



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD, 5th FLOOR • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194

NOTICE OF FINAL ACTION

Application No.: HP18-026

Project Location: 752 Stanley Avenue, Long Beach, CA

Applicant: Alexander Lam
6444 East Spring Street, #316
Long Beach, CA 90815

Permit(s) Requested: Conditionally Approved

Project Description: Permit exterior modifications to an existing unpermitted one-story 575-square-foot accessory structure attached to a two-car garage at the rear of the property for the purpose of converting that building to an Accessory Dwelling Unit (ADU). The property is located at 752 Stanley Avenue and is a contributing structure in the Rose Park Historic District. (District 2)

Action was taken by the: Cultural Heritage Commission

Decision: June 11, 2018

Action is final on: June 15, 2018

This project **is not** in the Coastal Zone.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.

Linda F. Tatum

Linda F. Tatum, FAICP
Planning Bureau Manager

Gabriel Barreras

Gabriel Barreras, Planner
Phone No.: (562) 570-5972

District: 2



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

June 11, 2018

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for exterior modifications to an existing unpermitted one-story 575-square-foot accessory structure attached to a two-car garage at the rear of the property for the purpose of converting that building to an Accessory Dwelling Unit (ADU). The property is located at 752 Stanley Avenue and is a contributing structure in the Rose Park Historic District (District 2).

APPLICANT: Alexander Lam
6444 East Spring Street, #316
Long Beach, CA 90815
(Application No. HP 18-026)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness for exterior modifications to an existing unpermitted one-story 575-square-foot accessory structure attached to a two-car garage at the rear of the property. Approval of the request would facilitate the conversion of the unpermitted structure to an Accessory Dwelling Unit (ADU). The property is located at 752 Stanley Avenue, and the primary residence at the front of the property is a contributing structure in the Rose Park Historic District.

BACKGROUND

The subject property is located mid-block at 752 Stanley Avenue, on the east side of Stanley between East 7th and East 8th Street (Exhibit A – Location Map) within the R-2-N zone (Two-Family Residential District with Standard Lots). The property is developed with a 1,077-square-foot, one-story, single-family residence built in 1905, that is a contributing structure within the Rose Park Historic District. In the rear yard, there is a detached 324-square-foot two-car garage, with an unpermitted attached 575-square-foot accessory structure.

This Certificate of Appropriateness application was prompted by a Code Enforcement inspection in May 2017 that discovered the presence of the unpermitted accessory dwelling. Based on testimony from the homeowners, informed by local neighbors, the

unpermitted structure was built approximately in the late 1960s. The current conditions of the building and the presence of architectural features such as a mono-pitched roof (or "pent roof", popular in the 1960s and 70s) supports this conclusion. The unpermitted accessory structure currently features several vinyl sliding windows and foam-core doors. The applicant has agreed to upgrade these elements to historically-appropriate all-wood windows and doors.

The primary residence was built in 1905, and represents the earliest period of significance for the Rose Park Historic District. The home was built in the earlier period of the Craftsman-Cottage era and retains original Craftsman features such as a steeply-pitched cross-gabled roof, functional double-dormers on the rear, a prominent picture window on the front façade and horizontal wood siding. Starting in the 1930s, the Rose Park district began to incorporate more architectural styles such as Neo-traditional and Minimal Traditional. The subject property appears to have been altered to incorporate some features found in these new styles, including the sheltered-recessed front porch with a decorative wrought iron support and a driveway-facing front entrance.

Despite the absence of building permits in the City's files, the primary residence embodies features from the 1960s-1970s style and does not appear to be previously enlarged beyond its original footprint (Exhibit B – Site Photos). The applicants have expressed their desire to retain the existing building footprint for the unpermitted accessory structure and are willing to make the necessary improvements to legally convert the structure into an ADU based on today's Zoning and California Building Code.

ANALYSIS

The proposed project first requires approval of the Cultural Heritage Commission (CHC) because the size of the proposed ADU exceeds the 250-square-foot threshold for staff-level approval. In order to be granted CHC approval, the project must comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and meet the criteria and conditions for a Certificate of Appropriateness.

Following receipt of the Certificate of Appropriateness, the property and existing unpermitted accessory structure will require inspections to determine the extent to which the structure will need to be improved to meet the requirements of the California Building Code and the Long Beach Building and Safety Bureau as a habitable structure. Revised site and structural plans reflecting changes based on inspections and COA Conditions will need to be resubmitted and approved by the Planning Bureau. Once approved, the applicant will be able to submit plans to the Building and Safety Bureau for building permits for the proposed ADU.

The proposed project consists of: 1) obtaining building permits to legalize the existing 575-square-foot one-story addition abutting the two-car garage, and 2) reconfiguring the pent roof to be cross-gabled roof to be compatible with the primary home.

Pending inspections from the Building and Safety Bureau of the unpermitted structure's existing foundation, structural and mechanical elements, according to today's California

Building Code, the proposed project may require significant demolition or reconfiguration of the building footprint or exterior envelope to accommodate the proposed ADU. The applicant has been fully informed that such inspections will likely require the removal of sections of drywall, flooring, and siding in order to assess the underlying structural elements.

In accordance with the Rose Park Historic District Design Guidelines and the Craftsman-Cottage style of the property, the proposed plans will rebuild and convert the pent roof into a cross-gabled roof that reflects the style and orientation of primary residence. The applicant is proposing to replace the existing mono-pitch roof with a cross-gabled roof featuring moderate slopes (12:5), combined with shallow shed roofs on the west elevation and the northeast corner of the proposed ADU (slope 12:1.15). The proposed roof is reminiscent of the primary residence, consisting of pitched gables and an existing shed roof above the front porch. In addition, the overall roof height of the primary residence is 15-feet 9.5-inches – the proposed overall roof height of the ADU will be 12-feet 10.5-inches. The reduced height of the proposed ADU will be subordinate to the primary residence and will provide adequate differentiation between the original and new portions of the property. Altogether, these changes support the requirements and goals of the Rose Park Historic Design Guidelines.

In conjunction with legalization, the following architectural elements are proposed to be maintained or replaced on the proposed ADU:

- A. Six (6) new double-hung windows will replace existing sliding windows on the north and west elevations of the proposed ADU. The windows to be installed will be all-wood windows.
- B. Exterior doors to the proposed ADU are proposed to be wood core doors.
- C. The existing masonry fireplace located on the east elevation (alley side) is proposed to remain. The applicant acknowledged a building inspector will need to verify it is properly constructed with seismic ties and supports per the California Building Code.
- D. Six-inch horizontal wood siding will be applied to the exterior of the ADU to be compatible with the garage, and to compliment but differentiate from the siding size found on the primary residence.
- E. The final façade of the ADU will be painted a dark earth-tone green as appropriate for the property's architectural style. Staff will review a separate staff-level paint COA application for this request.

The majority of windows on the primary residence are original wood. However, a few sliding aluminum windows were added in previous decades including the front picture window, a south-facing window on the driveway, a north-facing slider for the laundry room, and a small aluminum louvre window venting a bathroom. As previously noted, the City does not have any records or building permit for this property, and the current property owners indicated that the above window replacements were completed prior to their ownership. As a result, staff recommends that as the current windows reach the end of their lifespans, they will need to be replaced with historically-appropriate wood windows.

While the proposed legalization of the ADU adds significant functionality to the property, the project will maintain a reasonable scale within the context of the Rose Park Historic District and the context of the block, consisting of primarily one-story structures, with many being Craftsman, Neo-traditional and Ranch style homes. The size and siting of the 575-square-foot addition will be in full compliance with the existing R-2-N Zoning designation, General Plan Land Use designation, and the City's Accessory Dwelling Unit Ordinance (ORD-17-0031) adopted in January 2018.

In accordance with the Secretary of Interior's Guidelines:

Standard No. 2 states, *"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."*

Additionally, Standard No. 9 states, *"it is important that the new addition be visually distinguished from the historic building. The addition should not give a false sense of the property's historical development,"* and, *"new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..."* The proposed 575-square-foot ADU will be attached to the existing garage, will incorporate consistent materials and elements with the rest of the property, but it will be differentiated with cross-gabled roof ridge that defines the new ADU portion of the property (See Exhibit C, Sheets A5-A7).

Furthermore, Standard No. 10 states, *"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."* As proposed, the pending ADU will not apply physical changes to the primary residence, and the ADU will meet all current zoning regulations and guidelines for Craftsman homes in the Rose Park Historic District. The ADU will maintain a reasonable scale in size and mass with surrounding homes in the neighborhood.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.080 (Cultural Heritage Commission) of the Long Beach Municipal Code, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Rose Park Historic District Ordinance (ORD-C-7439).

As conditioned, staff supports approval of the Certificate of Appropriateness for the legalization of the existing one-story 575-square-foot accessory structure as an Accessory Dwelling Unit, attached to an existing garage. The property is located at 752 Stanley Avenue and is a contributing structure in the Rose Park Historic District. All the findings can be made in the affirmative for the proposed improvements, which are compatible in overall scale, massing, proportions, materials and colors to the architectural

style of the existing structure on the property and in the context of the District. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit D – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on May 25, 2018. As of the date of this report, no objections have been filed as it relates to the project.

ENVIRONMENTAL REVIEW

In accordance with the 15303(a) Guidelines for Implementation of the California Environmental Quality Act (CEQA), an environmental review is not required for new construction or conversion of small structures.

Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for the demolition and historic rehabilitation for single-family residences.

