrounding it. And then according to our
5 Secretary of Interior Standards, we can't make the
6 positive findings for the following: So the historic
7 character of the property is not being retained by
8 adding the second floor, that's close -- you know, as
9 close to the street as it is. The property by being
10 changed so much has been altered so the historical time
11 stamp of this property has been changed; therefore, we
12 can't find Number 3 in the positive. And Number 9, new
13 and old work shall be differentiated. This can be
14 accomplished in certain ways, but by adding the second
15 floor on top, it really makes it difficult to determine
16 what was original and it really alters the home quite a
17 bit. And then lastly, the new construction should be
18 undertaken in a manner that it can be possibly be
19 removed in the future, but structurally this is going to
20 be really infeasible to do we feel as staff.

21 So with that, our staff does recommend denial
22 of the Certificate of Appropriateness for the addition
23 of 1,382 square-feet. 387 which are on the first story
24 and 995 on the second story. This property is located
25 at 635 Loma, and it is a contributing structure in the

1 Belmont Heights Historic District. We did receive one
2 piece of correspondence, which should be in your packets
3 from the Belmont Heights Community Association, and it
4 confirms staff findings. And the applicants and the
5 designers are here this evening, if the commission has
6 questions. Thank you.

7 UNKNOWN SPEAKER: Mr. Chair, can we make sure
8 to get your microphone on?

9 MR. BURKS: Sorry. Thank you. Is the
10 applicant in the audience?

11 MS. ZUNZUNEGUI: Good evening.

12 MR. BURKS: I do want to commend you for,
13 basically, responding to my comments and Commissioner
14 van Dijs's comments from our subcommittee meeting, but I
15 tend to agree with staff, it may not be enough. The
16 massing still seems to be overwhelming on the streets,
17 and you -- in my opinion, you've turned what is really
18 supposed to be a modest, sort of, craftsman bungalow
19 into something completely different; into something that
20 maybe should be in rose park or, you know, should be
21 around some more stately craftsman buildings. But
22 that's -- that's my opinion. I'll throw it out to the
23 commission to see if anyone else has an opinion.

24 MR. VAN DIJS: So I agree with your assessment
25 that I think there's been substantial improvement in the

1 design. Actually, I'm a little more positive than
2 Commissioner Burks. I think that -- I think we're in a
3 situation right now that -- I don't think that if you
4 are going to add a second story you are going to make
5 everyone happy, no matter what you do. I think we all
6 realize that. It's a unique situation because you are
7 in a neighborhood of almost exclusively one-story homes,
8 and they are rather modest in scale and proportion, and
9 you are fighting that. And that being said, I feel
10 personally that we have to make a decision as a
11 commission whether we're going to support a second story
12 or not. And in doing so, we're not going to make
13 everyone happy. I'm willing to support a second story.
14 I think that you made substantial improvement over your
15 previous design. I agree with some of staff's comments,
16 but I don't agree with all of their comments, and I
17 personally feel we could mitigate them to where I feel
18 we can get an approval.

19 So I think that the question before us is, can
20 we get around the massing issue? I feel you are almost
21 there. My only question to you, the designers, is -- I
22 think it's great that you shifted the one side 18 feet
23 back. I think it really helps the -- really helps the
24 balance of the overall design. I think it looks better.
25 I guess it's not helping me defend your position that

1 you moved the other side two foot forward, and I was
2 wondering if that was something that was a strict
3 requirement, why you had to do that.

4 MR. JEANNETTE: Good afternoon. My name is Jeff
5 Jeannette with Jeannette Architects, the architect on
6 the project. First of all, thank you very much,
7 Commissioner van Dijs. As you push in one spot, you got
8 to pull in another spot, and I think that's, kind of,
9 understood. In this case we did as best as we could to
10 really push and pull and give as much as we could. From
11 our standpoint, we've addressed a lot of the concerns
12 that came up in the subcommittee meeting, and I think
13 the dialogue at that meeting was extremely successful
14 and very helpful in getting to where we are today.

15 I do agree with the fact that there are some
16 inconsistencies with the report. I think some of it was
17 a little bit extravagant, but at the same time we
18 recognize the concerns associated with where we're
19 heading today. And with your guidance, hopefully, we
20 can get something that's extremely close to where we
21 are. If not, leaving today with some great direction.

22 MS. ZUNZUNEGUI: Hello. My name is Danielle.
23 I work with Jeff at Jeannette Architects. I did also
24 want to speak to the fact that as we were working with
25 this design, as we pulled that piece facing the front --

1 the front gable in front of the existing roof, it
2 becomes a little complex because the closer you get to
3 the ridge, the shorter that piece of the second floor
4 becomes and it ended up looking a little silly the
5 closer we were to the ridge. So within three or four
6 feet of the ridge, it starts to look quite awkward. So
7 we had the choice of either -- we just had to pull it a
8 significant distance away from that ridge in order to
9 get a decent amount of space between the bottom of the
10 second floor that's visible and the roof. Does everyone
11 understand what I'm getting at here? Okay. Thanks.
12 Thank you.

13 MR. BURKS: My other observation is that the
14 original craftsman bungalow is a modest home. Not only
15 in terms of scale but in terms of detailing and the new
16 home is more of a custom craftsman. In other words, the
17 original home doesn't have the brick plinths around the
18 column -- around the columns. It doesn't have the
19 window casing detailed the way that you have it detailed
20 in the new building. In other words, you are doing
21 something much more elaborate than what was there
22 before, and I'm wondering if you -- if you have a reason
23 for that, because that does change the character of the
24 building a lot.

25 MR. JEANNETTE: Yeah, I can address that. The

1 home has been remodeled in poor taste several times.
2 It's been left with vinyl siding as well as -- well, the
3 columns that were most likely there are not there. From
4 what we can gather in the -- looking at the footprint of
5 the boundary of the columns themselves, it's -- those
6 posts that are sitting there doesn't -- don't look like
7 they're originals of the home, and the reasons that
8 we're putting the craftsman back in is to try to keep a
9 nice consistency with the style, bring back the style
10 itself to that home and give it a lot more character.

11 The way I look at this, the home currently is
12 hardly contributing. It's in poor shape. It's been in
13 disrepair for a very long time. The homeowners that
14 have taken it over have really put care into the
15 direction, and they're prepared to spend some money.
16 However, the reality is that they do need more space,
17 and a second floor is something that's going to give us
18 that space while keeping outdoor space for the children
19 and everybody else in the backyard.

20 MR. BURKS: Thank you.

21 MR. BROWNETT: Can I add to that?

22 MR. BURKS: Yes.

23 MR. BROWNETT: Hi, commission. My name is
24 Nigel Brownett. I'm actually the owner of 635 Loma
25 Avenue, and I'm going to appreciate your time this

1 evening in hearing us out. You know, to Jeff's point
2 and also Danielle's point, you know, the house as it
3 currently stands, I don't think is represented of what
4 the house was when it was originally built in 1919. I'm
5 not too sure where we get the 1920 something from, but
6 going back to the records from the -- what they call now
7 where the guys that take the tax for property, and so
8 forth -- that the siding has been changed as mentioned,
9 the windows have been completely changed, and from an
10 interior standpoint, which we're not talking about this
11 right now, but the interior is being completely ripped
12 out and remodeled. So it's -- you know, from that
13 perspective, it's not like it was when it was originally
14 built.

15 I understand the size of the house and the
16 scaling of it and the homes around me. Certainly the
17 house to the north of me, I think, is represented of
18 what the home would have been when it was originally
19 built in terms of the tear-drop siding, the wood sash
20 windows. Things of that nature. I think that is a
21 really good representation of what the community would
22 have looked like, you know, back in the 1920s and such.

23 Where as I'd love to, you know, say that we
24 could, you know, just do it all on one level. I will
25 say, I don't want to take away the green space that we

1 have in our backyard. We have a reasonably large
2 backyard, and in the city as it is today, we tend to
3 take that away. I don't necessarily want my kids
4 running up and down the sidewalk and such, and I think
5 that is a good thing in itself. I'm trying to find a
6 balance here. We're all trying to find a balance of,
7 you know -- I'm wanting to restore the house to a
8 certain extent to what it was in terms of siding and
9 putting the windows back in. But I'm also trying to,
10 you know, add some more little space as well for myself,
11 my children, and my wife. But thank you for your time.

12 MR. BURKS: Thank you. No one from the
13 commission? Would anyone from the audience like to
14 address this item? Thank you.

15 MS. NEELY: Good evening. My name is Maureen
16 Neely. I am the outgoing president of the Belmont
17 Heights Community Association. And I do want to thank
18 the Commissioners and staff and the architects. We've
19 been working with them as well and all the work that's
20 been done on this second iteration. The second attempt
21 that's the setback and the repeating gable roofline and
22 the reduction of the second story are welcomed designed
23 elements. However, the change does little to reduce the
24 massing and the scale of the second-story addition.
25 They're still very much out of scale with the

1 neighboring houses and it essentially continues to
2 double the size of this modest craftsman bungalow, and
3 does it in a way that does not comply with four of the
4 City's guidelines in terms of permanent demolition of a
5 large portion of the original home, the roofline and a
6 highly visible addition.

7 So, obviously, you know, changes do happen to
8 some of our homes to modernize and things like that for
9 today's needs. If this project moves forward as it is,
10 it would essentially open the door for more of the same
11 on that block and that -- there would be no reason not
12 to because precedent setting. We would have more,
13 perhaps, homeowners coming in and wanting to do similar
14 things. Eventually, if we had a whole block of these,
15 that block on Loma would probably no longer be
16 considered historic, and it would fall out of
17 contributing. So size matters in this case.

18 So, also, when the assessor did come out and
19 assess these houses, he called the home bungalows.
20 That's the style that we have there. The craftsman
21 bungalow. All craftsmans are not the same. So there's
22 bungalows and then there's craftsman residence. This
23 would have been considered a craftsman residence if it
24 was built to this size and massing back in nineteen --
25 let's say, 1919, 1920.

1 So we do support the staff's findings on this,
2 and we hope the commission will consider those. I also
3 heard -- the letter that we sent in follow-up today was
4 an amalgamation of several comments that we got from
5 residents in the area. So thank you.

6 MR. BURKS: Thank you, Ms. Neely.

7 MR. BROWNETT: I was wondering whether I could
8 ask Maureen whether any of those residents lived in the
9 600 block of Loma Avenue.

10 UNKNOWN SPEAKER: Mr. Chair, as first
11 mentioned, this is not a back and forth. Comments need
12 to be directed to you and other members of the
13 commission.

14 MR. BROWNETT: Okay. I'm sorry.

15 MR. BURKS: It's okay. Commissioner
16 Roosevelt.

17 MS. ROOSEVELT: I have the impression from the
18 architect and the homeowner that there could be -- that
19 you are certainly open to possibly revising further, and
20 I think there are some things that could be done. And I
21 don't know what the commission would -- how we would
22 find that, but I feel really strongly that there are
23 some other -- there's some ways that there could be
24 changed that would meet some of the -- would meet the
25 requirements that we have.

1 MR. BURKS: Thank you, Commissioner Roosevelt.
2 Commissioner Irvine.

3 MS. IRVINE: You know, these kinds of things
4 are really tough. I understand the need and desire for
5 a larger home certainly, and I mean, it's a lovely
6 design. It's not that it's unattractive in any way, but
7 I think it does come down to what Commissioner van Dijs
8 said is, do we allow a second story or not. And my
9 concern is, besides the scale and massing on this
10 particular project in that particular neighborhood is
11 what Ms. Neely is speaking about is when you open the
12 door for these kinds of things then it becomes an
13 exception in all historic districts, not just this one.
14 And I just can't see how, as it stands, that we could
15 accept this particular design. It would have to be a
16 lot more done. It's not a craftsman bungalow. It is a
17 craftsman residence. It's a whole different animal, and
18 not in keeping with that stream. So it's a great
19 concern to me. Thank you.

20 MR. BURKS: Thank you, Commissioner Irvine.
21 Commissioner van Dijs.

22 MR. VAN DIJS: I think I respect everything
23 that Commissioner Irvine just said. First thing, I'm
24 coming to a different conclusion. The question is
25 whether a second story is going to be appropriate in

1 this structure or not, and it's a tricky one because of
2 the nature of the surrounding neighborhood. But I feel,
3 personally, they should be allowed to build a second
4 story. I feel that architecturally whatever we do is
5 going to be offensive to some people, but in this case
6 I'm on the side that they should be allowed to build a
7 second story and that the adjustments they made to the
8 second story are acceptable. What's not acceptable to
9 me are some of the aggressive styling elements, which I
10 feel need to be toned back.

11 So it's really craftsmany, and I feel that --
12 although, if you look at point for point on some of the
13 elements they have like the rafters and some of the roof
14 details, I think that they're very similar. I feel the
15 columns are kind of aggressive, and to me that's where
16 my focus is right now is toning down some of the more
17 aggressive craftsman design features. I don't think
18 they're that bad. I think there's just a few of them,
19 and I am willing to accept the fact that although people
20 are not going to like it, this homeowner has the right
21 to build a second story.

22 MR. BURKS: Thank you, Commissioner van Dijs.
23 This is a very difficult decision for us because clearly
24 what you want to do is better than what is there now.
25 It will certainly contribute to the street. I mean,

1 we -- I think we acknowledge that; maybe with some of
2 the details toned down as Commissioner van Dijs
3 suggested. The real question is whether we allow a
4 second story or not, and it's really a question of
5 whether we want to set a precedent or not. So that's
6 the dilemma I have, but I'm not really sure how I feel
7 about this. I think Jeannette Architect has done a
8 masterful design. Did you want to speak, Jeff?

9 MR. JEANNETTE: When you are done, sir.

10 MR. BURKS: Okay. But I think the question the
11 commission has is whether -- the real question is
12 whether we would allow a second story on a street that
13 is predominately single story. That's the real
14 question.

15 MR. JEANNETTE: Thank you. It's my
16 understanding -- and please correct me if I'm wrong --
17 but the guidelines do allow second floors in this
18 district. So I'm confused as to why that is even
19 actually a question as opposed to potentially some of
20 the detailing and the arts and crafts of the design
21 itself.

22 MR. BURKS: Mr. Plascencia, can you respond to
23 the guidelines?

24 MR. PLASCENCIA: Sure. So in certain -- so
25 there is some language that kind of specifies that, yes,

1 in certain instances, really more based on a contextual
2 circumstance, that it is allowed. So what I mean by
3 that is, is that we're looking at block context. So
4 sure, I think there is instances throughout the greater
5 district where it would fit in and it would be
6 compatible and it would be pushed back. So I think
7 that's the way guidelines summarize that portion of it.