Respectfully submitted,

 *for CK*

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES
LFT:CK:GB

Attachments: Exhibit A – Location Map
Exhibit B – Site Photos
Exhibit C – Plans
Exhibit D – Findings & Conditions of Approval

**EXHIBIT D
CERTIFICATE OF APPROPRIATENESS
HP18-026
FINDINGS AND ANALYSIS
752 Stanley Avenue**

ANALYSIS:

In compliance with Section 2.63.080 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):

The subject property is located mid-block at 752 Stanley Avenue, on the east side of Stanley between East 7th and East 8th Street (Exhibit A – Location Map) within the R-2-N zone (Two-Family Residential District with Standard Lots). The property is developed with a 1,077-square-foot, one-story, single-family residence built in 1905. In the rear yard, there is a detached 324-square-foot two-car garage. An attached 575-square-foot accessory structure that was never legalized, based on the absence of City records and permits.

The primary residence is a contributing structure within the Rose Park Historic District (Ordinance C-7497).

In compliance with Section 2.63.080 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), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The design of the new Accessory Dwelling Unit (ADU) and the proposed materials are compatible with the district's Craftsman architectural style including an intermediate pitched gabled roof, traditional wood siding, wood windows and wood doors.

Visibility of the proposed ADU from the public right-of-way is limited and will not affect the primary frontage or elevation of the home. All visual impacts will be minimal as the proposed location, size, height and mass of the ADU is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context. The Craftsman architectural style is prominent in the district, and the proposed ADU is compatible with the approved Rose Park Historic District Ordinance.

2. **(It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.**

The proposed project will adequately address a standing Code Enforcement case against the property for an "Illegal Unit-Accessory Structure" issued May 15, 2017.

3. **(It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.**

The proposed addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing structure as a single-family home will remain unchanged.
- Character – The character of the existing structure will not be changed. The proposed ADU and all architectural features are compatible in size, scale and exterior building materials to the primary residence and other buildings in the district.
- Changes to Historic Features – The proposed project will maintain the existing garage and its roofline, while incorporating the proposed ADU with a new and differentiated cross-gable roofline. New windows to be added will be all wood and will be consistent with the existing home and the Craftsman architectural style of the property.
- Historic Significance – The new ADU will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed rear addition will not change the distinctive features of the existing buildings or property. The garage's existing gable roof pitch, wood siding and wood doors will be matched by the ADU.
- Deteriorated Historic Features – There are no deteriorated historic features. The new construction is informed by research into the history of compatible building typologies within the historic landmark district.
- Damage to Historic Materials – The new addition will not cause damage to the historic materials on the existing structure.

- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The new ADU will remove and replace five (6) existing wood windows and (2) doors; however, the replacement windows and doors will be all wood and of a style that matches the historic character of the property.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition is consistent with the architectural style, scale and materials of the existing building and of other properties in the Rose Park Historic District.

4. **(It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The subject property is a contributing structure within the Rose Park Historic District. The Guidelines for the Craftsman Architectural Style Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project incorporates an intermediate gable roofline in order to retain the historic character of the building. The new ADU preserves the essential form and character of the primary residence in massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 752 Stanley Avenue

Application No.: HP18-026

Hearing Date: June 11, 2018

CHC Revision: June 11, 2018

1. This approval is for a request to 1) permit exterior modifications and legalize an existing one-story 575-square-foot accessory structure attached to a two-car garage at the rear of the property, and 2) permit the conversion of the building into an Accessory Dwelling Unit (ADU) at the rear of a one-story Altered Craftsman style residence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on May 4, 2018, as amended. The Applicant will adhere to the regulations of the City of Long Beach Accessory Dwelling Unit Ordinance approved in January 2018 (ORD-17-0031). 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 (CHC), including all conditions listed herein. Any subsequent changes to the project must be approved by the CHC or by Planning Bureau staff before implementation. Upon completion of the project, a 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. If during the Plan Check review, Building Permit, or Building Inspection process, there is a substantive change to the proposed plans (i.e. removal of the existing chimney, reconfiguration of the building footprint or foundation, or an equivalent change based on staff discretion) the proposed project will need to be reviewed and approved by the Cultural Heritage Commission.
4. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten 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 taken by the Cultural Heritage Commission.
5. 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 2.63.080(l), this approval shall expire within two years 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 2.63.080(l) for an additional 12 months maximum. The Applicant must request such an extension prior to expiration of this Certificate

CULTURAL HERITAGE COMMISSION

June 11, 2018

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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.

6. All required building permits shall be obtained by the Applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
7. Any building materials, vents, architectural details, windows, doors or trim features, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
8. Paint color samples and swatches are to be submitted and approved by the Planning Bureau prior to painting.
9. In addition to the original Scope of Work, the Applicant will provide staff with a revised window schedule that includes the restoration of the front picture window on the front elevation of the primary residence with a period-appropriate wood window. The Applicant will work with staff to submit the proper documentation, plans and material samples for the replacement window.
10. The Applicant will work with City staff to determine a reasonable timeline to submit a separate Certificate of Appropriateness for the modification the front porch on the primary residence to remove the wrought iron porch post and railing, and restore the porch to match the Craftsman-Cottage architectural style. City staff will advise the Applicant on the proposed restoration and development standards.
11. Any existing non-period appropriate windows in main dwelling be replaced with new wood windows compatible with the historic period as the functional lifespan of such windows expires. Final selection of the new replacement windows shall be reviewed and approved overtime by Planning Bureau staff prior to installation.
12. The Applicant will modify the proposed roof of the ADU so that the new top-of-ridge of the cross-gabled will be 11-feet 9-inches high, matching the height of the existing 2-car garage.
13. The Applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
14. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage

CULTURAL HERITAGE COMMISSION

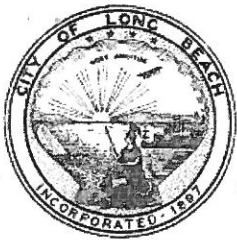
June 11, 2018

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Commission before permits are issued by the Department of Development Services.

15. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
16. As a condition of any City approval, the Applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the Applicant may be required in an amount sufficient to cover the anticipated litigation costs.
17. The proposed ADU floor plan shall be used as a single-family dwelling and garage. No room or area within the residential structure or garage shall be separately rented nor serve as an additional dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the residence or garage shall not be rented out as an additional unit.
18. In accordance with the Accessory Dwelling Unit Ordinance (ORD-17-0031), the Property Owner must record a covenant and provide proof of recordation prior to issuance of building permit. The covenant shall require:
 - a. The property owner to live in either the primary dwelling or ADU.
 - b. The rental term may not be for a term less than 30 consecutive days.
 - c. The ADU may not be sold separately from the primary residence.
 - d. All required on-site parking shall remain available for the residents.
 - e. The ADU shall be removed at the expense of the property owner upon violation of LBMC Section 21.51.276 or upon cessation of the primary land use as a single-family dwelling.

The City of Long Beach Planning Bureau will provide the Applicant with a copy of the Ordinance and a draft Covenant for the Applicant to record with the Los Angeles County Recorder's office.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Conditions of Approval Acknowledgement

June 18, 2018

Application No.: HP18-026

Alexander Lam
6444 East Spring Street, #316
Long Beach, CA 90815

Project address: 752 Stanley Avenue

Dear Applicant:

Please have the owner(s) of the property sign this document. It is vital to your project that this form be returned promptly to the project planner so that it can be placed in the case file and you can initiate the plan review process. Please feel free to make a copy for your files.

"We have read the attached Conditions of Approval and will comply with all such conditions. I realize that violation of any of the conditions is cause for revocation of the approval. I also realize that the approval is based on specific building plans, as indicated in the Conditions of Approval, and that any deviation from these plans without prior written approval from the Site Plan Review Committee will result in denial of final construction approval until such time that the construction is restored to the approved design. Finally, I will notify all architects, designers, contractors, sub-contractors employed by me, and I will notify any successors in interest of all these conditions and of this acknowledgement."

Applicant's Signature

Date

Owner's Signature

Date

Owner's Signature

Date



CITY OF LONG BEACH

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June 11, 2018

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

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RECOMMENDATION:

Approve a Certificate of Appropriateness request for exterior modifications to an existing unpermitted one-story 575-square-foot accessory structure attached to a two-car garage at the rear of the property for the purpose of converting that building to an Accessory Dwelling Unit (ADU). The property is located at 752 Stanley Avenue and is a contributing structure in the Rose Park Historic District (District 2).

APPLICANT: Alexander Lam
6444 East Spring Street, #316
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(Application No. HP 18-026)

THE REQUEST

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BACKGROUND

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This Certificate of Appropriateness application was prompted by a Code Enforcement inspection in May 2017 that discovered the presence of the unpermitted accessory dwelling. Based on testimony from the homeowners, informed by local neighbors, the

unpermitted structure was built approximately in the late 1960s. The current conditions of the building and the presence of architectural features such as a mono-pitched roof (or “pent roof”, popular in the 1960s and 70s) supports this conclusion. The unpermitted accessory structure currently features several vinyl sliding windows and foam-core doors. The applicant has agreed to upgrade these elements to historically-appropriate all-wood windows and doors.

The primary residence was built in 1905, and represents the earliest period of significance for the Rose Park Historic District. The home was built in the earlier period of the Craftsman-Cottage era and retains original Craftsman features such as a steeply-pitched cross-gabled roof, functional double-dormers on the rear, a prominent picture window on the front façade and horizontal wood siding. Starting in the 1930s, the Rose Park district began to incorporate more architectural styles such as Neo-traditional and Minimal Traditional. The subject property appears to have been altered to incorporate some features found in these new styles, including the sheltered-recessed front porch with a decorative wrought iron support and a driveway-facing front entrance.

Despite the absence of building permits in the City’s files, the primary residence embodies features from the 1960s-1970s style and does not appear to be previously enlarged beyond its original footprint (Exhibit B – Site Photos). The applicants have expressed their desire to retain the existing building footprint for the unpermitted accessory structure and are willing to make the necessary improvements to legally convert the structure into an ADU based on today’s Zoning and California Building Code.

ANALYSIS

The proposed project first requires approval of the Cultural Heritage Commission (CHC) because the size of the proposed ADU exceeds the 250-square-foot threshold for staff-level approval. In order to be granted CHC approval, the project must comply with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation and meet the criteria and conditions for a Certificate of Appropriateness.

Following receipt of the Certificate of Appropriateness, the property and existing unpermitted accessory structure will require inspections to determine the extent to which the structure will need to be improved to meet the requirements of the California Building Code and the Long Beach Building and Safety Bureau as a habitable structure. Revised site and structural plans reflecting changes based on inspections and COA Conditions will need to be resubmitted and approved by the Planning Bureau. Once approved, the applicant will be able to submit plans to the Building and Safety Bureau for building permits for the proposed ADU.

The proposed project consists of: 1) obtaining building permits to legalize the existing 575-square-foot one-story addition abutting the two-car garage, and 2) reconfiguring the pent roof to be cross-gabled roof to be compatible with the primary home.

Pending inspections from the Building and Safety Bureau of the unpermitted structure’s existing foundation, structural and mechanical elements, according to today’s California

Building Code, the proposed project may require significant demolition or reconfiguration of the building footprint or exterior envelope to accommodate the proposed ADU. The applicant has been fully informed that such inspections will likely require the removal of sections of drywall, flooring, and siding in order to assess the underlying structural elements.

In accordance with the Rose Park Historic District Design Guidelines and the Craftsman-Cottage style of the property, the proposed plans will rebuild and convert the pent roof into a cross-gabled roof that reflects the style and orientation of primary residence. The applicant is proposing to replace the existing mono-pitch roof with a cross-gabled roof featuring moderate slopes (12:5), combined with shallow shed roofs on the west elevation and the northeast corner of the proposed ADU (slope 12:1.15). The proposed roof is reminiscent of the primary residence, consisting of pitched gables and an existing shed roof above the front porch. In addition, the overall roof height of the primary residence is 15-feet 9.5-inches – the proposed overall roof height of the ADU will be 12-feet 10.5-inches. The reduced height of the proposed ADU will be subordinate to the primary residence and will provide adequate differentiation between the original and new portions of the property. Altogether, these changes support the requirements and goals of the Rose Park Historic Design Guidelines.

In conjunction with legalization, the following architectural elements are proposed to be maintained or replaced on the proposed ADU:

- A. Six (6) new double-hung windows will replace existing sliding windows on the north and west elevations of the proposed ADU. The windows to be installed will be all-wood windows.
- B. Exterior doors to the proposed ADU are proposed to be wood core doors.
- C. The existing masonry fireplace located on the east elevation (alley side) is proposed to remain. The applicant acknowledged a building inspector will need to verify it is properly constructed with seismic ties and supports per the California Building Code.
- D. Six-inch horizontal wood siding will be applied to the exterior of the ADU to be compatible with the garage, and to compliment but differentiate from the siding size found on the primary residence.
- E. The final façade of the ADU will be painted a dark earth-tone green as appropriate for the property's architectural style. Staff will review a separate staff-level paint COA application for this request.

The majority of windows on the primary residence are original wood. However, a few sliding aluminum windows were added in previous decades including the front picture window, a south-facing window on the driveway, a north-facing slider for the laundry room, and a small aluminum louvre window venting a bathroom. As previously noted, the City does not have any records or building permit for this property, and the current property owners indicated that the above window replacements were completed prior to their ownership. As a result, staff recommends that as the current windows reach the end of their lifespans, they will need to be replaced with historically-appropriate wood windows.

While the proposed legalization of the ADU adds significant functionality to the property, the project will maintain a reasonable scale within the context of the Rose Park Historic District and the context of the block, consisting of primarily one-story structures, with many being Craftsman, Neo-traditional and Ranch style homes. The size and siting of the 575-square-foot addition will be in full compliance with the existing R-2-N Zoning designation, General Plan Land Use designation, and the City's Accessory Dwelling Unit Ordinance (ORD-17-0031) adopted in January 2018.

In accordance with the Secretary of Interior's Guidelines:

Standard No. 2 states, *"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."*

Additionally, Standard No. 9 states, *"it is important that the new addition be visually distinguished from the historic building. The addition should not give a false sense of the property's historical development,"* and, *"new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..."* The proposed 575-square-foot ADU will be attached to the existing garage, will incorporate consistent materials and elements with the rest of the property, but it will be differentiated with cross-gabled roof ridge that defines the new ADU portion of the property (See Exhibit C, Sheets A5-A7).

Furthermore, Standard No. 10 states, *"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."* As proposed, the pending ADU will not apply physical changes to the primary residence, and the ADU will meet all current zoning regulations and guidelines for Craftsman homes in the Rose Park Historic District. The ADU will maintain a reasonable scale in size and mass with surrounding homes in the neighborhood.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.080 (Cultural Heritage Commission) of the Long Beach Municipal Code, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Rose Park Historic District Ordinance (ORD-C-7439).

As conditioned, staff supports approval of the Certificate of Appropriateness for the legalization of the existing one-story 575-square-foot accessory structure as an Accessory Dwelling Unit, attached to an existing garage. The property is located at 752 Stanley Avenue and is a contributing structure in the Rose Park Historic District. All the findings can be made in the affirmative for the proposed improvements, which are compatible in overall scale, massing, proportions, materials and colors to the architectural

style of the existing structure on the property and in the context of the District. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit D – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on May 25, 2018. As of the date of this report, no objections have been filed as it relates to the project.

ENVIRONMENTAL REVIEW

In accordance with the 15303(a) Guidelines for Implementation of the California Environmental Quality Act (CEQA), an environmental review is not required for new construction or conversion of small structures.

Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for the demolition and historic rehabilitation for single-family residences.

Respectfully submitted,

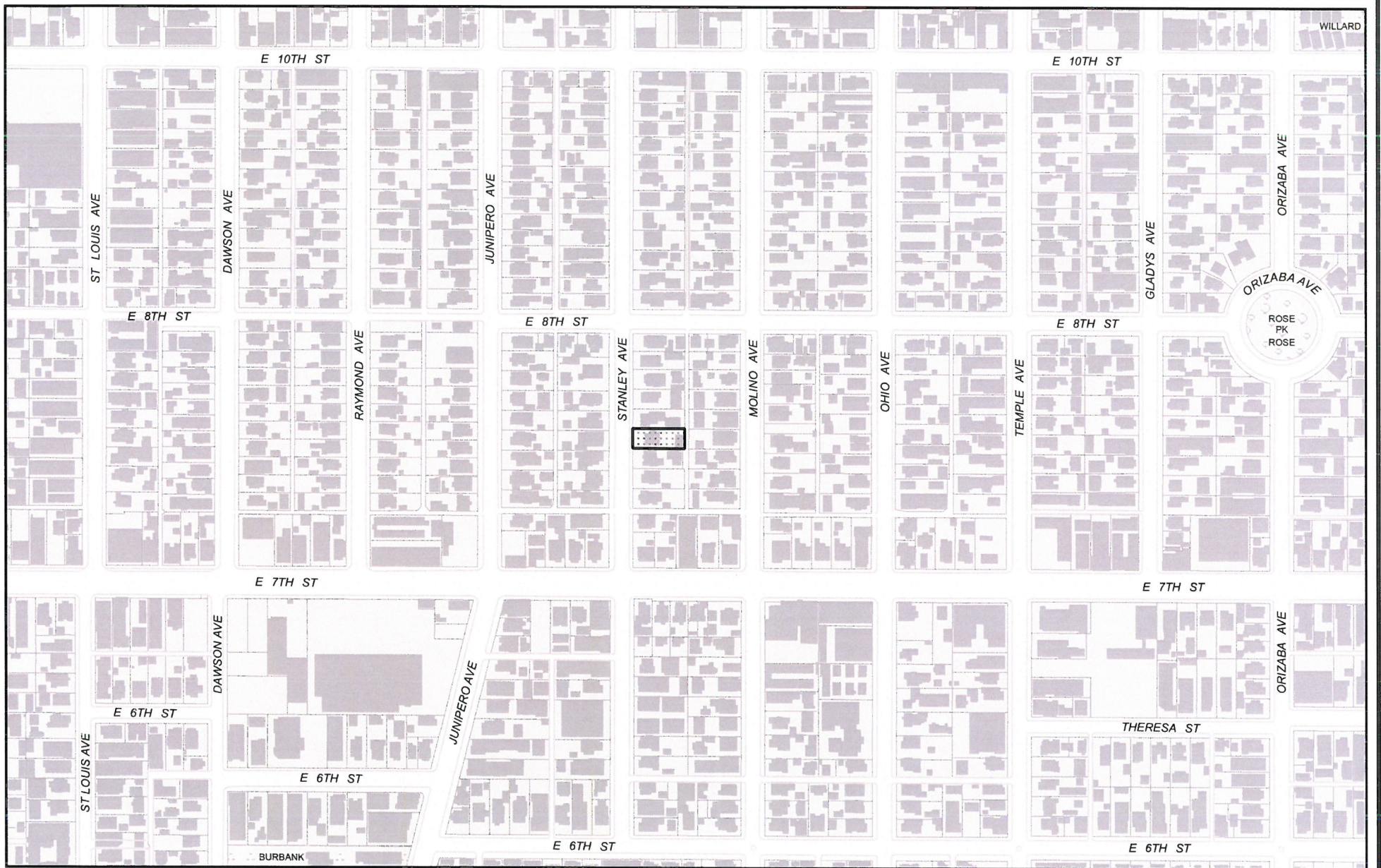
 *for CK*

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



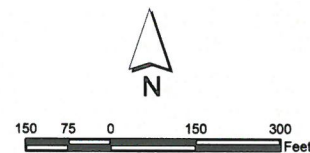
LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES
LFT:CK:GB