8 MR. JEANNETTE: I kind of beg to differ.

9 MR. KOONTZ: I'm just going to read the text.

10 MR. JEANNETTE: Thank you.

11 MR. KOONTZ: The Belmont Heights Historic
12 District it says, "Second-floor additions may be
13 acceptable for some residence in the Belmont Heights
14 Historic District." And then it goes on, "The upper
15 story addition should be planned and constructed in a
16 way that does not involve removing, obstructing, or
17 damaging any existing historic features." And then
18 there's an exhibit -- which I know probably no one can
19 see as I hold it over here -- which shows the addition
20 being fully passed the rear half of the lot. And it
21 says that, "The size and massing of the upper story
22 addition should be compatible with the historic
23 character of the residence."

24 So the review that staff did was two part. We
25 looked at the street itself and found this to be a

1 single-story street, and then we looked at the existing
2 structure itself, and our concern was that with the
3 second-story addition there was not enough of the look
4 and feel of the original structure to proceed forward.
5 But we're -- we've taken this case as far as we can, and
6 we need some better direction from this commission in
7 order to continue.

8 MR. BURKS: Commissioner van Dijs.

9 MR. VAN DIJS: I think that between commission
10 Irvine and myself, we kind of booked marked the two ends
11 of this discussion. I would like to give either -- make
12 a motion with amendments, or at least give very clear
13 direction to these people because they -- you know,
14 they're investing a lot of time and effort into this,
15 and we need to be clear. And I think the Number 1
16 clarity for us is, can we accept a second story and can
17 we accept this massing. I think any of these other
18 things we can address and work with them through, and
19 how do we get there, I don't know that answer right now.
20 But I think we need to find that kind of quick as far as
21 what we're doing tonight.

22 MR. BURKS: You are asking us to find it very
23 quick, Mr. van Dijs.

24 MR. VAN DIJS. Well, apologies.

25 MR. BURKS: Well, don't leave yet, Jeff. One

1 of the things that we discussed at our study session was
2 the possibility of pushing that second story even
3 further back. Is that a possibility?

4 MR. JEANNETTE: Yes, it is.

5 MR. BURKS: How much further back do you think
6 we can push it?

7 MR. JEANNETTE: We have addressed that in a --
8 let's call it a back-pocket concept --

9 MR. BURKS: Have you shared this back-pocket
10 concept with staff?

11 MR. JEANNETTE. Yes, we have. This afternoon.
12 We have --

13 MS. ZUNZUNEGUI: Gabriel and Alejandro, did you
14 receive my -- okay. I have --

15 UNKNOWN SPEAKER: Yes, we do have it.

16 MS. ZUNZUNEGUI: -- hard copy. Okay. Again,
17 because of the issue of the ridge, that front wall
18 either needs to be a certain distance from the ridge or
19 else the second floor just ends up looking a little bit
20 squatty. So we roughly explored a possibility of going
21 five, five and a half feet behind the ridge. We did,
22 also, a very rough 3D view to kind of show where that
23 peak would pop up as you are looking at it from the
24 sidewalk.

25 So our goal was to maintain as much of the

1 square footage that the program required by pushing a
2 little bit of the square footage of the second floor
3 into an overhang that we would need to resolve
4 structurally, but it does push that gable behind the
5 existing ridge and preserve that original roofline that
6 dominates as you are looking from the sidewalk.

7 So the idea was, in both the plans that were
8 submitted and reviewed for today and this potential
9 alternative, was, although, we do have more square
10 footage of that second floor, we tried as best as
11 possible to make it not as evident as you are looking at
12 that second floor. So the width of that piece that was
13 jetting forward in our resubmittal was about half the
14 width of the main home; much less massive. We'd hope
15 that you would not be able to -- it wouldn't be evident
16 from the sidewalk, the massing of that second floor, and
17 make it as inconspicuous as possible from the sidewalk,
18 and this seeks to take it that step further and push
19 that whole volume behind the ridge.

20 MR. JEANNETTE: If I can just jump in.

21 MS. ZUNZUNEGUI: Sure.

22 MR. JEANNETTE. If you take a look at sheet A6
23 at one which has the front elevation, east elevation,
24 and you compare it with the elevation that we have
25 presented as part of today's presentation,

1 architecturally, the one that we have today, I would
2 say, is much more pleasing to the community. So here we
3 are torn between presenting something that may meet the
4 letter of a code; however, does not look and present
5 itself as glamorous, if you will, as this alternative
6 design.

7 My concern with this alternative design is that
8 it does truly meet the letter of these codes. We've
9 gone through painstaking reviews and addressed a lot of
10 the concerns that have been noticed earlier this
11 evening. But what it does do is it gives us a portion
12 of that second floor, and you look at it, and you say,
13 "that looks like a remodel and addition" more than what
14 we have presented to you as part of today's
15 presentation.

16 MR. VAN DIJS: I agree with you.

17 MR. JEANNETTE: Thank you.

18 I would rather see something like an
19 original -- well, today's presentation -- than something
20 that is meeting the code, and that's, I think the
21 important factor to consider here.

22 MR. BURKS: Commissioner van Dijs, did you have
23 a comment? Your name is up.

24 MR. VAN DIJS: I mean, my comments remain the
25 same. I'm willing to support the original design as

1 presented today with some type of understanding moving
2 forward that we would address some of the more
3 aggressive craftsmany details; really specifically the
4 columns and the porch. Those are -- they're too
5 dramatically different from the existing home. I --
6 that's my position. I'm willing to craft a proposal if
7 it's going to go anywhere. With the same token, I don't
8 want to put something forward that's going to fail and
9 without really having consensus where the commission
10 wants to go.

11 MR. BURKS: Commissioner Smith.

12 MR. SMITH: I concur with Commissioner van
13 Dijs, and would certainly support a proposal that would
14 approve what was submitted to us with the alterations
15 that you recommended to make it more authentic in terms
16 of its original plan.

17 MR. BURKS: Thank you, Commissioner Smith.
18 Commissioner Roosevelt.

19 MS. ROOSEVELT: I also concur, and I think that
20 within the design that was submitted today, we have
21 really rather an exceptional resolution to the initial
22 problem.

23 MR. BURKS: Thank you. Anyone else? It seems
24 as though I'm being swayed as well. I'll tell you why
25 I'm being swayed is, I -- it's going to be a real

1 improvement to the street. The renovation of this
2 building is going to add a lot to the street, and I know
3 that the owners are spending a lot money to restore it.
4 And you know something, your design is actually a good
5 design. It's a real good design. It doesn't really fit
6 that well in the street, but it's a masterful design.

7 MR. JEANNETTE. Thank you very much.

8 MR. BURKS: Any other comments from the
9 commission?

10 UNKNOWN SPEAKER: I abstain.

11 MR. BURKS: Should we have a motion?

12 MR. VAN DIJS: How do we address --

13 MR. KOONTZ: Commissioner van Dijs, can we have
14 your microphone on, please?

15 MR. VAN DIJS: Well, actually I'm going to
16 direct this question to you. How do we address this
17 issue? It sounds like -- I'd like to put a motion
18 forward to accept the design with some modifications,
19 really specifically to address some of the features of
20 the home. How can I put that forward?

21 MR. KOONTZ: So you could do that with a
22 condition to revise it either at a subcommittee level,
23 at staff level for some sort of language in there to the
24 effect of porch, columns, and I think -- those are the
25 two specific ones; right?

1 MR. VAN DIJS: Correct. So can we approve it
2 tonight with the assumption by the Commission that a
3 subcommittee will meet one more time with staff and the
4 applicant, finalize these details, and then they can
5 just move forward from that point?

6 MR. KOONTZ: Yes.

7 MR. VAN DIJS. All right. Then I'll make that
8 motion.

9 UNKNOWN SPEAKER: Second.

10 MR. VAN DIJS: Do I need to restate it or do we
11 have it?

12 MR. BURKS: I pretty much understand it. Let's
13 ask Vanetta to restate the motion, make sure it's clear.

14 MS. BAISLEY-CUTTLIFF: Repeat that.

15 MR. BURKS: Can you restate the motion?

16 MS. BAISLEY-CUTTLIFF: And this motion is going
17 to be to hold over --

18 MR. BURKS: No. No. I'll restate the motion
19 as I understand it.

20 MS. BAISLEY-CUTTLIFF: Okay. Please do.

21 MR. BURKS: The motion is to approve the
22 design -- or to approve the massing of the originally
23 presented design this evening with the condition that
24 the applicant will meet with a subcommittee of the
25 commission to work out the details -- to work out the

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design details of the building. Is that the way?

UNKNOWN SPEAKER: And those details relate porch and columns.

MR. BURKS: Primarily to the porch and columns.

UNKNOWN SPEAKER: I second the motion.

MR. BURKS: Okay. We have a motion, a second. Any further discussion? Seeing none, let's vote.

MS. BAISLEY-CUTTLIFF: Motion passes.

MR. JEANNETTE: Thank you very much. Really appreciate it.

(End of video recording.)

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Natalie Fagan
Transcriptionist



BROWNETT RESIDENCE

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A-11.1	SECTION

LEGAL OWNER

CORY & NIGEL BROWNETT
635 LOMA AVENUE
LONG BEACH, CA 90814
PHONE: 310/801.8622

LEGAL DATA

CITY: LONG BEACH
COUNTY: LOS ANGELES
APN: 7258-025-020

DESIGN DATA

CODE: 2016 CRC, 2016 CEC, 2016 CPC, 2016 CMC,
2016 CA ENERGY CODE, 2016 CALGREEN,
CITY ORDINANCE

SETBACKS: FRONT: 20' ZONE: R-1-N
SIDES: 4' OCCUPANCY: R-3
REAR: 10' 1st FLR/30' USE: SFD
2nd FLR CONSTRUCTION TYPE: V-B
HEIGHT LIMIT: 25' MAX / 2 STORIES SPRINKLERS: YES
FLOOD ZONE: X
CURB FACE TO PROPERTY LINE: 12'

CONSULTANTS

SQUARE FOOTAGE CALCULATIONS

EXISTING SQUARE FOOTAGE:	
FIRST FLOOR:	1,071 SF
GARAGE	460 SF
TOTAL STRUCTURAL:	1,531 SF
AREA OF REMODEL:	
FIRST FLOOR:	518 SF
AREA REMOVED FROM DWELLING:	
FIRST FLOOR:	60 SF
AREA ADDED TO DWELLING:	
FIRST FLOOR:	387 SF
SECOND FLOOR:	995 SF
TOTAL LIVABLE:	1,382 SF
(N) DECK AREA:	242 SF
NEW TOTAL SQUARE FOOTAGE:	
FIRST FLOOR:	1,404 SF
SECOND FLOOR:	995 SF
TOTAL LIVABLE:	2,399 SF
GARAGE	460 SF
TOTAL STRUCTURAL:	2,859 SF
LOT SIZE:	6,750 SF
TOTAL BUILDING AREA:	2,859 SF
FLOOR TO AREA RATIO:	.36
(< 6 ALLOWED = 4,050 SF)	
MAXIMUM LOT COVERAGE:	20.8%
(< 50% ALLOWED = 3,375 SF)	
OPEN SPACE PROVIDED:	1,916 SF
(> 16% (1,080 SF) REQUIRED)	

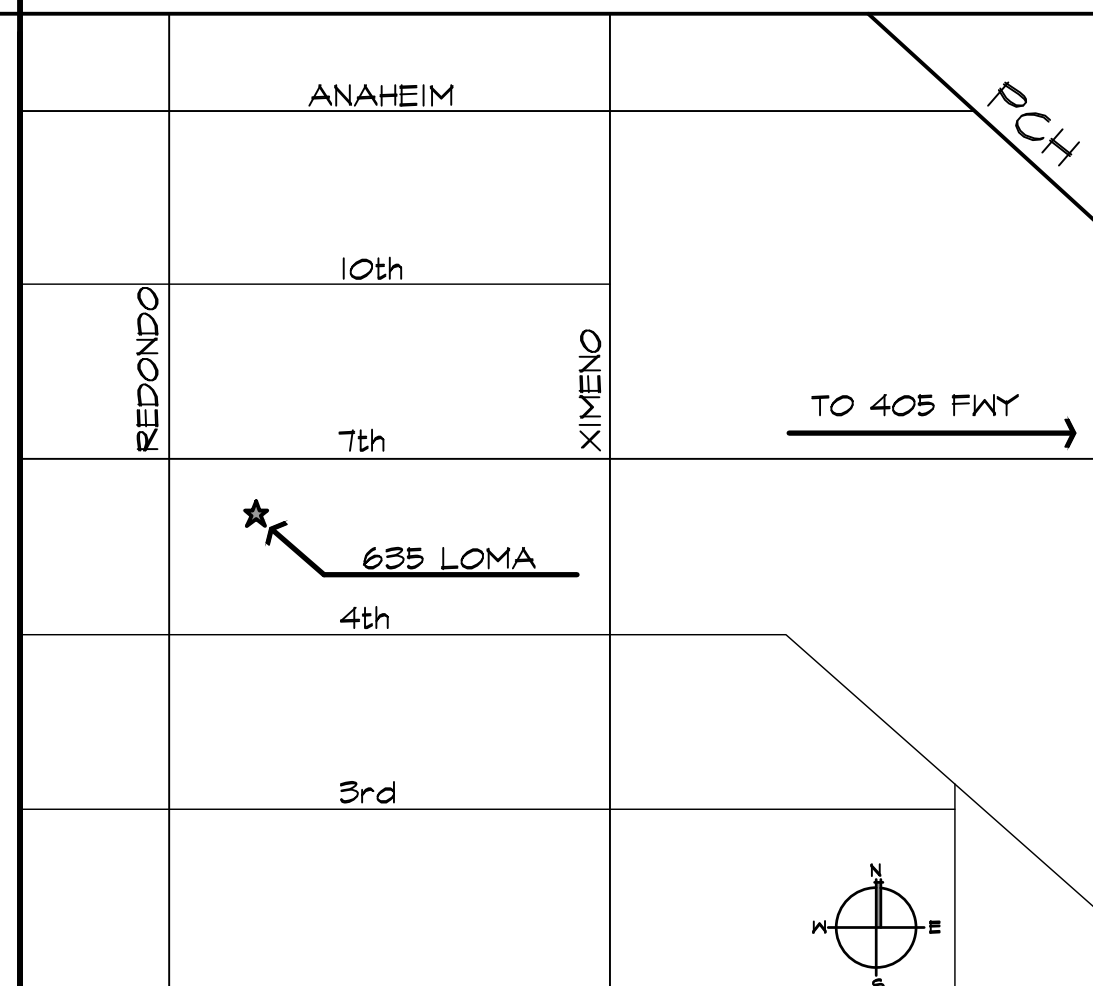
GENERAL SCOPE OF WORK

ADDITION OF SECOND FLOOR TO EXISTING SINGLE FAMILY DWELLING. ADDITION & REMODEL TO FIRST FLOOR PER PLANS. NEW WINDOWS AND NEW DOORS PER PLANS. NEW ELECTRICAL, MECHANICAL AND PLUMBING PER PLANS. ALL NEW EXTERIOR MATERIALS AT HOME AND GARAGE. NEW WINDOWS AT EXISTING GARAGE. NEW SIDE PATIO AND REAR PATIO AT FIRST FLOOR. REPLACE COLUMNS AND PATIO SURFACE AT EXISTING FRONT PATIO (ROOF & BEAMS TO REMAIN)