Attachments: Exhibit A – Location Map
 Exhibit B – Site Photos
 Exhibit C – Plans
 Exhibit D – Findings & Conditions of Approval



Subject Property:
752 Stanley Ave
Application No. HP18-026
Council District 2
Zoning Code : R-2-N

Exhibit A



Front Streetview (West Elevation)



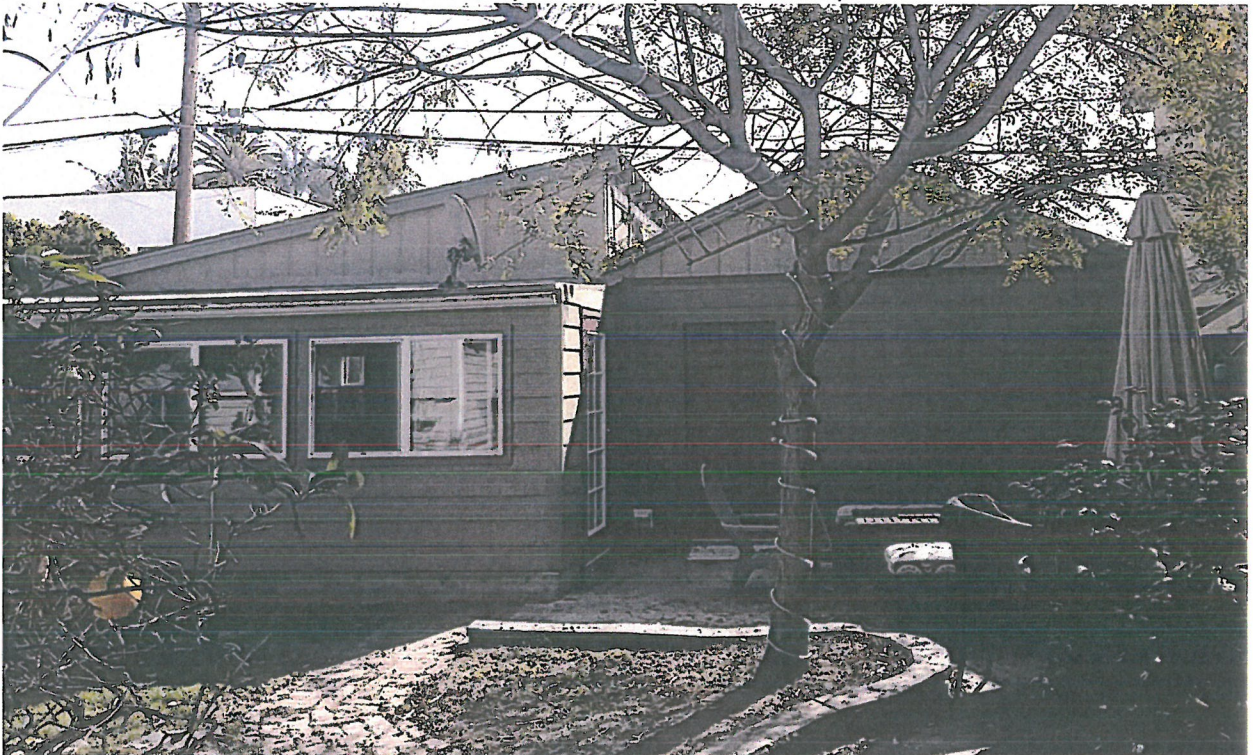
Front Streetview (West Elevation)



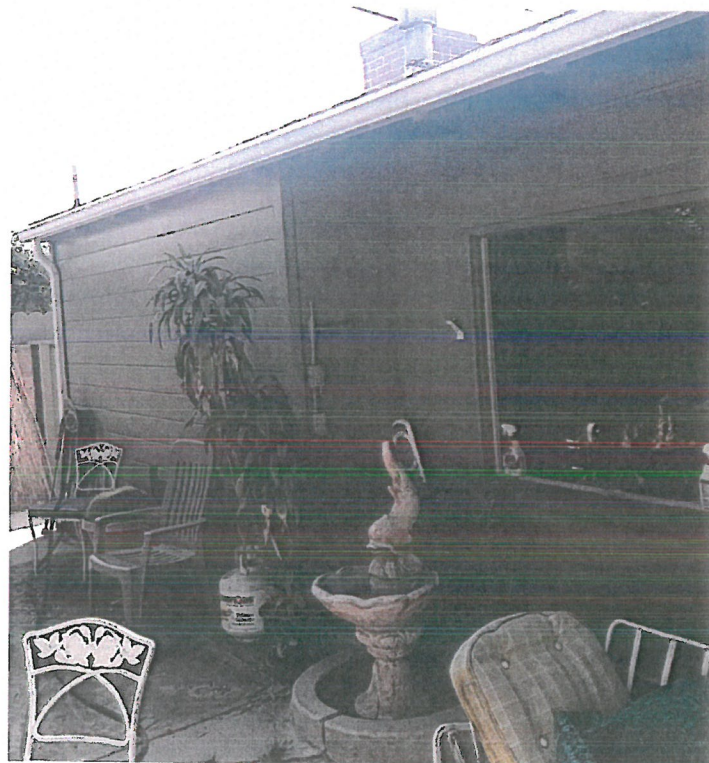
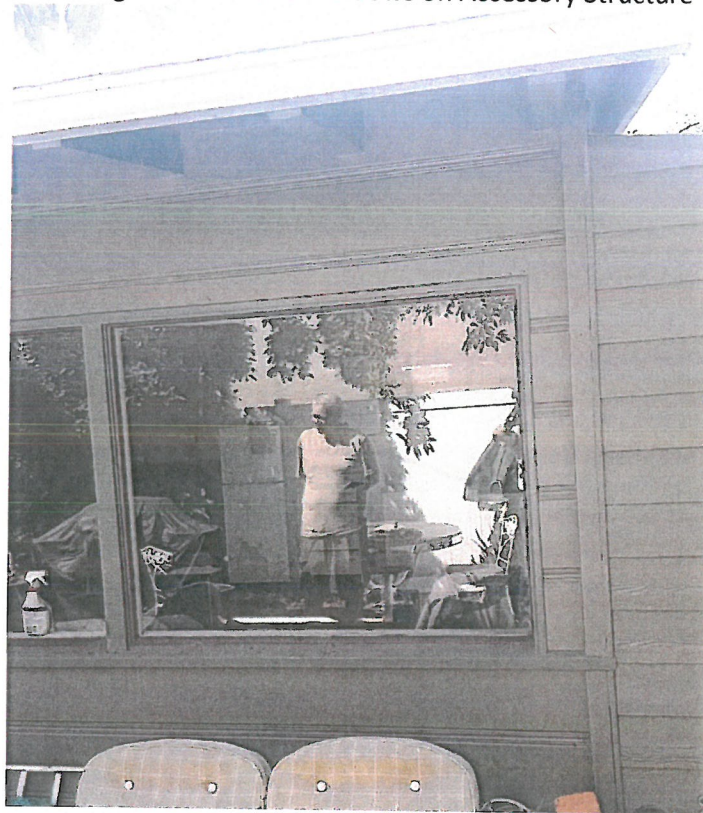
Rear Alley View (East Elevation)



Accessory Structure (West Elevation)



Existing Wood Fixture Windows on Accessory Structure



Ⓐ	AT	N.	NORTH
Ⓒ	CENTERLINE	N.I.C.	NOT IN CONTRACT
Ⓓ	DIAMETER/ROUND	NO.	NUMBER
(E)	EXISTING	NOM.	NOMINAL
Ⓕ	FOUND/NUMBER	N.T.S.	NOT TO SCALE
+/-	PLUS OR MINUS	O.C.	ON CENTER
ℙ	PROPERTY LINE	O.A.	OVERALL
		OFD.	OVERFLOW DRAIN
A.B.	ANCHOR BOLT	PLBG.	PLUMBING
ABV.	ABOVE	PLYWD.	PLYWOOD
A.F.F.	ABOVE FINISH FLOOR	PLN.	PANEL
ALUM.	ALUMINUM	PR.	PAIR
APPROX.	APPROXIMATE	PROP.	PROPERTY
ARCH.	ARCHITECTURAL		
BITUM.	BITUMINOUS	R.	RISER
BLOG.	BUILDING	RAD.	RADIUS
BLK.	BLOCK	R.C.P.	REFLECTED CEILING PLAN
BLKG.	BLOCKING	R.D.	ROOF DRAIN
		REQ.	REQUIRED
CLR.	CLEAR	REST.	RESTROOM
C.M.U.	CONCRETE	REV.	REVISED/REVISION
		R.O.	ROUGH OPENING
CNTR.	COUNTER		
CONN.	COLUMN	S.	SOUTH
CONN.	CONCRETE	S.C.	SOLID CORE
CONNECTION	CONNECTION	SCHED.	SCHEDULE
CONSTR.	CONSTRUCTION	SCP.	SCUPPER
CONT.	CONTINUOUS	S.D.	SMOKE DETECTOR
		SECT.	SECTION
DBL.	DOUBLE	S.F.	SQUARE FEET
DET.	DETAIL	SHR.	SHOWER
DIA.	DIAMETER	SHT.	SHEET
DIM.	DIMENSION	SL.	SLOPE
		SQ.	SQUARE
EL.	ELEVATION	S.STL.	STAINLESS STEEL
ELEC.	ELECTRICAL	ST.	STONE
EMER.	EMERGENCY	STD.	STANDARD
ENCL.	ENCLOSURE	STL.	STEEL
EQ.	EQUAL	STOR.	STORAGE
EXT.	EXTERIOR	STRUCT.	STRUCTURE/STRUCTURAL
F.O.S.	FACE OF SLAB/		
	FACE OF STUD	T&G	TONGUE AND GROOVE
FT.	FOOT/FEET	TEL.	TELEPHONE
		TEMP.	TEMPERED/TEMPORARY
GAL.	GAGE	THK.	THICK/THICKNESS
GA.	GALVANIZED	T.O.	TOP OF
GEN.	GENERATOR	T.O.C.	TOP OF CURB
G.F.I.	GROUND FAULT	T.O.F.	TOP OF FLOOR
	INTERCEPTOR	T.O.P.	TOP OF PARAPET/
GL.	GLASS		TOP OF PAVEMENT
GYP.	GYPSUM	T.O.S.	TOP OF SLAB/
			TOP OF STEEL
H.	HEIGHT/HIGH	T.O.W.	TOP OF WALL
H.V.A.C.	HEATING, VENTILATION	TV.	TELEVISION
	AND AIR CONDITIONING	TYP.	TYPICAL
H.W.	HOT WATER		
IN.	INCH	U.L.	UNDERWRITERS
INSUL.	INSULATION		LABORATORIES, INC.
INT.	INTERIOR	UNF.	UNFINISHED
		U.N.O.	UNLESS NOTED
KIT.	KITCHEN		
L.	LENGTH/LONG	VAR.	VARIES
LB.	POUND	VERT.	VERTICAL
L.F.	LINEAL FOOT		
MAT'L	MATERIAL	W/	WITH
MAX.	MAXIMUM	W/O	WITHOUT
M.B.	MACHINE BOLT	W.C.	WATER CLOSET
M.C.	MEDICINE CABINET	W.D.	WOOD
	MECHANICAL	WDW.	WINDOW
MEMB.	MEMBRANE	W.H.	WATER HEATER
MIL.	MINIMUM	WP.	WATERPROOF
MIR.	MIRROR	W.W.F.	WELDED WIRE FABRIC
MISC.	MISCELLANEOUS		

- A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAIN THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDES, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- G. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE (R308).
- H. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC).
- I. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- J. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON OWNER'S APPLICATION FOR PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- K. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- L. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. (R303.1)
- M. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

7262 19

SCALE 1" = 60'

1989

MOLINO

AVE.

8TH ST

7TH ST

STANLEY

AVE.

NORTH SARATOGA TRACT

M.B. 9-36

COUNTY OF LOS ANGELES, CALIF.

FILED: PRIV. ASSHT. SH. 135-223

<u>PROPERTY OWNER:</u> Christina Montana (562) 461-5126 752 STANLEY AVENUE LONG BEACH, CA. 90804
<u>APPLICANT:</u> ALEXANDER LAM (562)810-5386 ALEXPLANDESIGN@GMAIL.CO
<u>DESIGNER:</u> ALEXANDER LAM (562)810-5386 ALEXPLANDESIGN@GMAIL.CO

LEGAL DESC.	NORTH SARATOGA TRACT LOT 6
APN NO.	7262-019-006
LOT AREA	6500
ZONING	R1
HILLSIDE	N/A

1. 2017 CALIFORNIA BUILDING CODE (CBC)
2. 2017 CALIFORNIA PLUMBING CODE (CPC)
3. 2017 CALIFORNIA RESIDENTIAL CODE (CRC)
4. 2017 CALIFORNIA FIRE CODE (CFC)

BUILDING AREA :	
OCCUPANCY & CONSTRUCTION TYPE:	
CONSTRUCTION TYPE	TYPE VB
FIRE PROTECTION	SMOKE AND CO2 ALARMS
OCCUPANCY	SINGLE FAMILY RESIDENCE
NUMBER OF STORIES	1
PARKING:	
REQUIRED	3
EXISTING	3

[illegible]

1. Obtain permits to legalize existing 575 s.f. un-permitted accessory structure.
2. Convert the existing 575 s.f. accessory structure into an accessory dwelling unit
3. Reconfigure the mono-pitched roof to a gabled roof.

752 STANLEY AVENUE
LONG BEACH, CA 90804

PROJECT TITLE

**NEW
A.D.U.**

FILE NAME: STEVE.DWG
DRAWN BY: A. LAM
CHECKED BY: A.LAM
DATE: 05-04-18

TITLE PAGE

CS1.0

PROPERTY OWNER:
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(562) 481-5126
752 STANLEY AVENUE
LONG BEACH, CA. 90804

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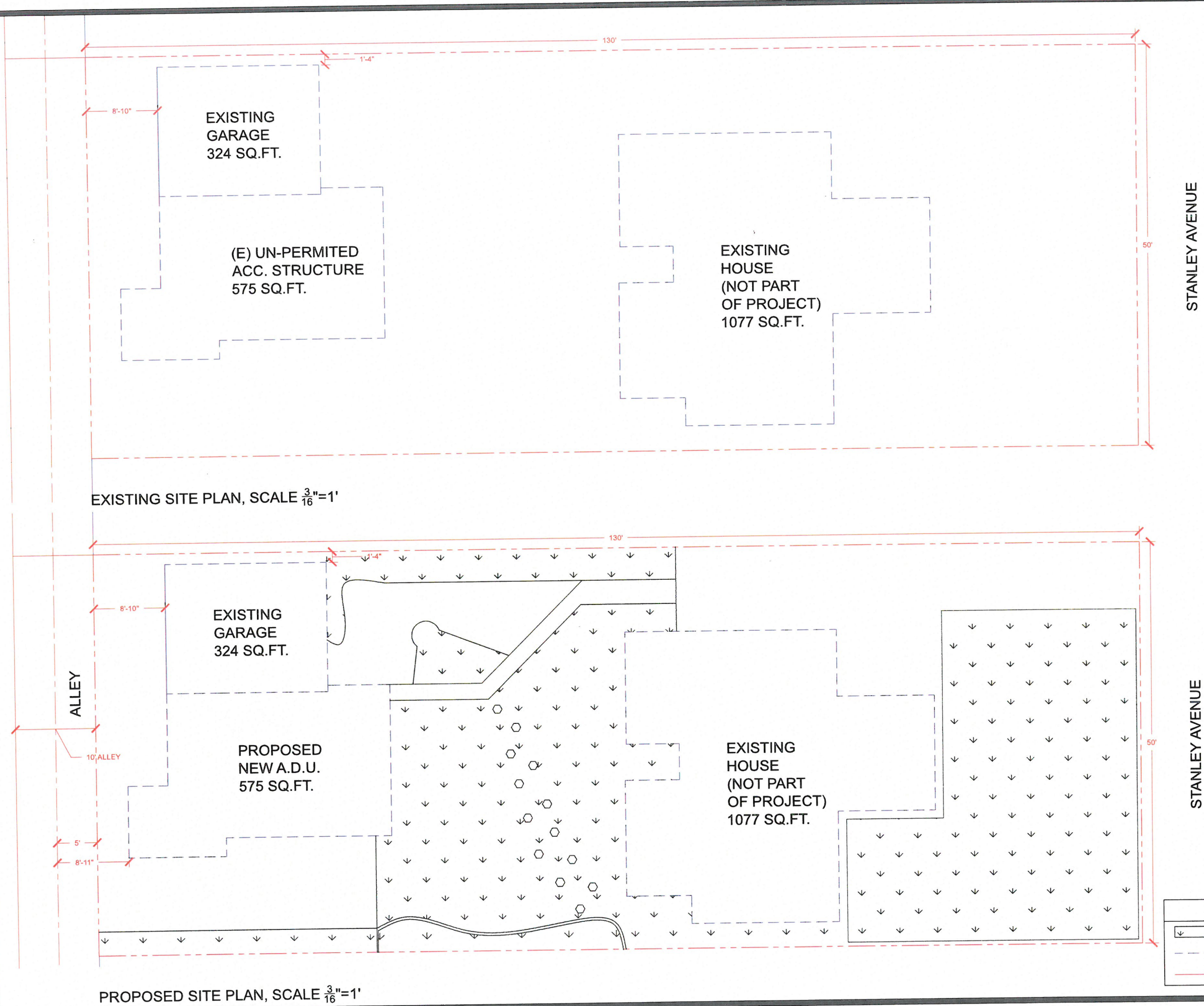
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LONG BEACH, CA 90804