ABBREVIATIONS

ABV	ABOVE	DW	DISHWASHER	HD	HOOD	(R)	REFURBISH	TBD	TO BE DETERMINED
AFF	ABOVE FINISH FLOOR	(E)	EXISTING	HDR	HEADER	RAG	RETURN AIR GRILL	TC	TRASH COMPACTOR
BA	BATH	ELEV	ELEVATION	HT	HEIGHT	REF	REFRIGERATOR	TD	TRENCH/TROUGH DRAIN
BCR	BELOW COUNTER	EV	ELECTRIC VEHICLE	HTB	HEATED TOWEL BAR	RHB	RECESSED HOSE BIBB	TH	TOWEL HOOK
	REFRIGERATOR	EXT	EXTERIOR	HW	HAND WAND	RNG	RANGE	TOC	TOP OF CURB
BS	BAR SINK	FAU	FORCED AIR UNIT	IH	INSTANT HOT	RO	REVERSE OSMOSIS	TP	TOILET PAPER HOLDER
CAB	BUILT-IN CABINETS	FD	FLOOR DRAIN	IM	ICE MAKER	RS	RAIN SHOWER	TPM	TOILET PAPER / MAGAZINE RACK
CF	CURB FACE	FF	FINISH FLOOR	INT	INTERIOR	RYSB	REAR YARD SETBACK	TUB	SOAKING TUB
CLG	CEILING	FG	FIELD GAS SUPPLY OUTLET	L	LAVATORY / SINK	S&P	SHelf AND POle IN CLOset	TWH	TANKLESS WATER HEATER
CNTR	COUNTERTOP	FIN GR	FINISHED GRADE	LS	LAZY SUSAN	SC	SHOWER CONTROLS	UFA	UNDER FLOOR ACCESS
CT	COOKTOP	FRZ	FREEZER	MC	MEDICINE CABINET (PREFAB)	SHR	SHAMPOO RECESS	U.N.O.	UNLESS NOTED OTHERWISE
D	DOWNSPOUT	FV	FOUNDATION VENT	MCC	MEDICINE CABINET (CUSTOM BUILD)	SK	SKYLIGHT	UR	URINAL
DA	DOOR ACTIVATED LIGHT	FYSB	FRONT YARD SETBACK	ME	MATCH EXISTING	SL	SLOPE	VS	VEGETABLE SINK
DDV	DOWN DRAFT VENT	GB	OUTLET BOX (GRAY BOX)	MIR	MIRROR	SR	SOAP RECESS	WD	WARMING DRAWER
DET	DETAIL	GD	GARBAGE DISPOSER	MISC	MISCELLANEOUS	SS	SERVICE SINK	W/D	WASHER / DRYER
DN	DOWN	GDO	GARAGE DOOR OPENER (JACK SHAFT)	MW	MICROWAVE	ST	"SOLA-TUBE" SKYLIGHT	WH	WATER HEATER
DO	DOUBLE OVEN			(N)	NEW	ST		W.I.C.	WALK IN CLOSET
DO/M	DOUBLE OVEN W/ MICRO COMBO	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PA	PLANTER AREA	SUB FLR	SUB FLOOR	WM	WATER METER
DR	DOOR			PKT	POCKET DOOR	SYSB	SIDE YARD SETBACK	WMDW	WINDOW
DS	DISH SINK	GFF	GROUND FINISH FLOOR	PL	PROPERTY LINE	T	TOILET	WRB	WEATHER RESISTIVE BARRIER
DV	DRYER VENT	GV	GARAGE VENT	PLT HT	PLATE HEIGHT	T&G	TONGUE AND GROOVE	W	WIDTH
		HB	HOSE BIBB			T/R	TRASH / RECYCLE CAB		
						TB	TOWEL BAR		

VICINITY MAP

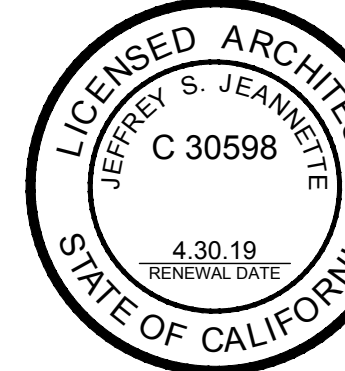


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LONG BEACH
CALIFORNIA, 90814

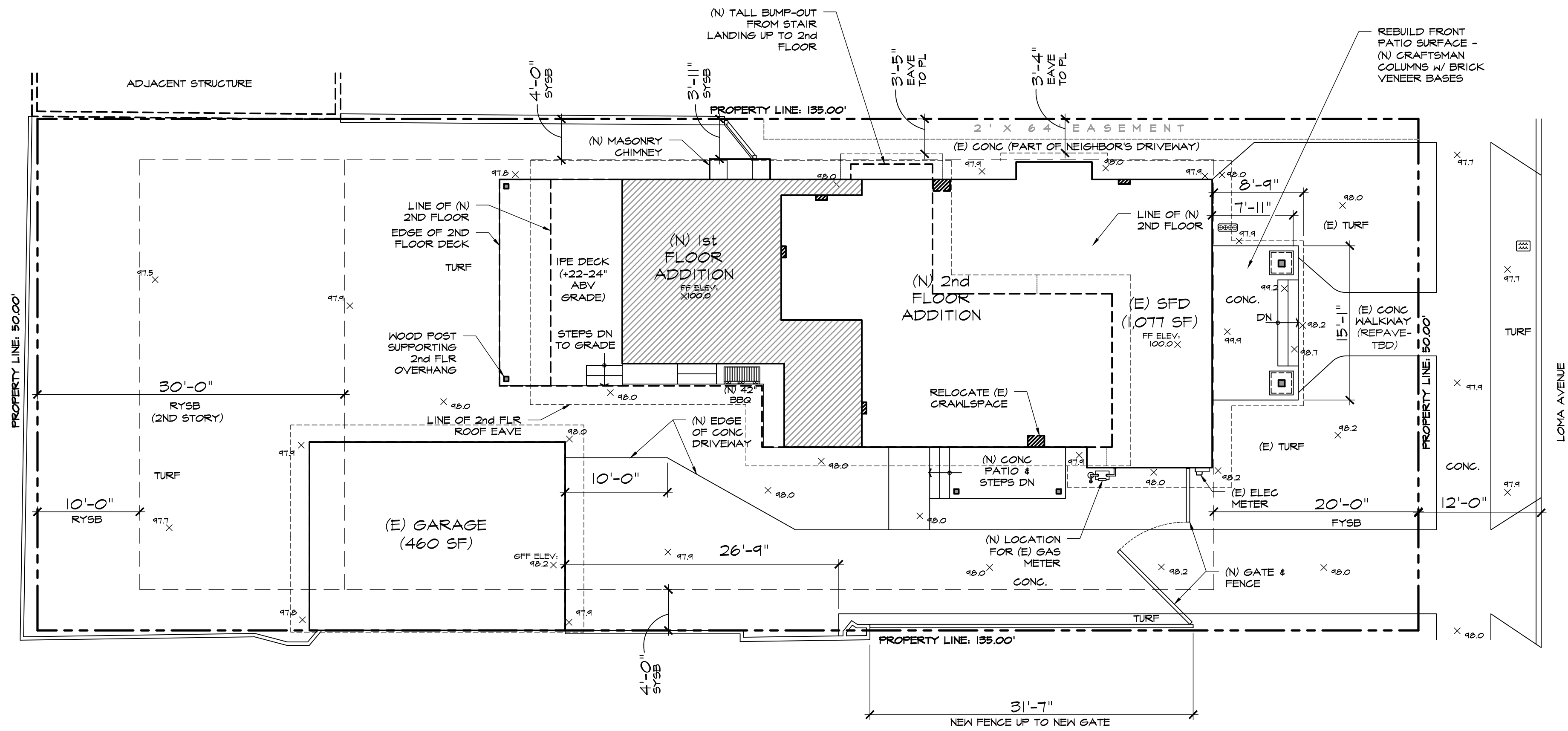
jeannette
ARCHITECTS
296 redondo avenue . long beach . ca . 90803
jeannettearchitects.com
562/987.9139

COVER PAGE & PROJECT INFORMATION

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REVISION:
REVISION:
PC#:
DB: DZ
JOB#: 2018.05.21

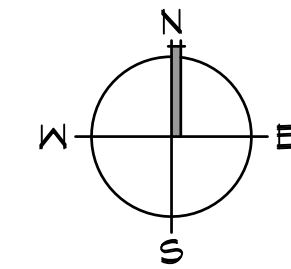


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SITE PLAN

NOTE: ALL ELEVATION POINTS ARE RELATIVE TO FF DATUM (+100')



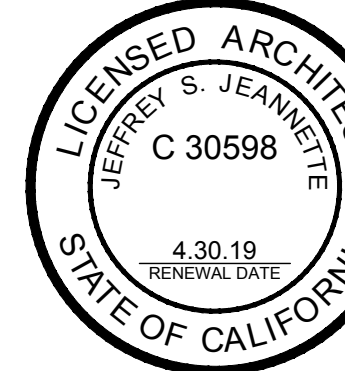
SCALE: 1/8" = 1' - 0"

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635 LOMA AVENUE
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SITE PLAN

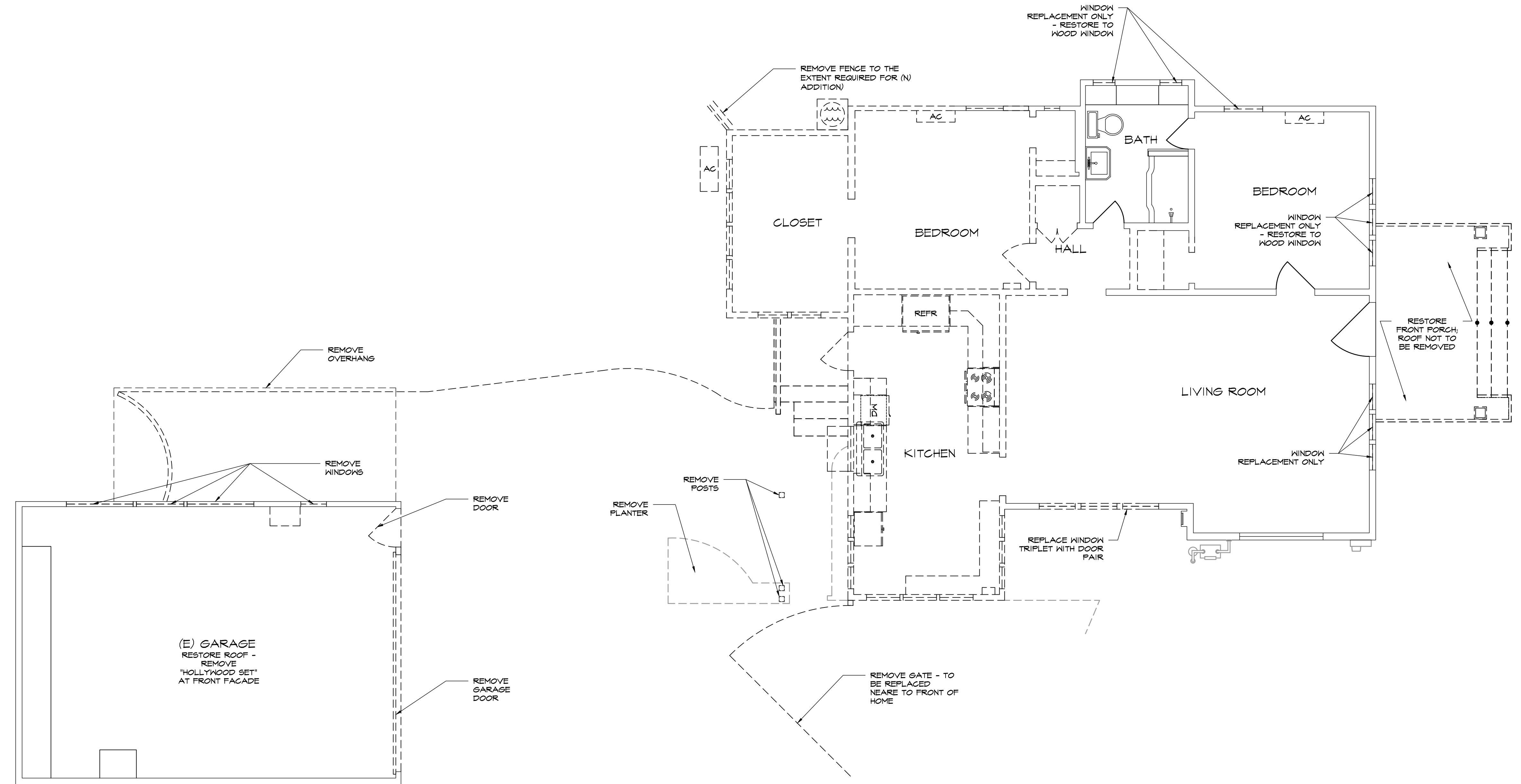
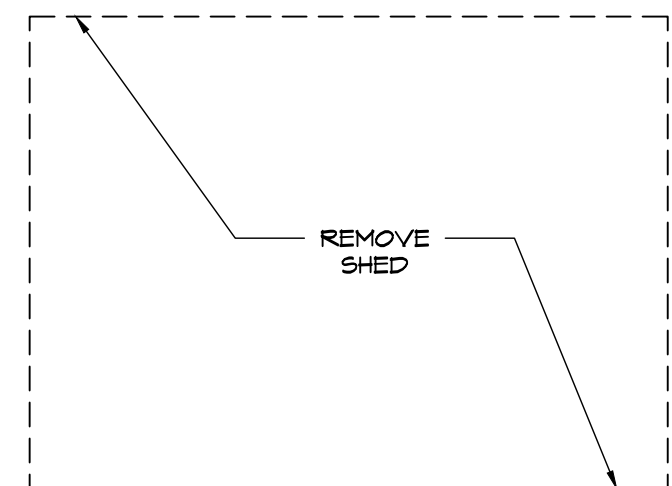
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JOB#:	2018.05.21



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 DATE:

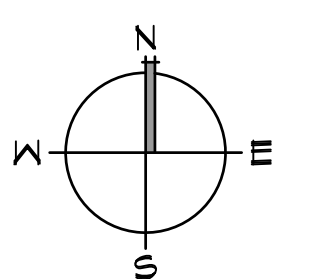
WALL LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

NOT COMPREHENSIVE DEMOLITION
 45% EXISTING EXTERIOR WALL DEMO AT REAR
 7% EXISTING EXTERIOR WALL DEMO FOR WINDOW / DOOR CHANGES AT SIDE WALLS



DEMOLITION PLAN

SCALE: 1/4" = 1' - 0"

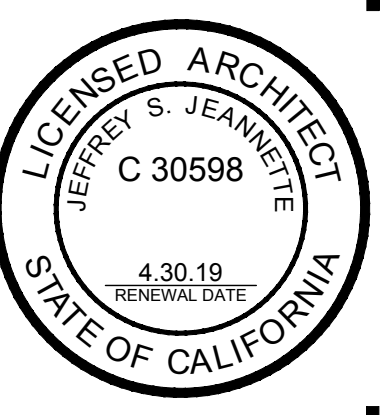


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DEMOLITION
 PLAN

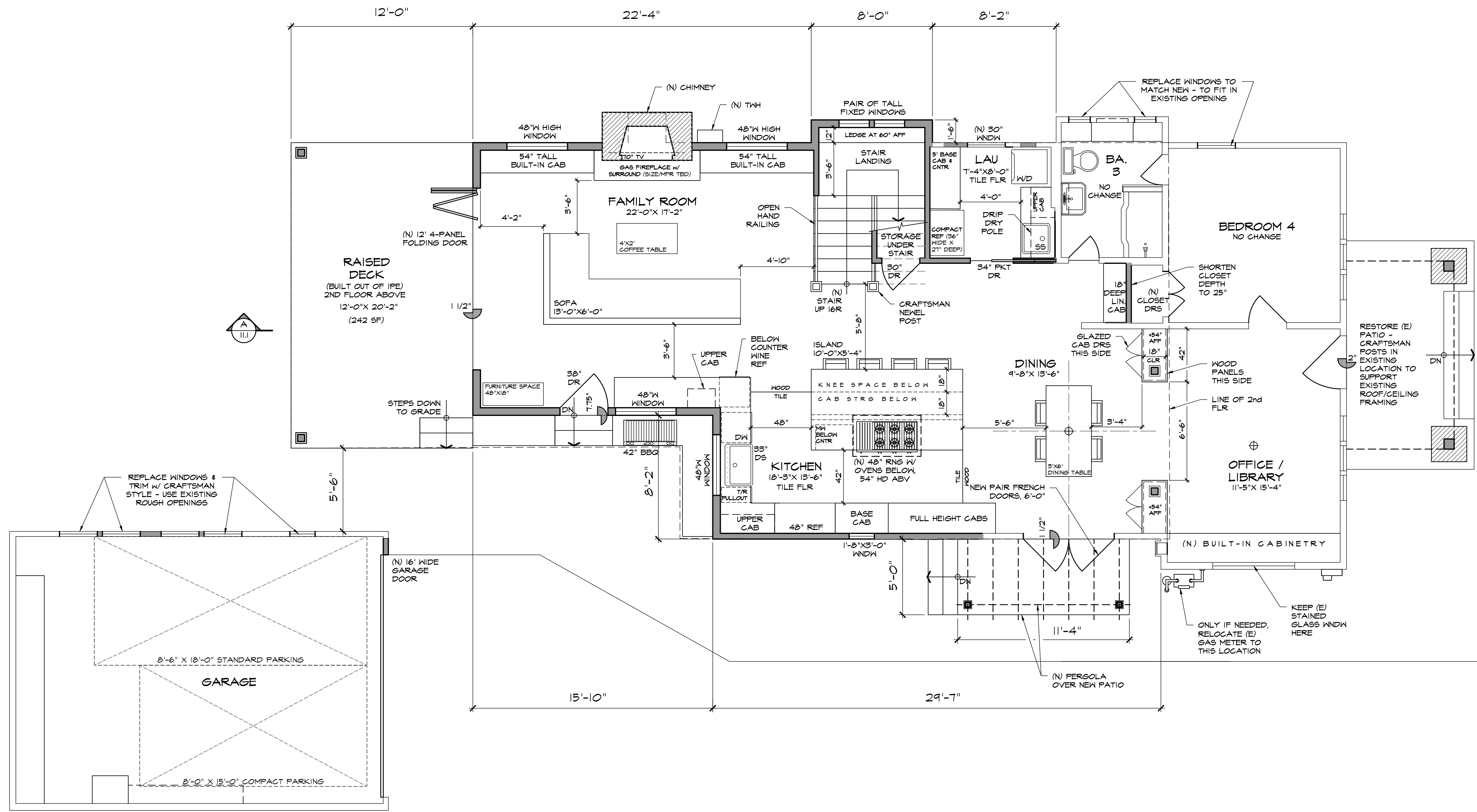
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REVISION:	
PC#:	
DB:	DZ
JOB#:	2018.05.2



A-2.1

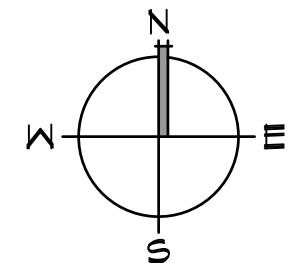
DATE:

WALL LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"



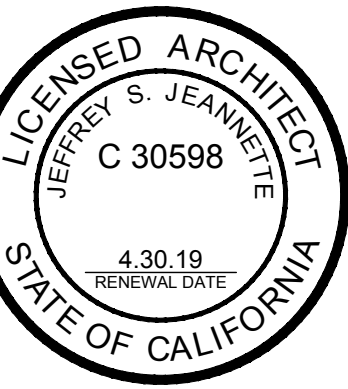
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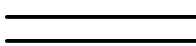
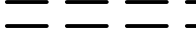
FIRST FLOOR PLAN

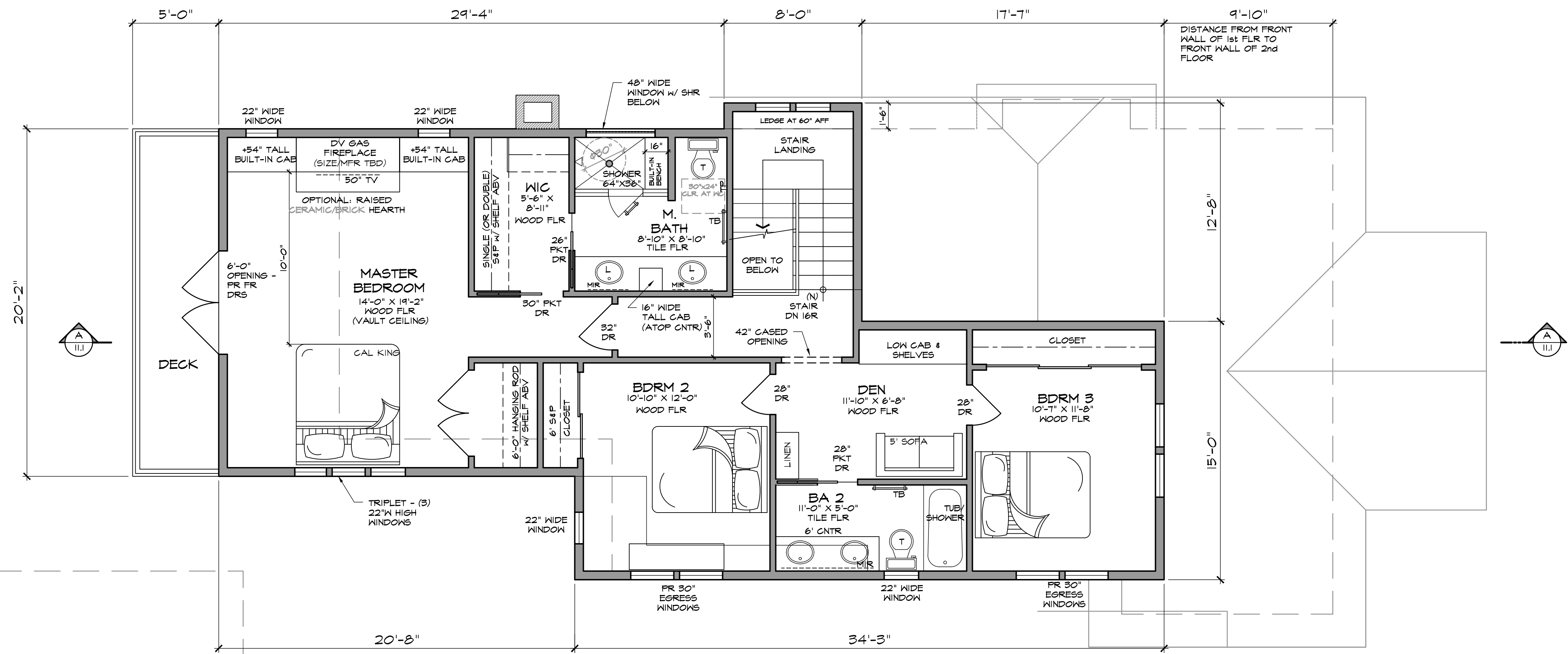
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REVISION:	
REVISION:	
PC#:	
DB:	DZ
JOB#:	2018.05.21



A-3.1

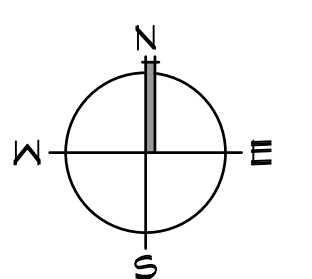
DATE:

WALL LEGEND	
	NEW WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



SECOND FLOOR PLAN

SCALE: 1/4" = 1' - 0"



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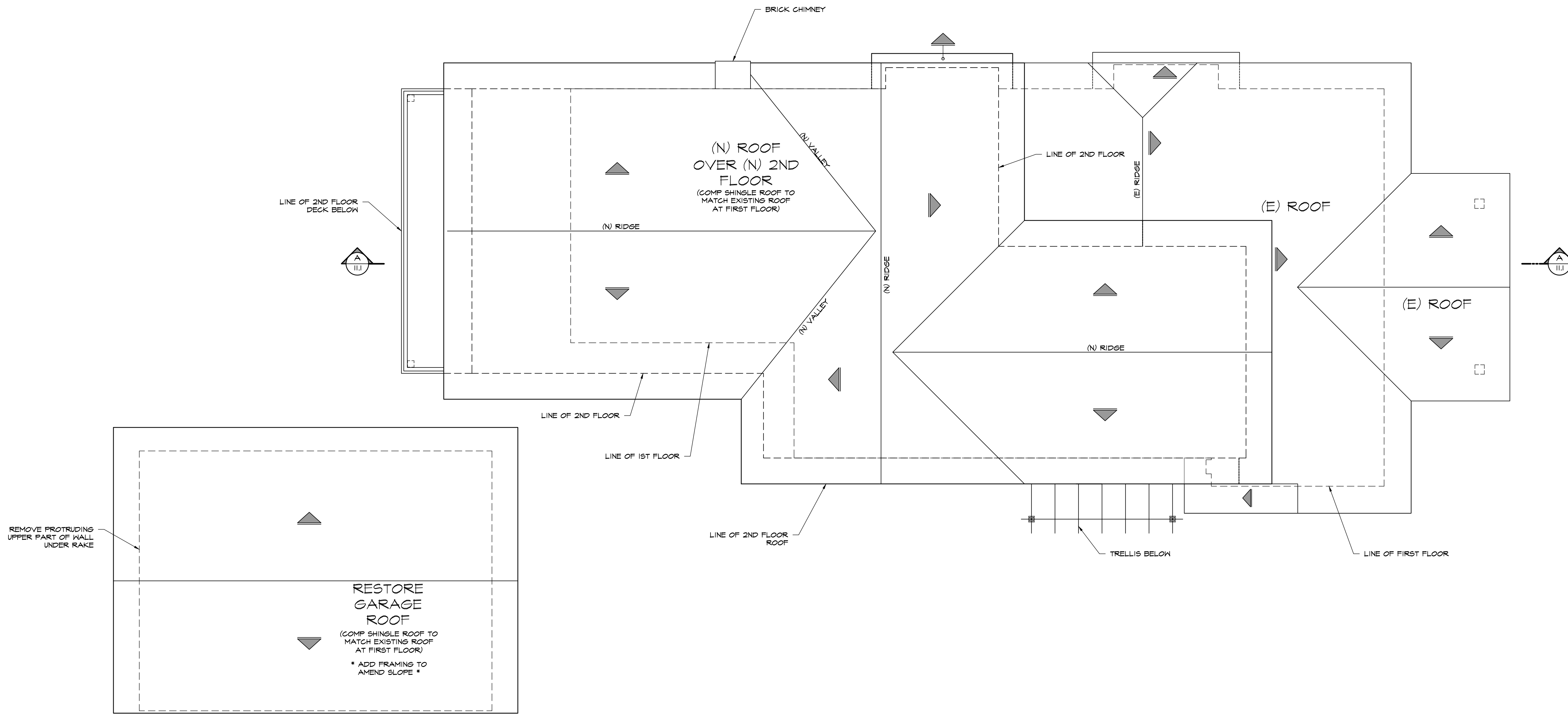
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SECOND
FLOOR
PLAN

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REVISION:	
PC#:	
DB:	DZ
JOB#:	2018.05.2

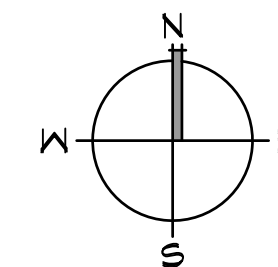


A-3.2
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ROOF PLAN

SCALE: 1/4" = 1' - 0"