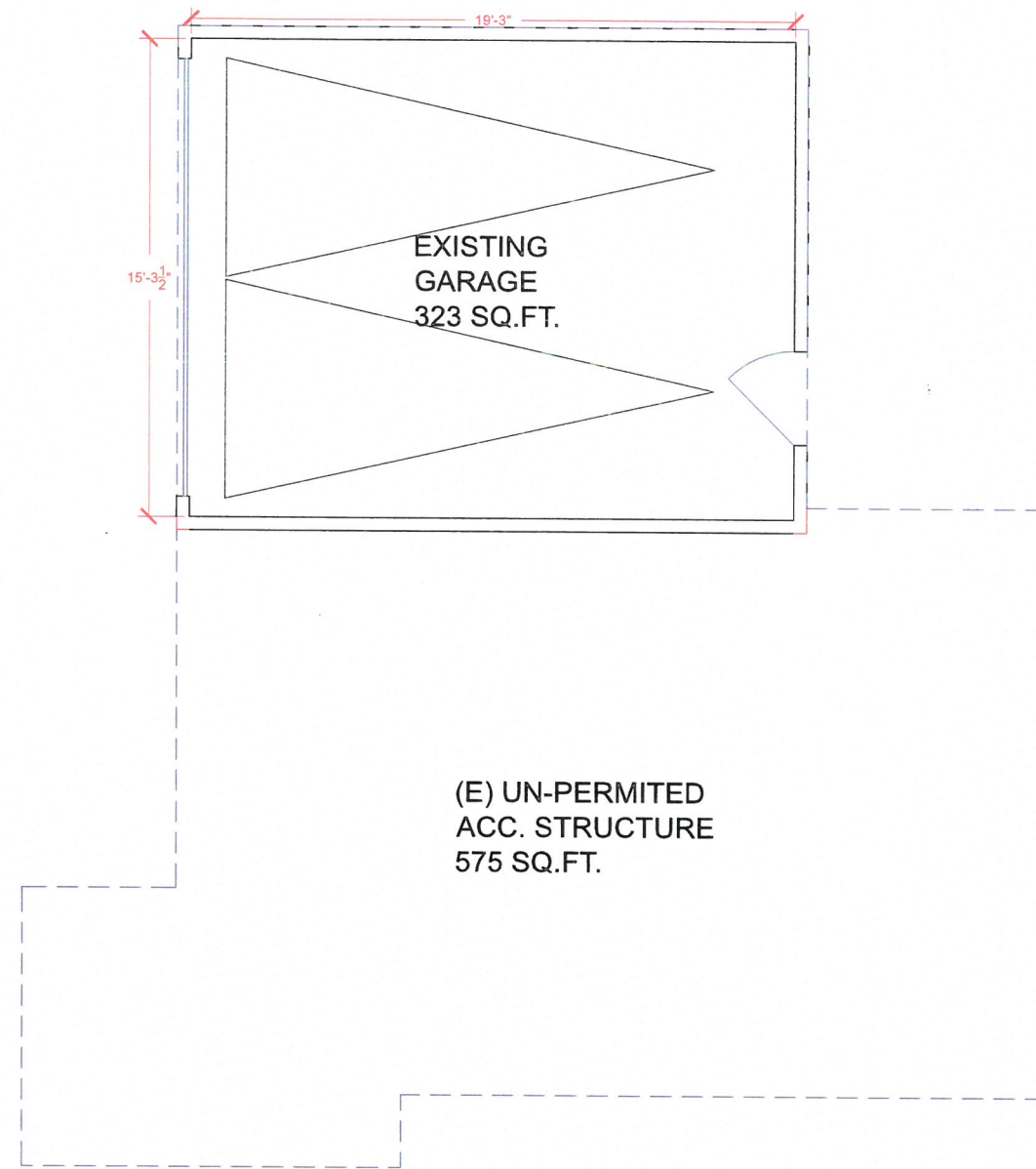
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**NEW
A.D.U.**

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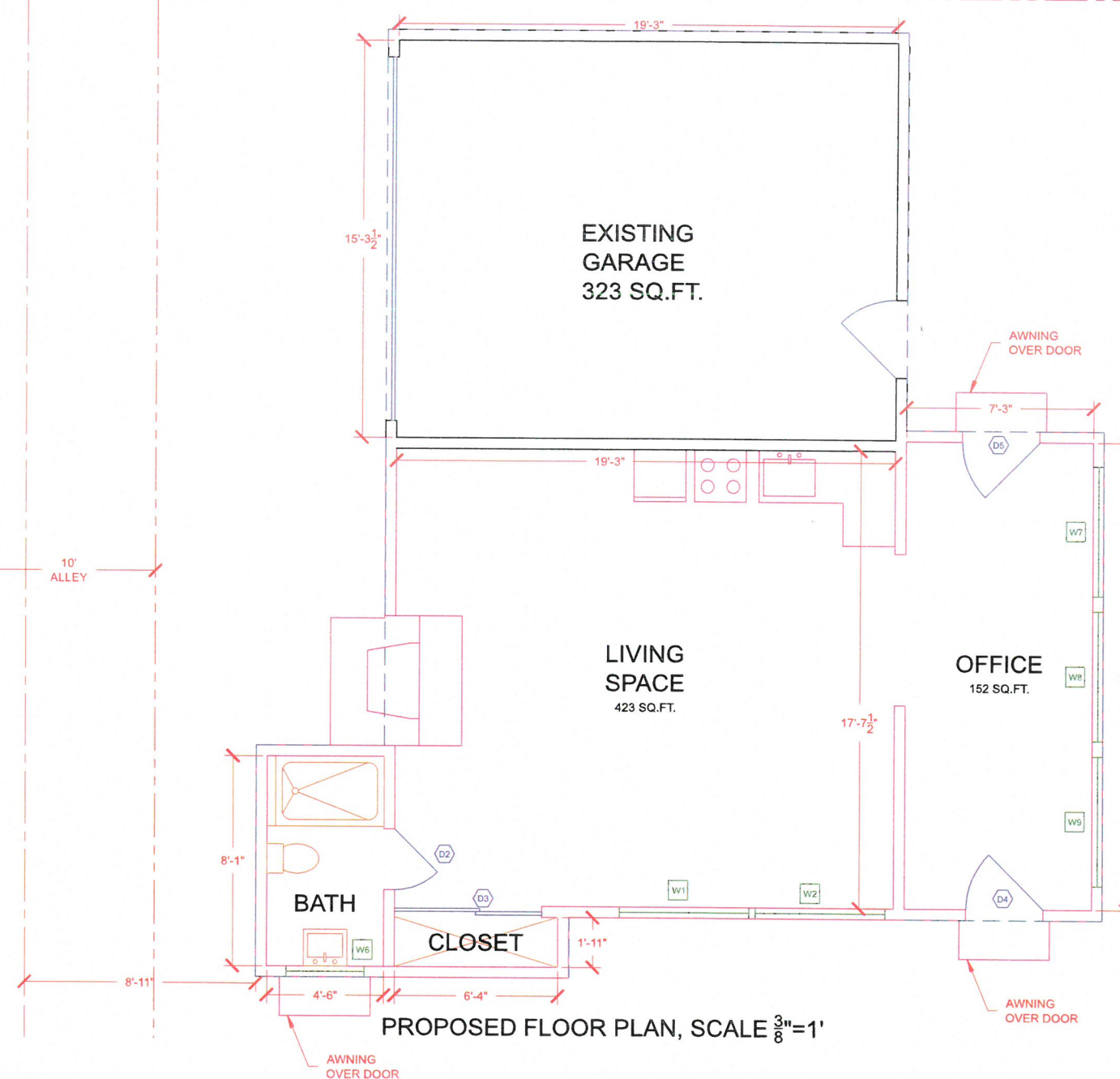
SITE PLAN

A2.0





EXISTING FLOOR PLAN, SCALE $\frac{3}{8}''=1'$



PROPOSED FLOOR PLAN, SCALE $\frac{3}{8}''=1'$

WINDOW SCHEDULE						
#	W x H	A.F.F.	OPERATION	CLEAR OPENING	NOTES	TYPE
W1,2	5'-0" x 4'-0"	32"	FIXED	2'-6"x4'-0" 10sq.ft.	NEW	WOOD
W6	2'-0" x 1'-0"	56"	TRANSOM	1'-0"x1'-0" 1sq.ft.	NEW	WOOD
W7,8,9	5'-0" x 3'-0"	46"	RABBIT	2'-6"x3'-0" 7.5sq.ft.	NEW	WOOD

DOOR SCHEDULE					
#	WIDTH	HEIGHT	OPERATION	Application	MATERIAL
D2	2'-6"	6'-8"	SINGLE	INT	WOOD
D3	5'-9"	6'-8"	DBLE SLIDING	INT	WOOD
D4	3'-0"	6'-8"	SINGLE	EXT	WOOD
D5	3'-0"	6'-8"	SINGLE	EXT	WOOD