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ROOF PLAN

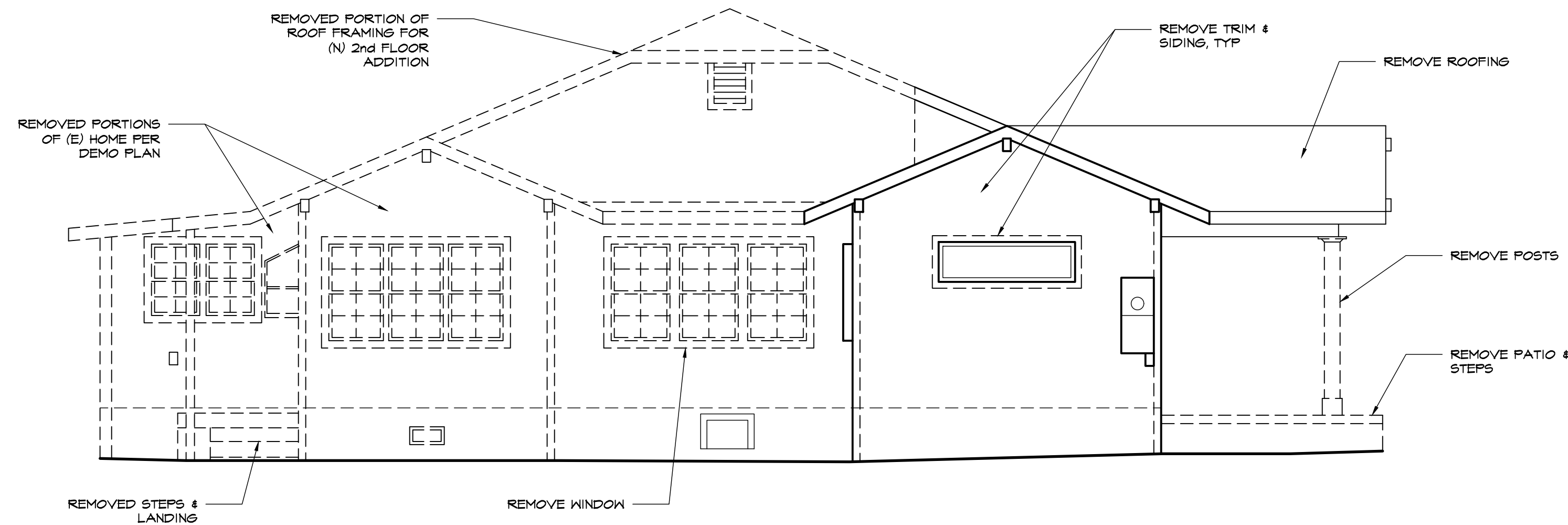
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A-4.1
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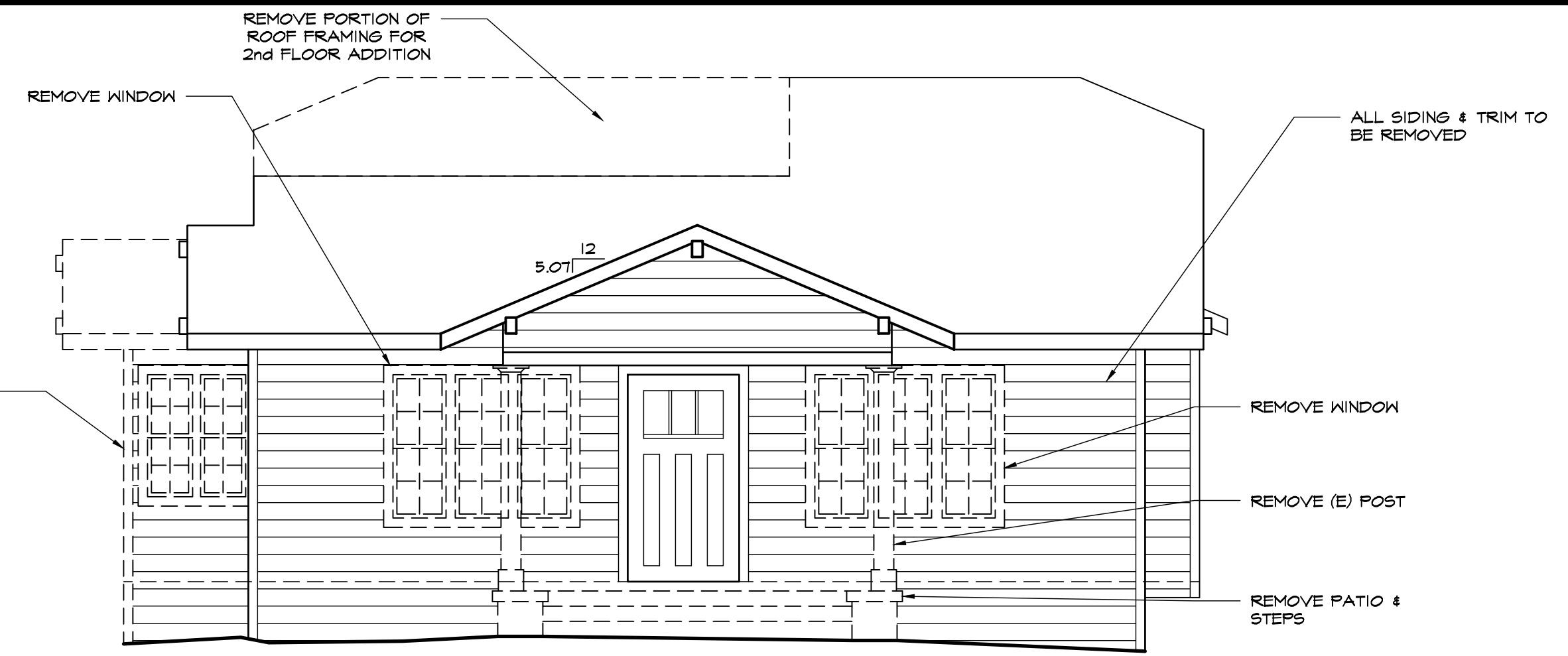
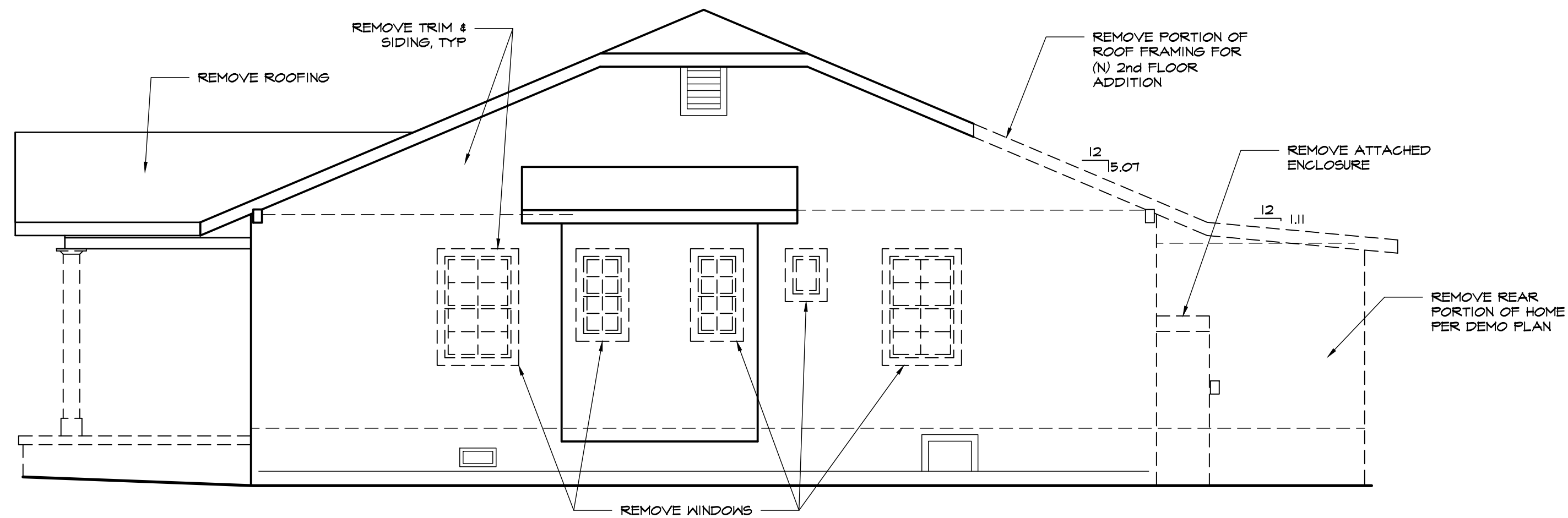
EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



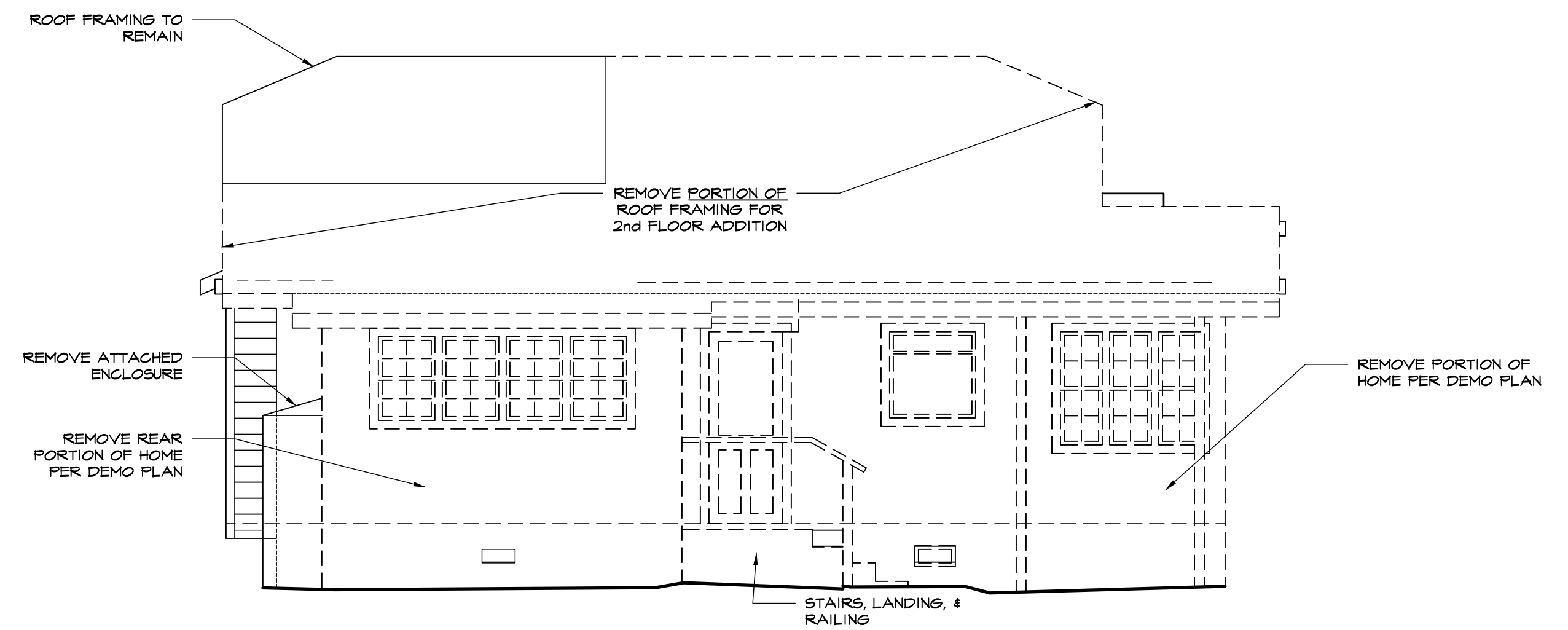
WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

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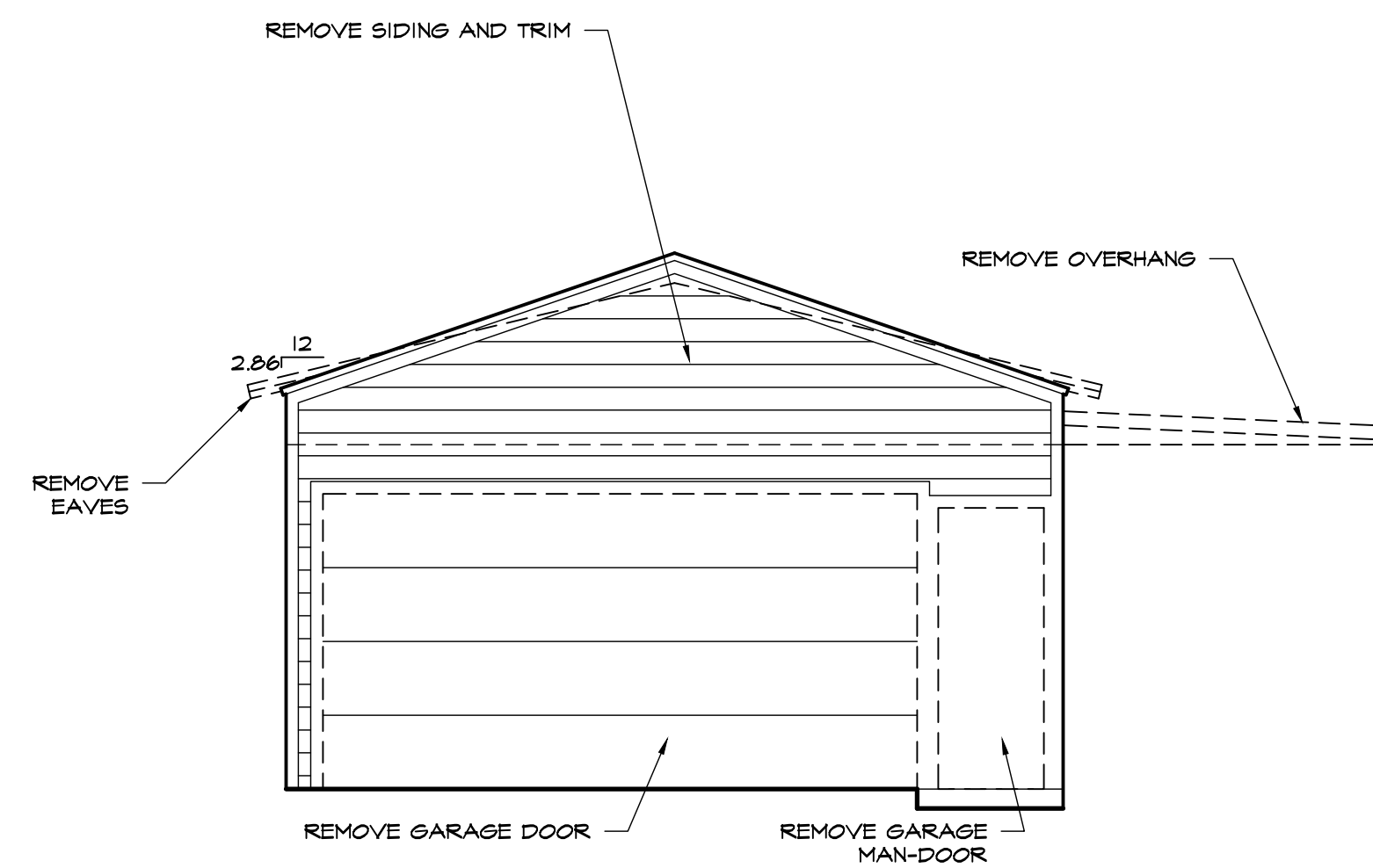
**DEMOLITION
 ELEVATIONS
 (MAIN DWELLING)**

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REVISION:	
PC#:	
DB:	DZ
JOB#:	2018.05.21



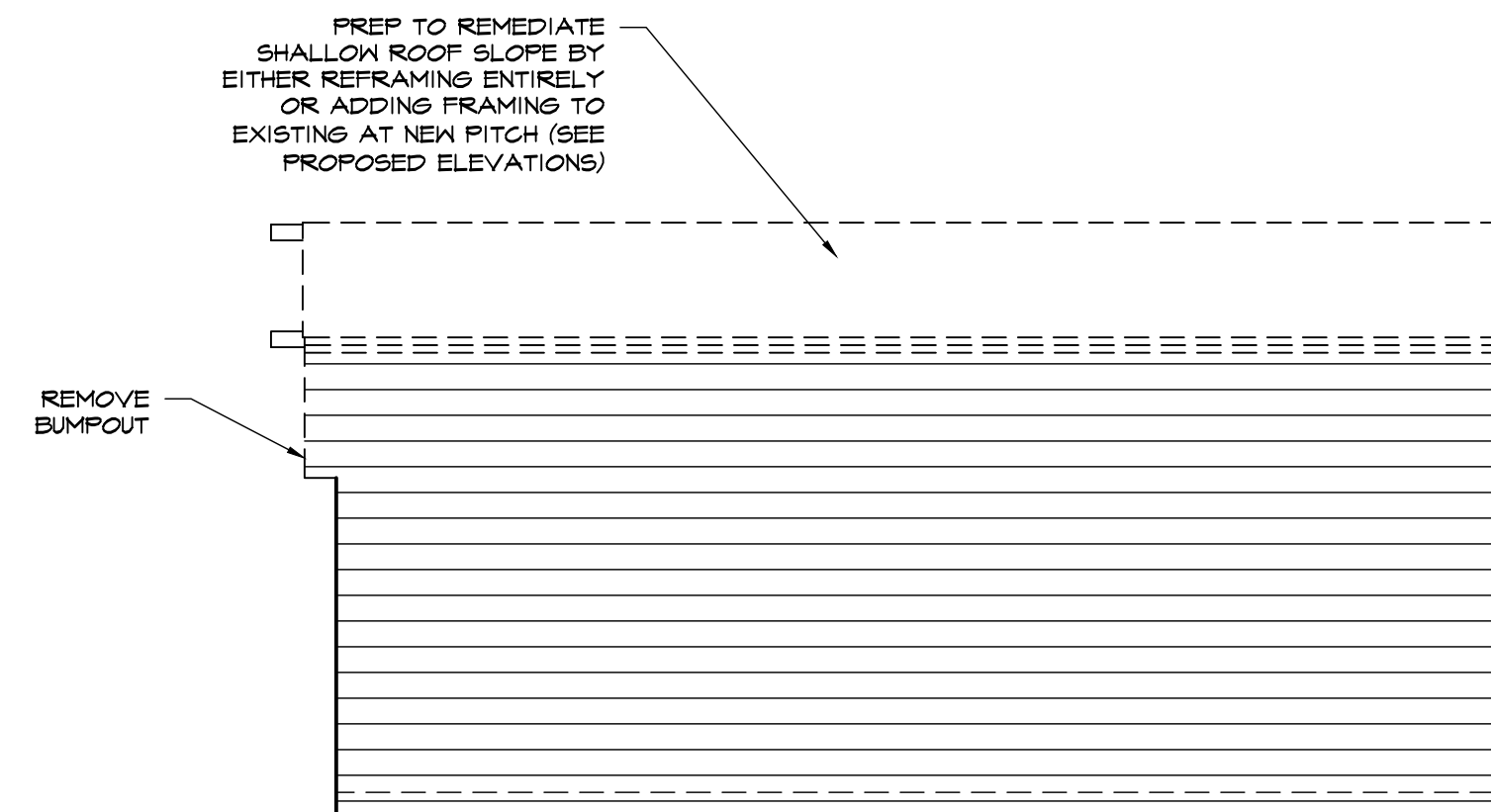
A-5.1

DATE:



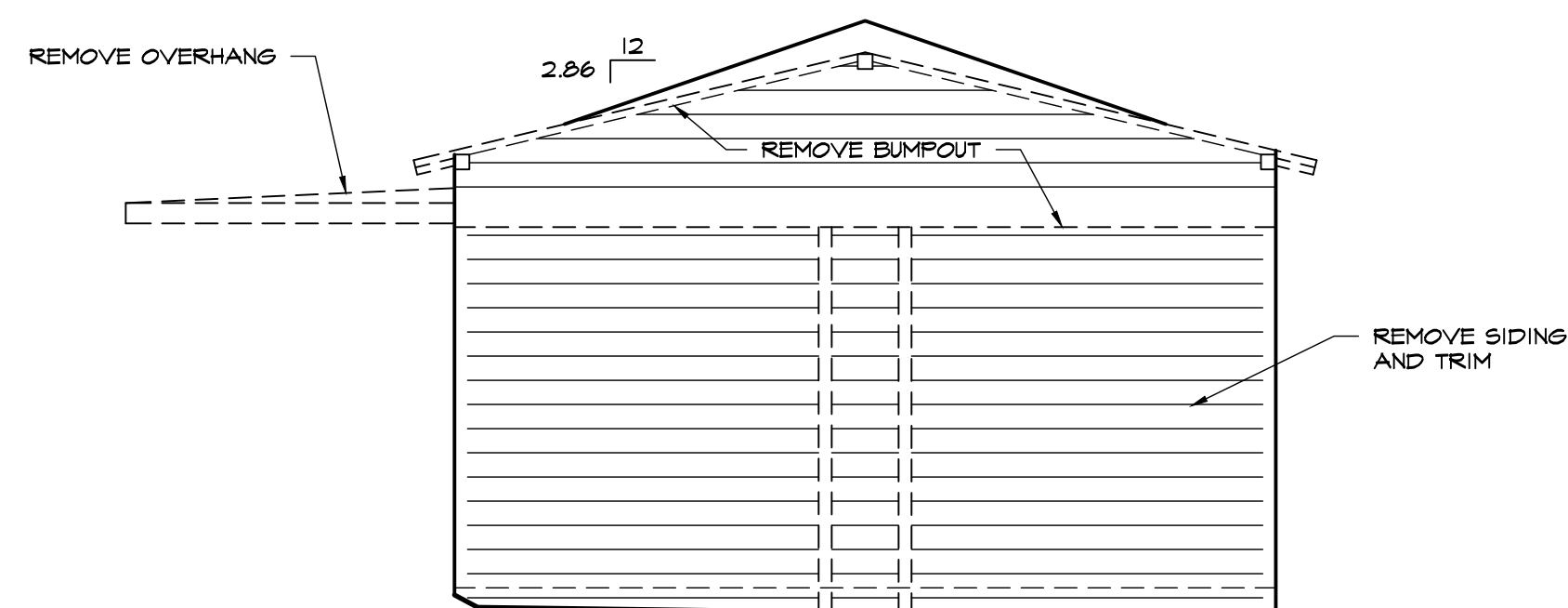
SOUTH GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



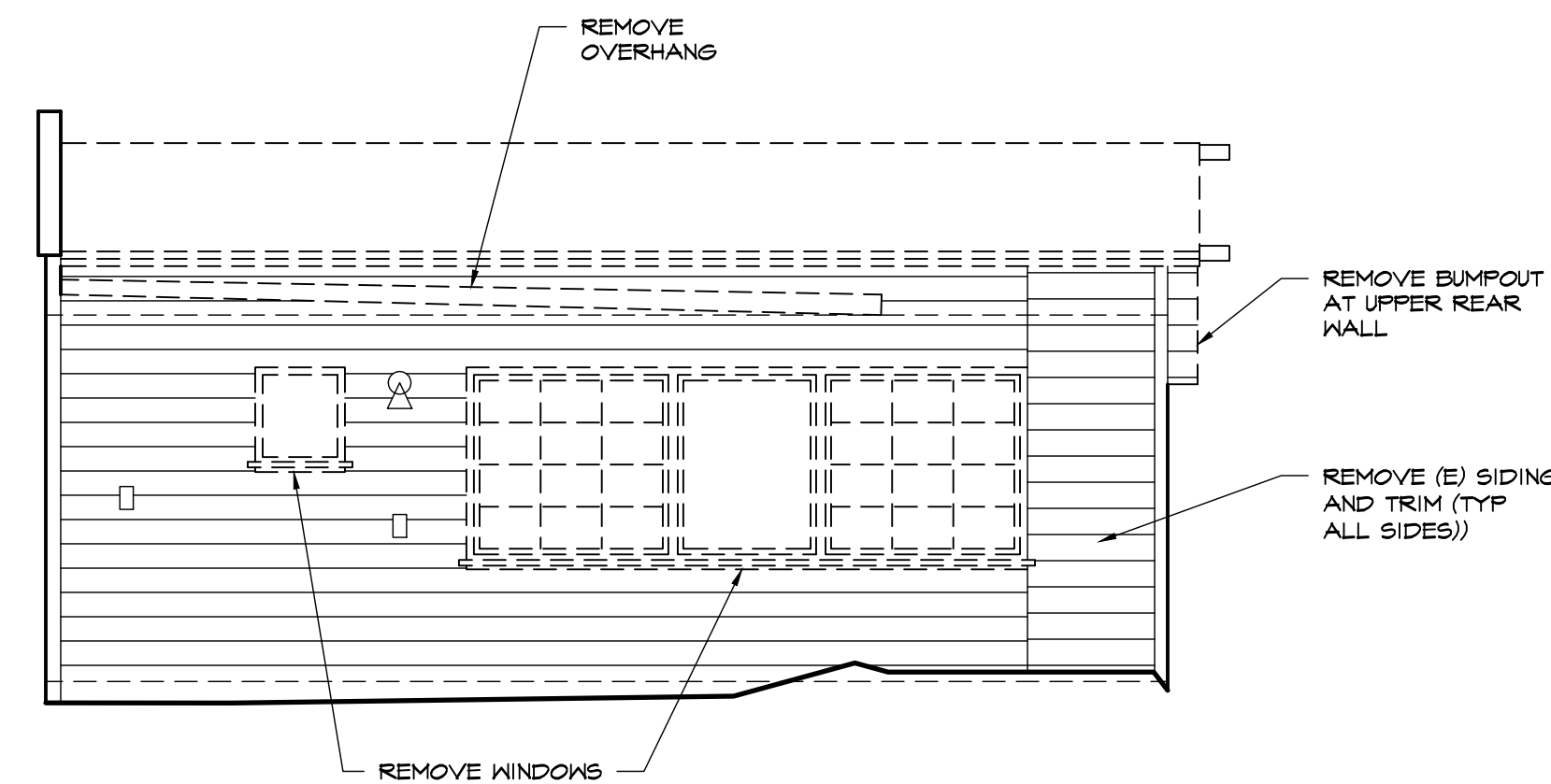
EAST GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



WEST GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"

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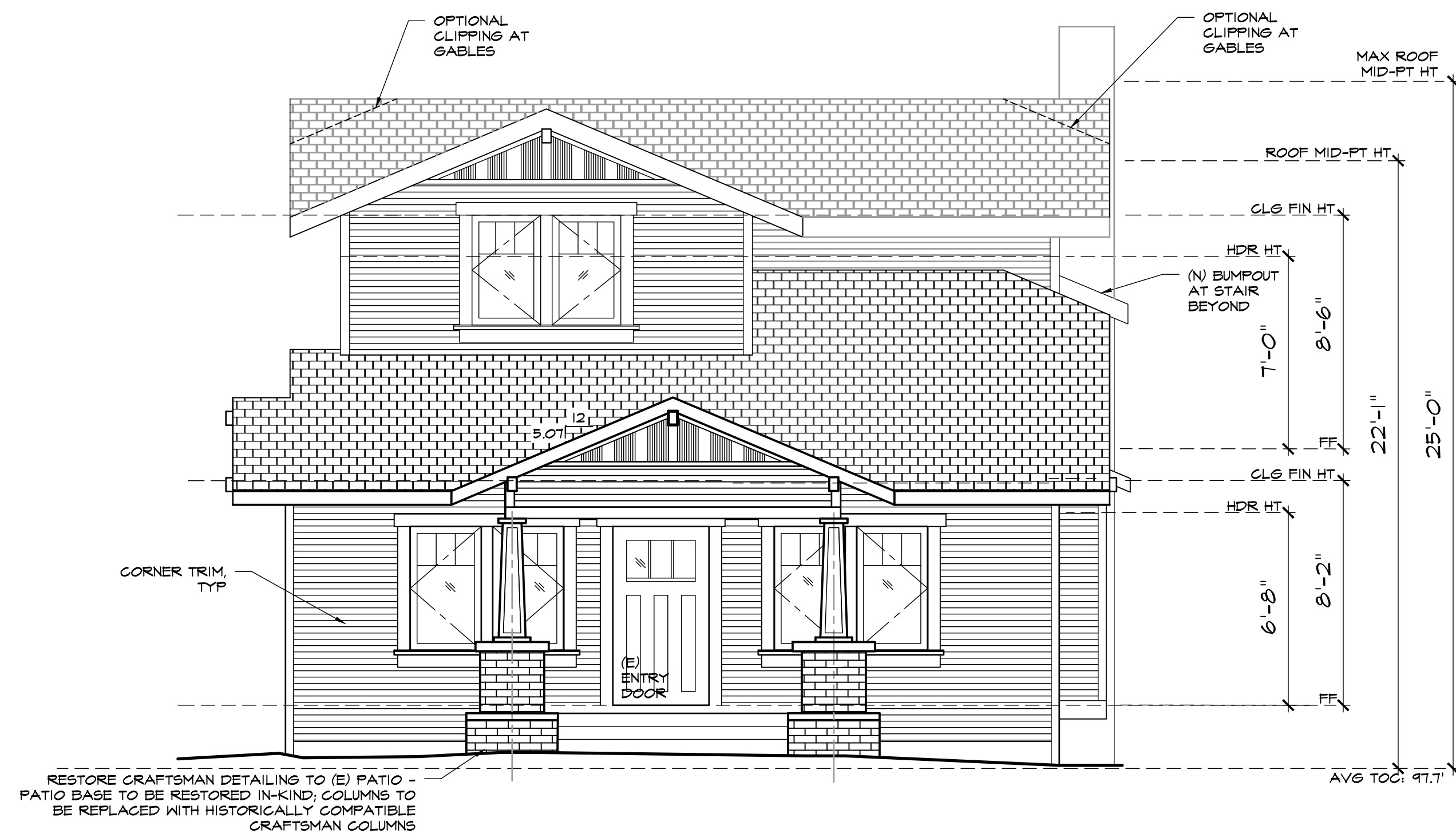
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PROPOSED GARAGE
ELEVATIONS
GARAGE

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DATE:



EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

SIDING: CEDAR, 3" EXPOSURE, SMOOTH SURFACE OUT, DOUBLE OGEE DROP SIDING
COLOR: BENJAMIN MOORE- 509, CYPRESS GREEN

EXTERIOR TRIM: CEDAR, SMOOTH SURFACE OUT. SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES. BENJAMIN MOORE- 2150-60, PALE CELERY (SEE - / D-- FOR EXTERIOR TRIM DETAIL)

WINDOW TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

DOOR TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

SIDE DOORS (SOUTH ELEVATION): TM COBB CALIFORNIA CRAFTSMAN COLLECTION WOOD DOOR.

EXTERIOR WINDOWS/DOORS: FRAMES TO BE WOOD, STAIN GRADE.

GARAGE DOOR: PAINT/STAIN GRADE WITH GLAZING IN TOP PANEL.

EXPOSED BEAMS: PAINT GRADE SMOOTH WOOD.

POSTS:

CRAFTSMAN COLUMNS (AT FRONT PORCH): STRUCTURAL POSTS TO BE WRAPPED WITH CRAFTSMAN COLUMN BODY PER DETAILS.