LEGEND	
---	CENTER LINE
---	BUILDING LINE
---	PROPERTY LINE

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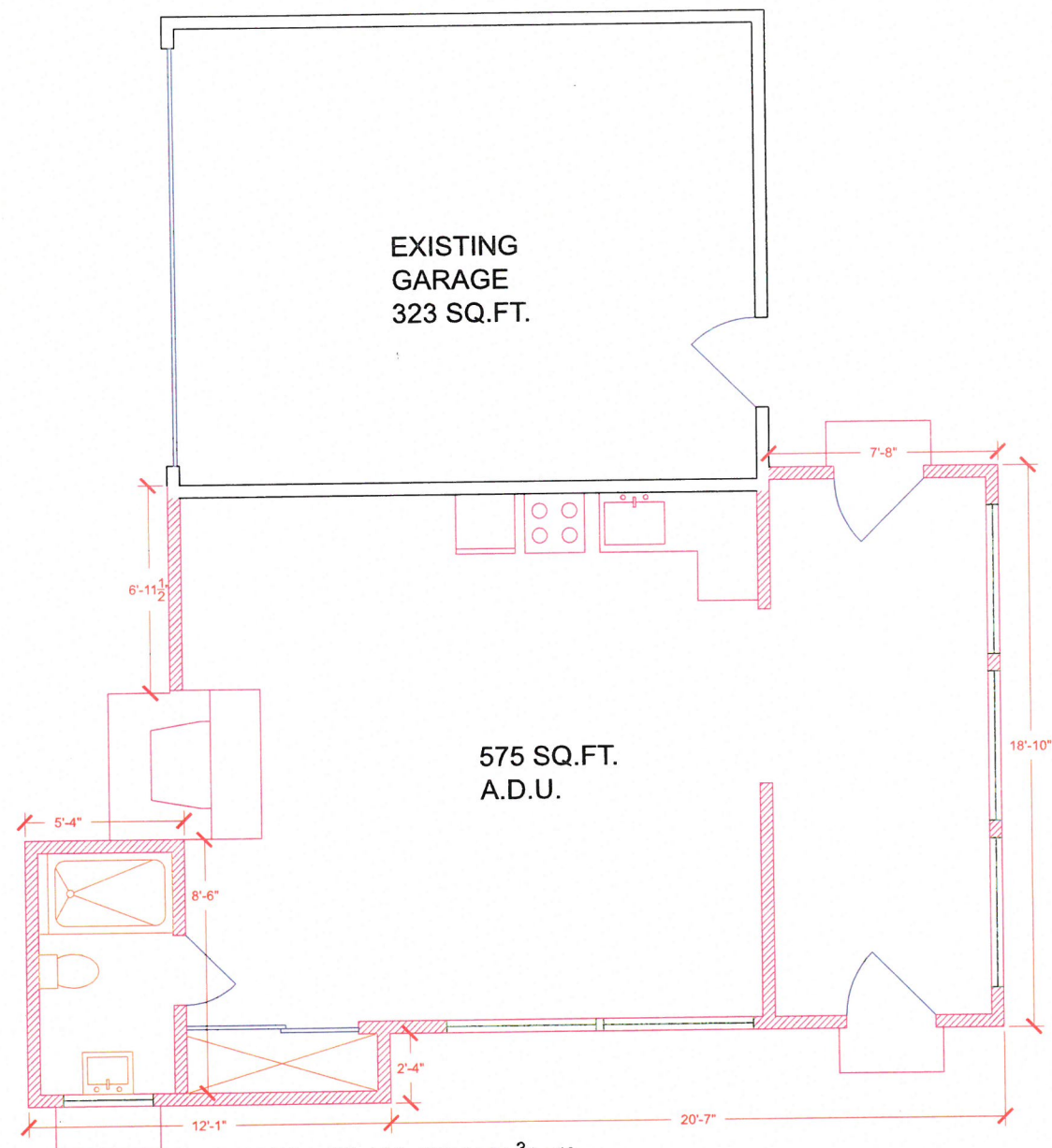
752 STANLEY AVENUE
LONG BEACH, CA 90804

PROJECT TITLE
**NEW
A.D.U.**

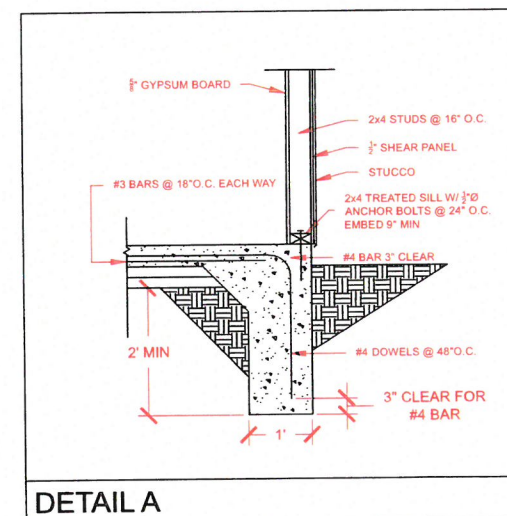
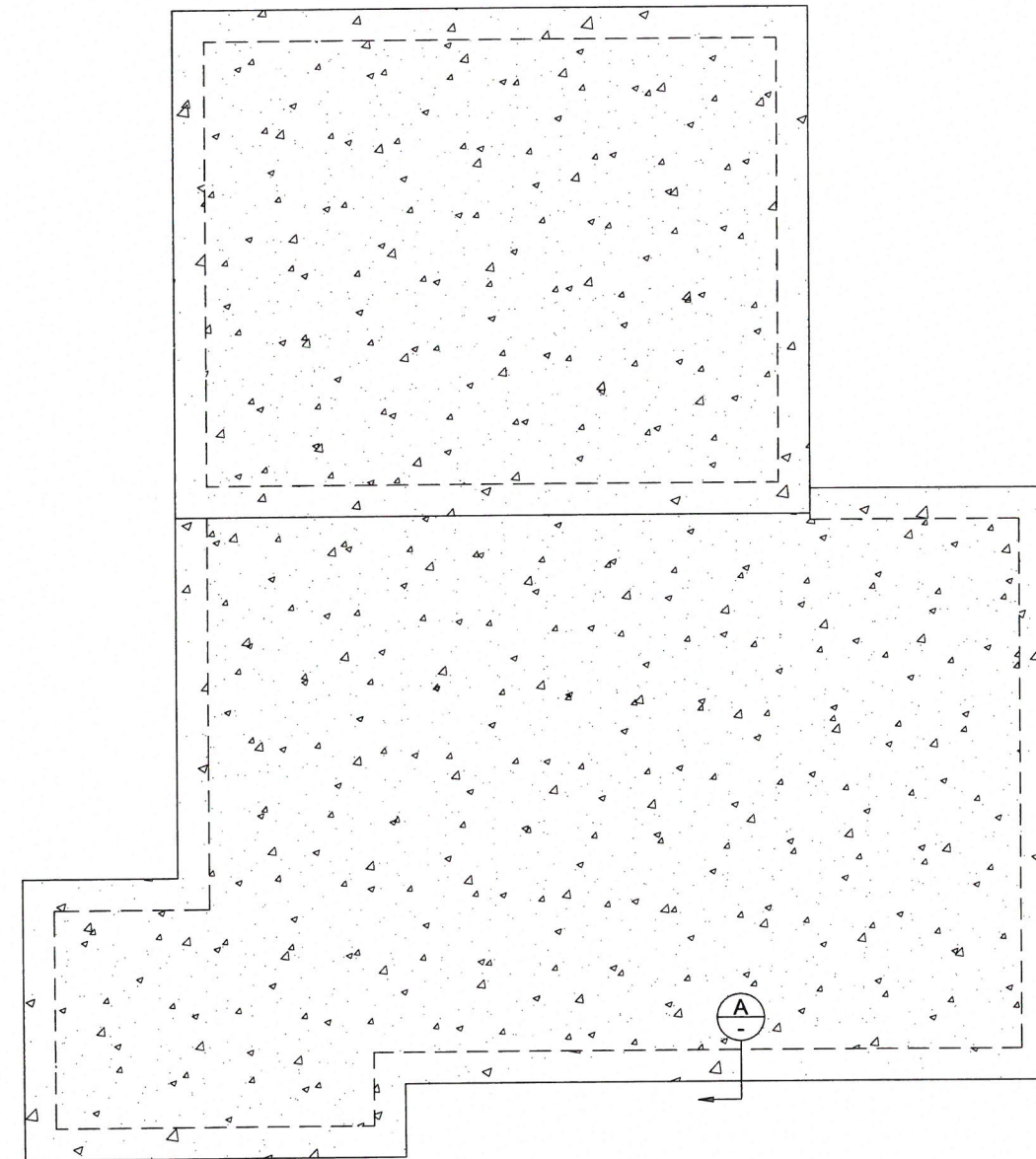
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DRAWN BY: A. LAM
CHECKED BY: A. LAM
DATE: 05-04-18

FLOOR PLAN

A3.0



NEW WALL PLAN, SCALE $\frac{3}{8}"=1'$



LEGEND	
	CONCRETE
	NEW WALLS

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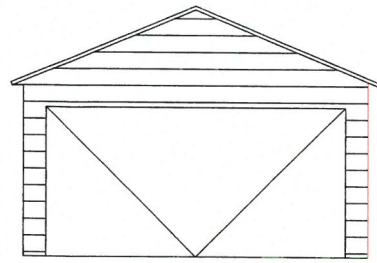
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LONG BEACH, CA 90804

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**NEW
A.D.U.**

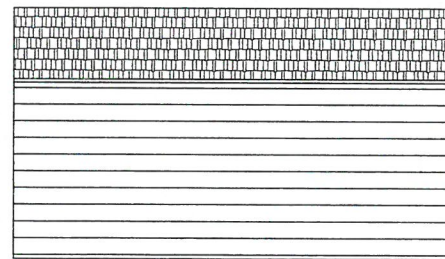
FILE NAME: STEVE.DWG
DRAWN BY: A. LAM
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DATE: 05-04-18

NEW WALL AND
FOUNDATION
PLAN

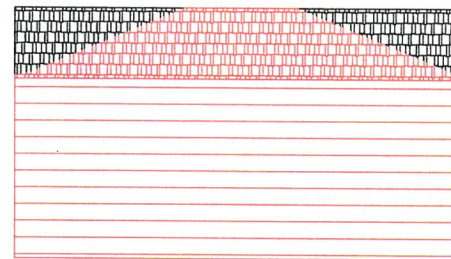
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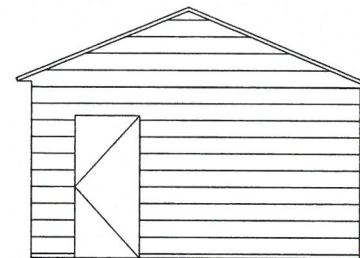
EXISTING EAST ELEVATION, SCALE $\frac{1}{4}"=1'$