PERGOLA/OVERHANG SUPPORT POSTS (AT SOUTH SIDE YARD): STRUCTURAL POSTS TO BE WRAPPED WITH WINDSOR ONE TRIM PER ELEVATIONS & DETAILS.

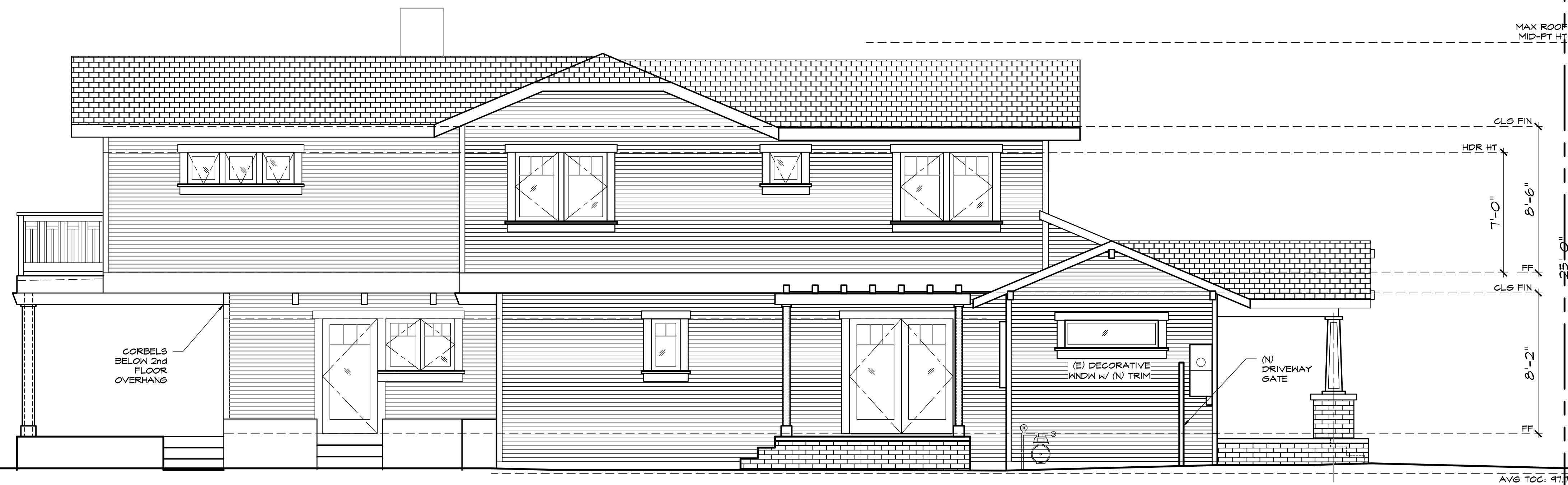
ROOFING: COMP. SHINGLE, COLOR TO BE TIMBERLINE "BARKWOOD", SEE ROOF PLAN FOR SPECS

ROOF FASCIA: PAINT GRADE WOOD BOARD (COLOR)

WOOD RAILINGS: PAINT/STAIN GRADE CEDAR. VERIFY FINAL RAILING PATTERN WITH OWNER & ARCHITECT FOR ADHERENCE TO CRAFTSMAN STYLE.

SCUPPERS, GUTTERS, & DOWNSPOUTS: BONDERIZED METAL (EXPOSED TO BE PAINTED TO MATCH ADJACENT MATERIALS)

EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTER TAILS, PAINT GRADE.



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

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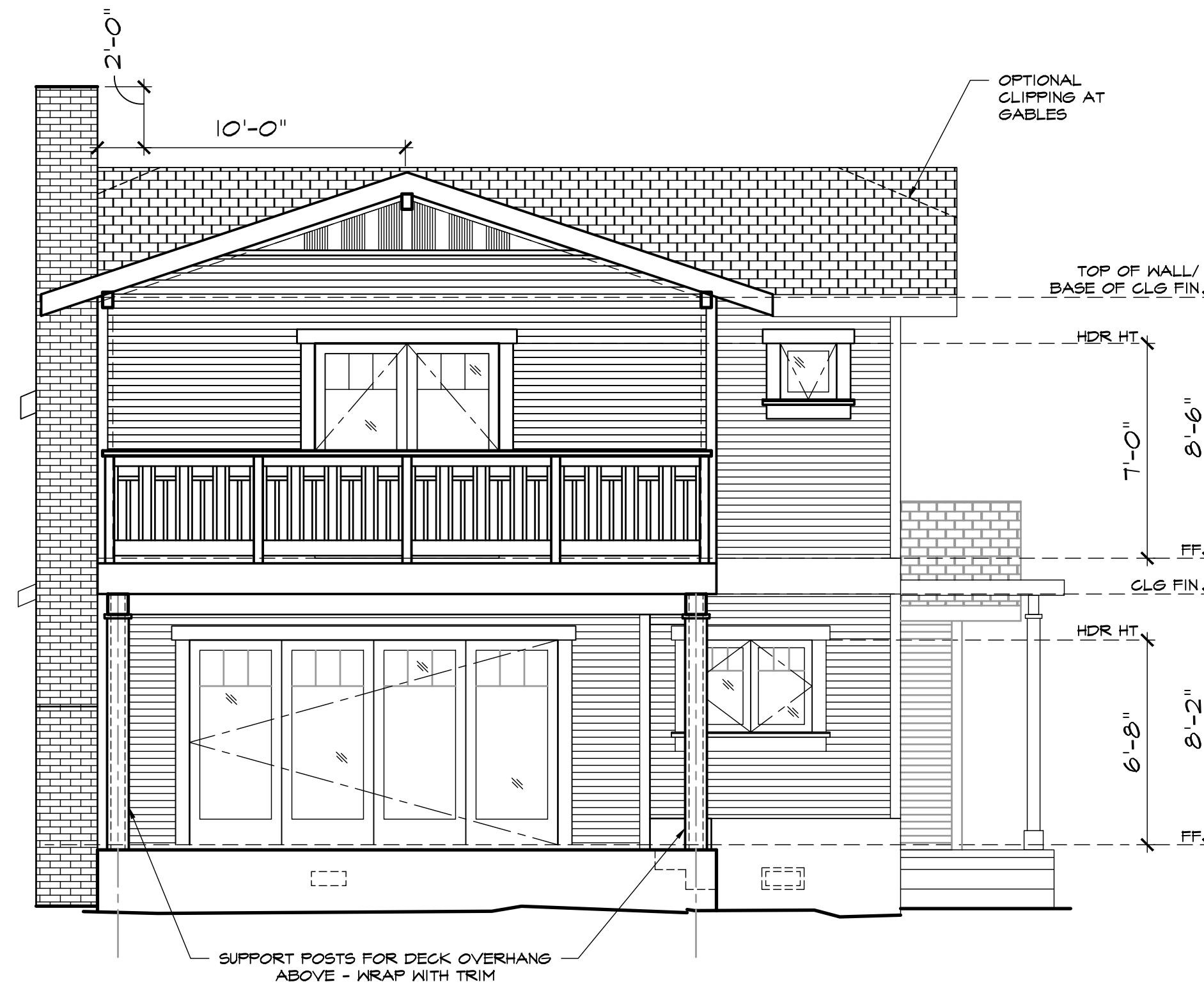
PROPOSED
 EAST + SOUTH
 EXTERIOR ELEVATIONS

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 PC#:
 DB: DZ
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A-6.1

DATE:



WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

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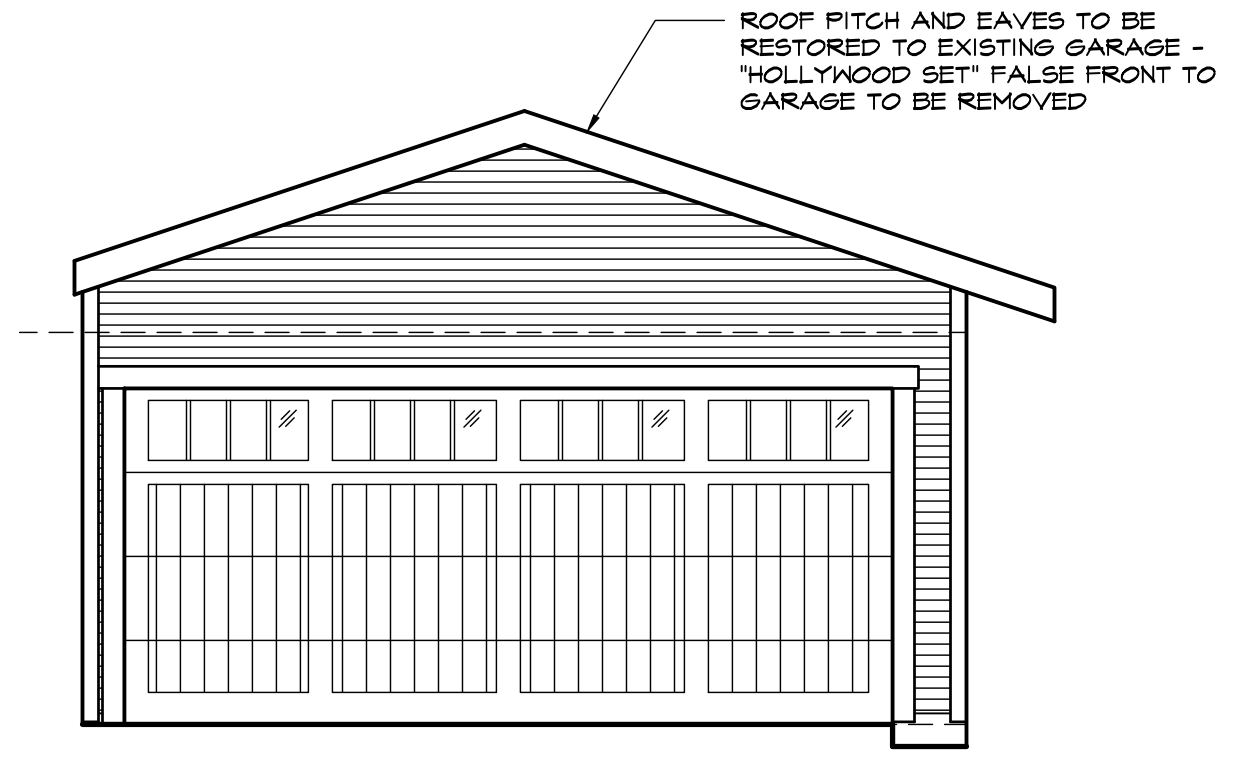
PROPOSED
WEST + NORTH
EXTERIOR ELEVATIONS

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REVISION:
REVISION:
PC#:
DB: DZ
JOB#: 2018.05.21



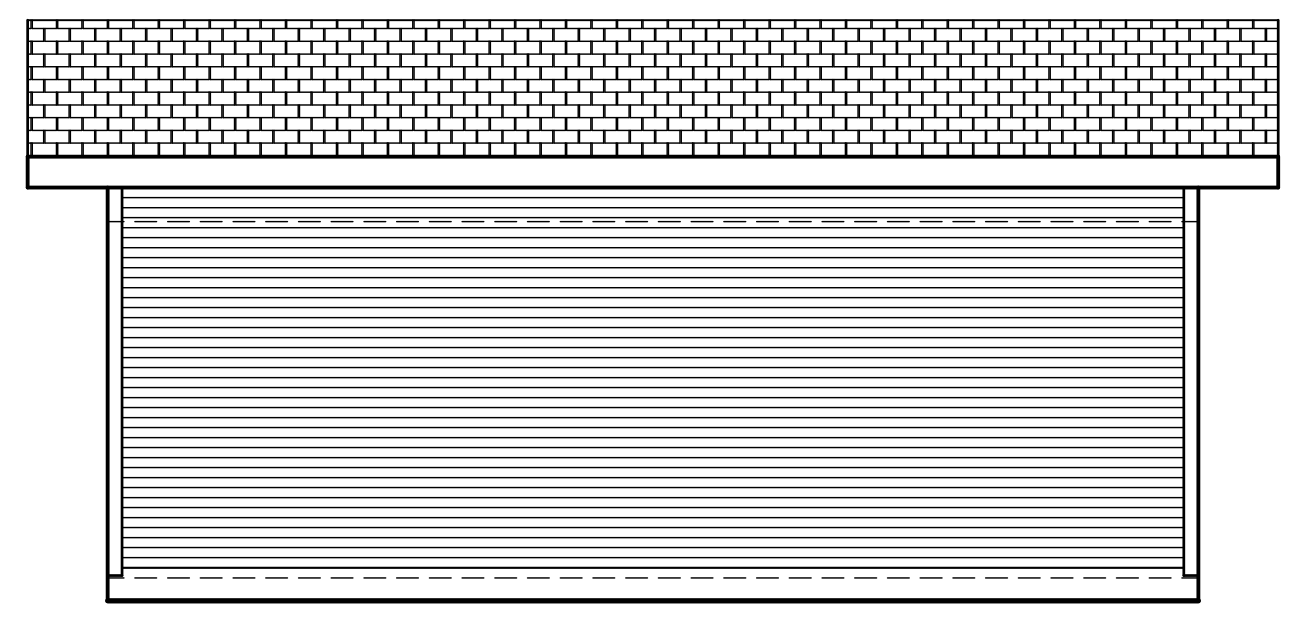
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DATE:



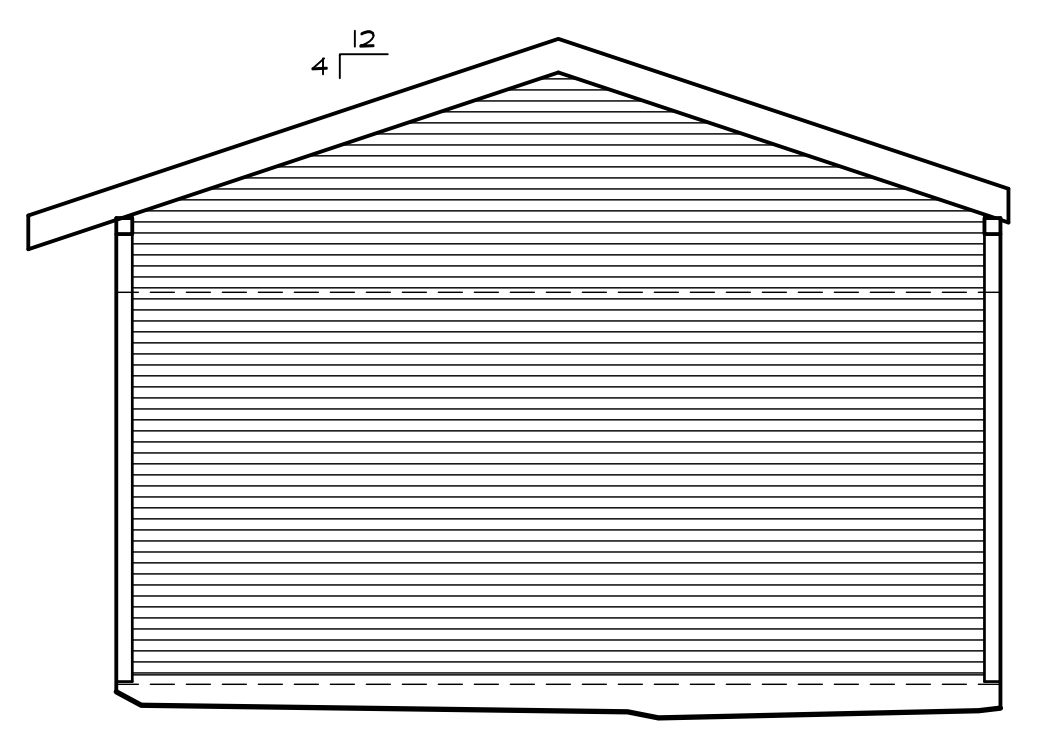
SOUTH EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



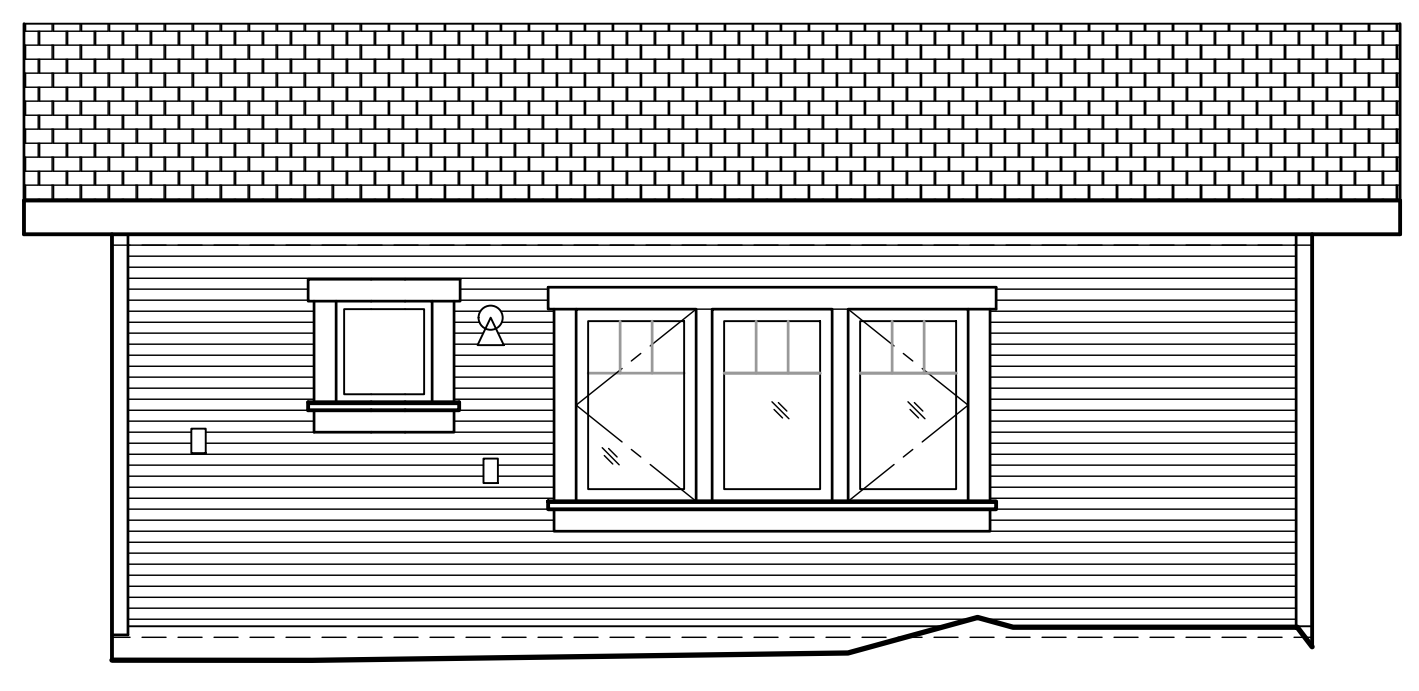
EAST EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



WEST EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"

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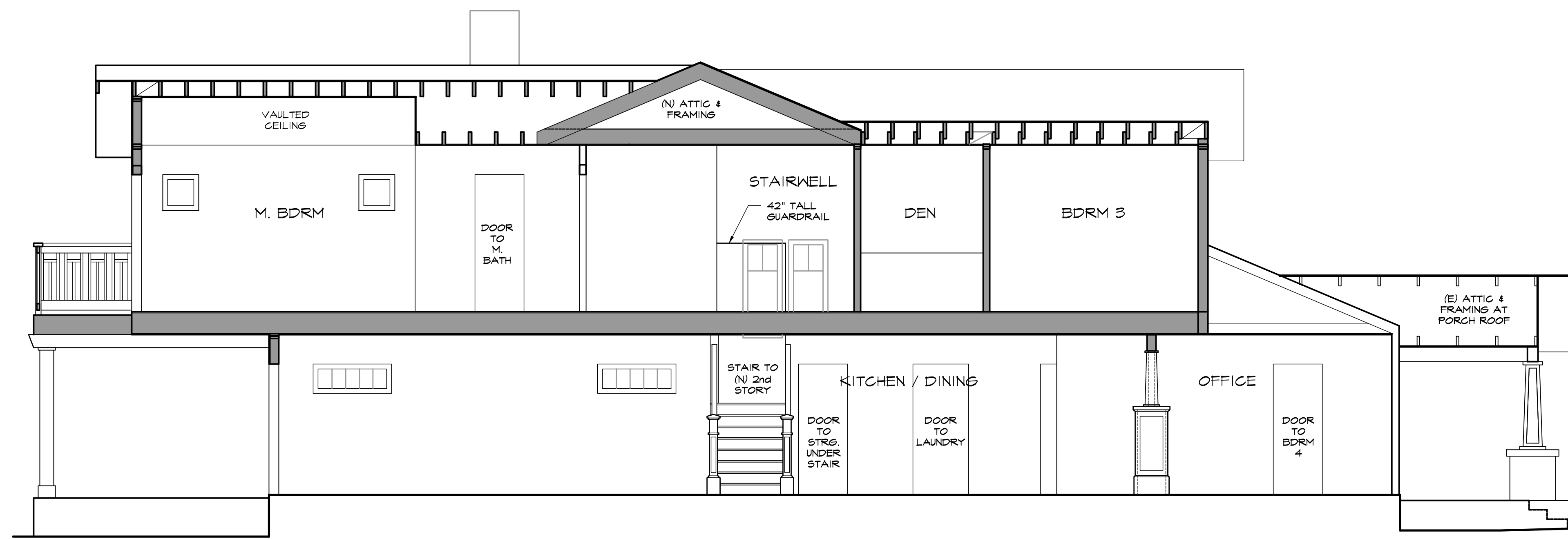
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PROPOSED GARAGE
EXTERIOR
ELEVATIONS

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DATE:



SECTION

SCALE: 3/8" = 1' - 0"

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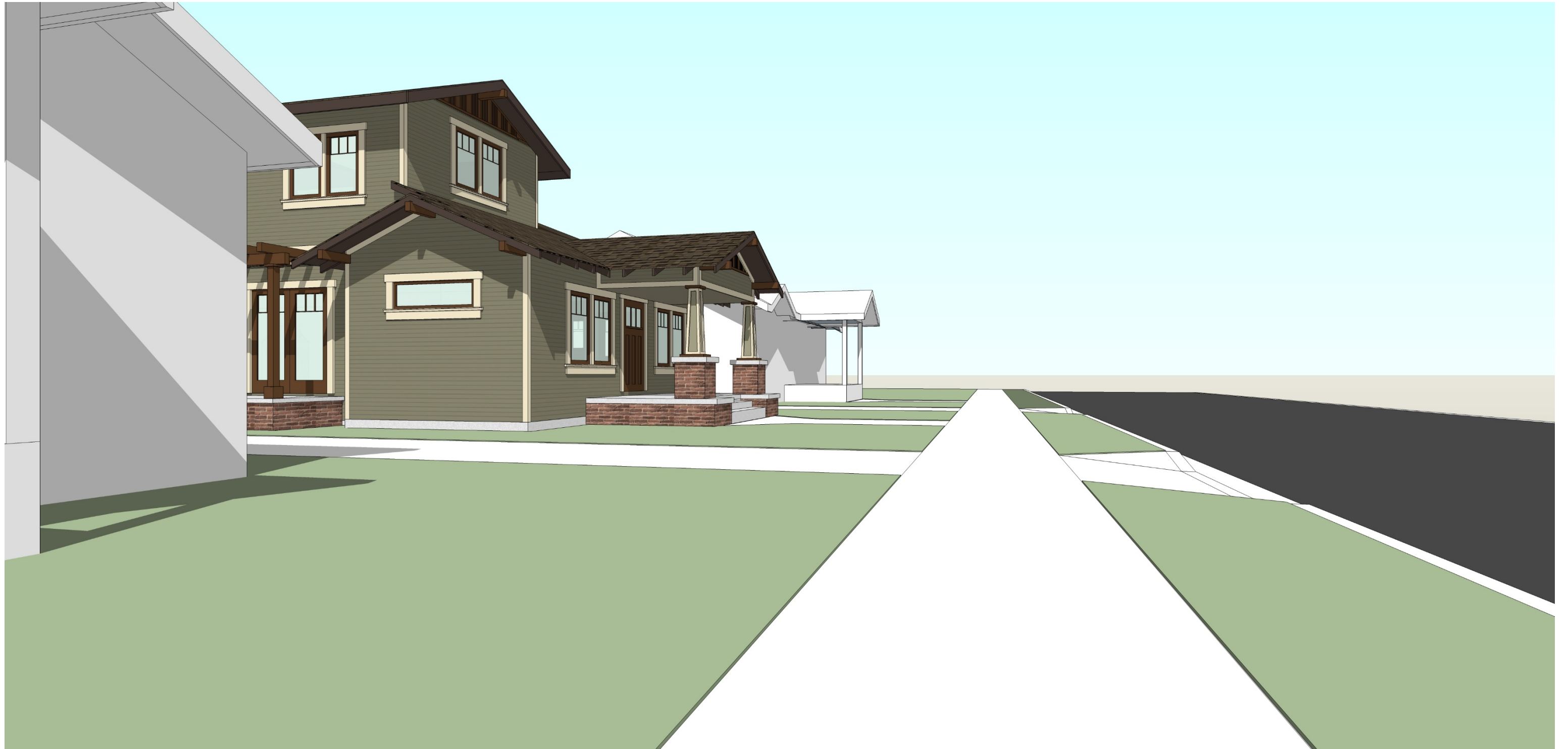
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SECTIONS

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DB: DZ
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DATE:



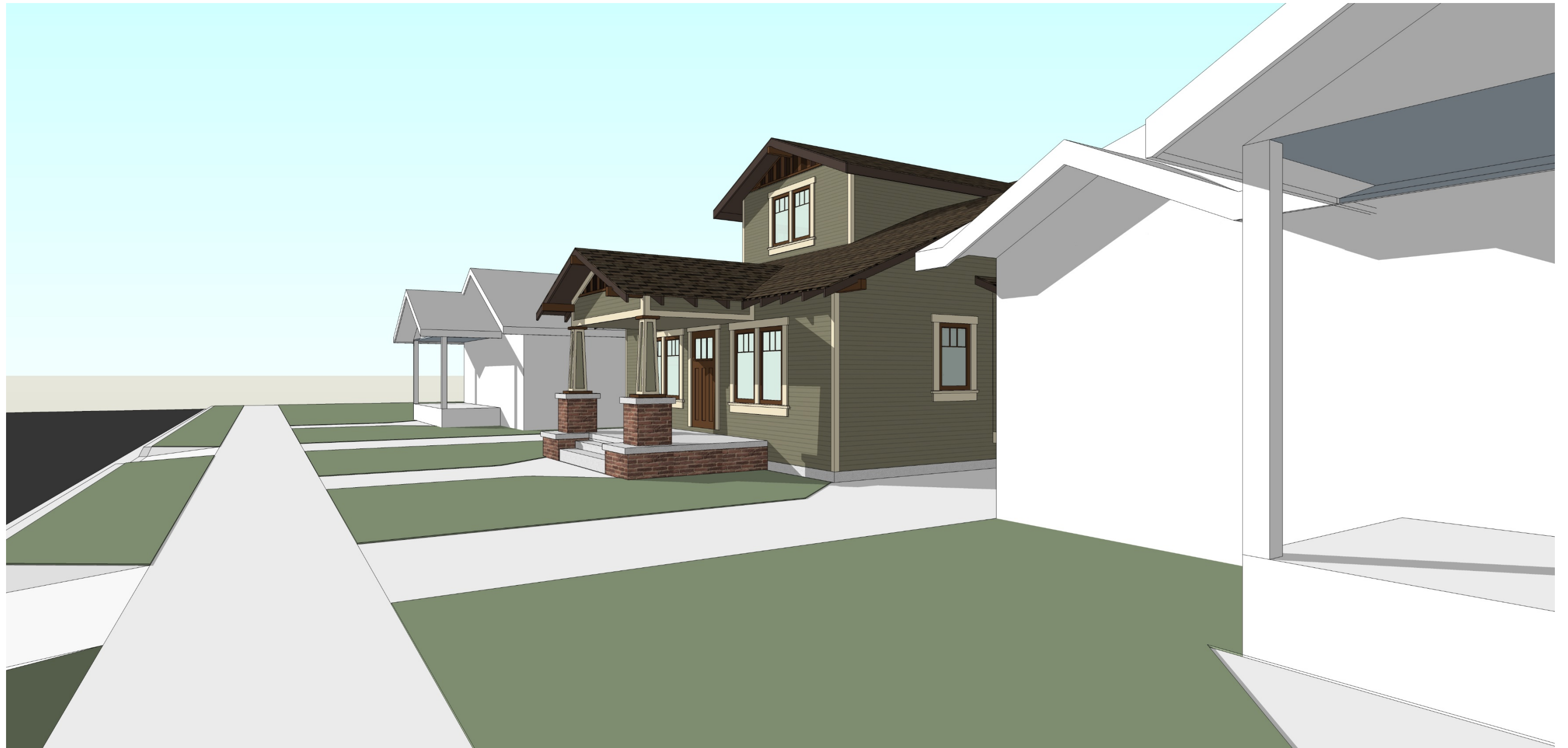
1 - Front Elevation Facing N

March 11, 2019 – Cultural Heritage Commission



2 Front Elevation – Streetview

March 11, 2019 – Cultural Heritage Commission



3 Front Elevation Facing S

March 11, 2019 – Cultural Heritage Commission



4 Elevation Facing SW

March 11, 2019 – Cultural Heritage Commission