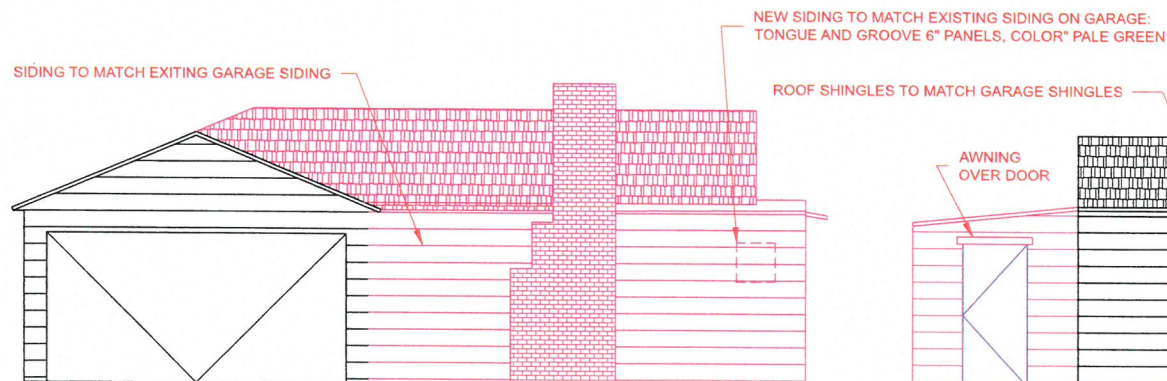
EXISTING SOUTH ELEVATION, SCALE $\frac{1}{4}"=1'$



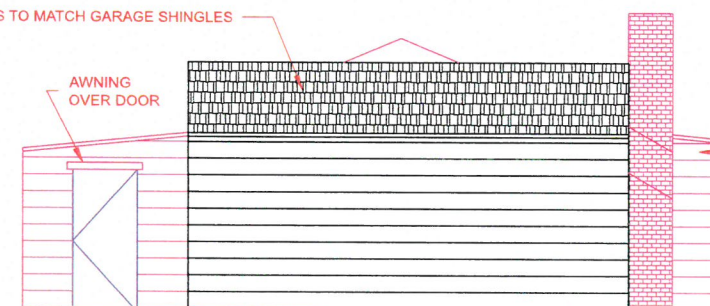
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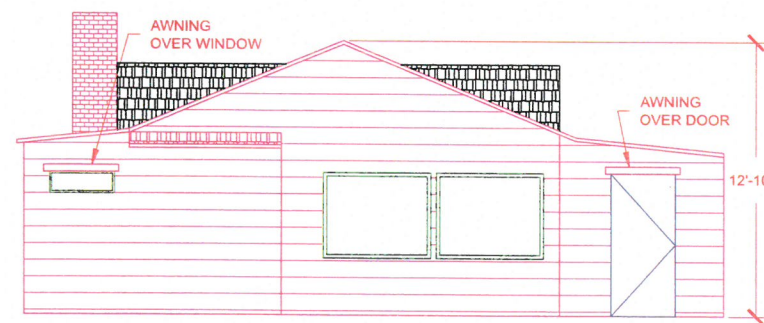
EXISTING WEST ELEVATION, SCALE $\frac{1}{4}"=1'$



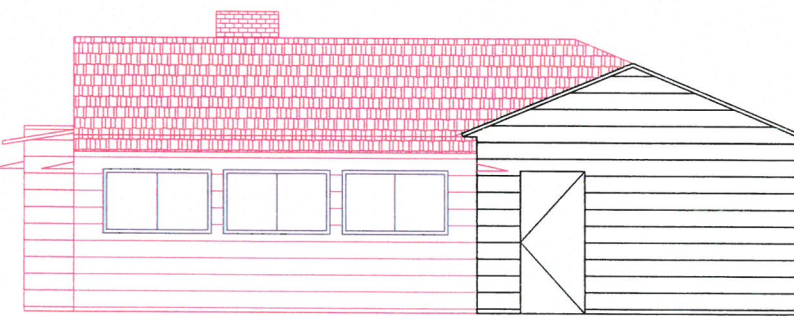
PROPOSED EAST ELEVATION, SCALE $\frac{1}{4}"=1'$



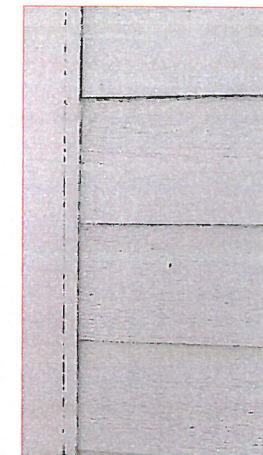
PROPOSED SOUTH ELEVATION, SCALE $\frac{1}{4}"=1'$



PROPOSED NORTH ELEVATION, SCALE $\frac{1}{4}"=1'$



PROPOSED WEST ELEVATION, SCALE $\frac{1}{4}"=1'$



6 inch siding light green
COLOR:

SIDING MFG:
MODEL NUMBER:
MENARDS SKU:

PROPERTY OWNER:

Christina Montana
(562) 481-5126
752 STANLEY AVENUE
LONG BEACH, CA. 90804

APPLICANT:

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(562) 810-5386
ALEXPLANDSIGN@GMAIL.CO

DESIGNER:

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752 STANLEY AVENUE
LONG BEACH, CA 90804

PROJECT TITLE

NEW
A.D.U.

FILE NAME: STEVE.DWG

DRAWN BY: A. LAM

CHECKED BY: A.LAM

DATE: 05-04-18

ELEVATIONS

A5.0

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PROJECT TITLE
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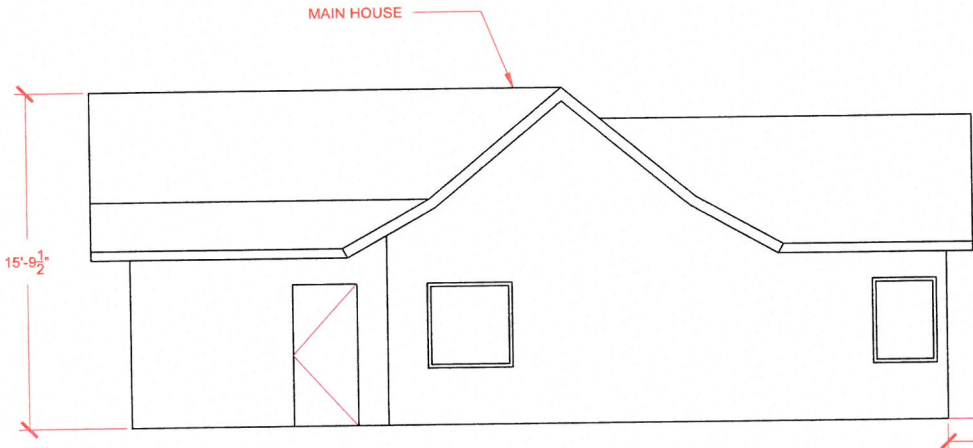
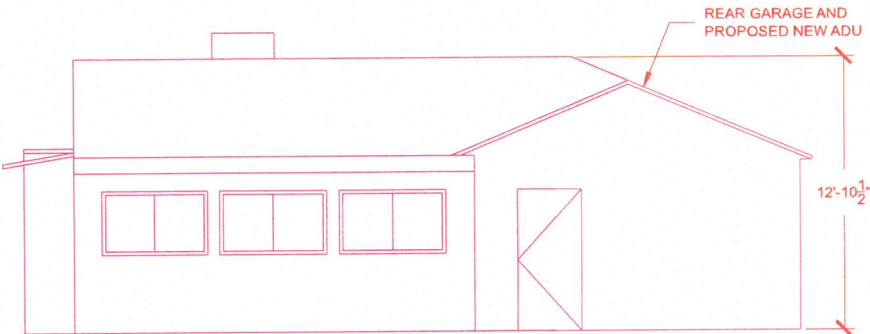
FILE NAME: STEVE.DWG
DRAWN BY: A. LAM
CHECKED BY: A.LAM
DATE: 05-04-18

ELEVATION
COMPARISON

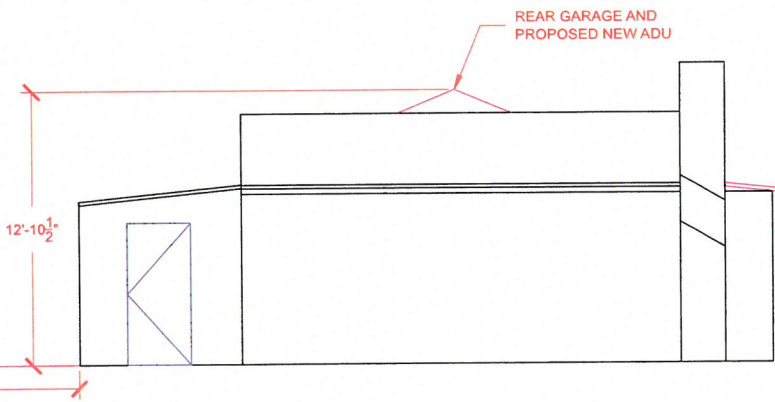
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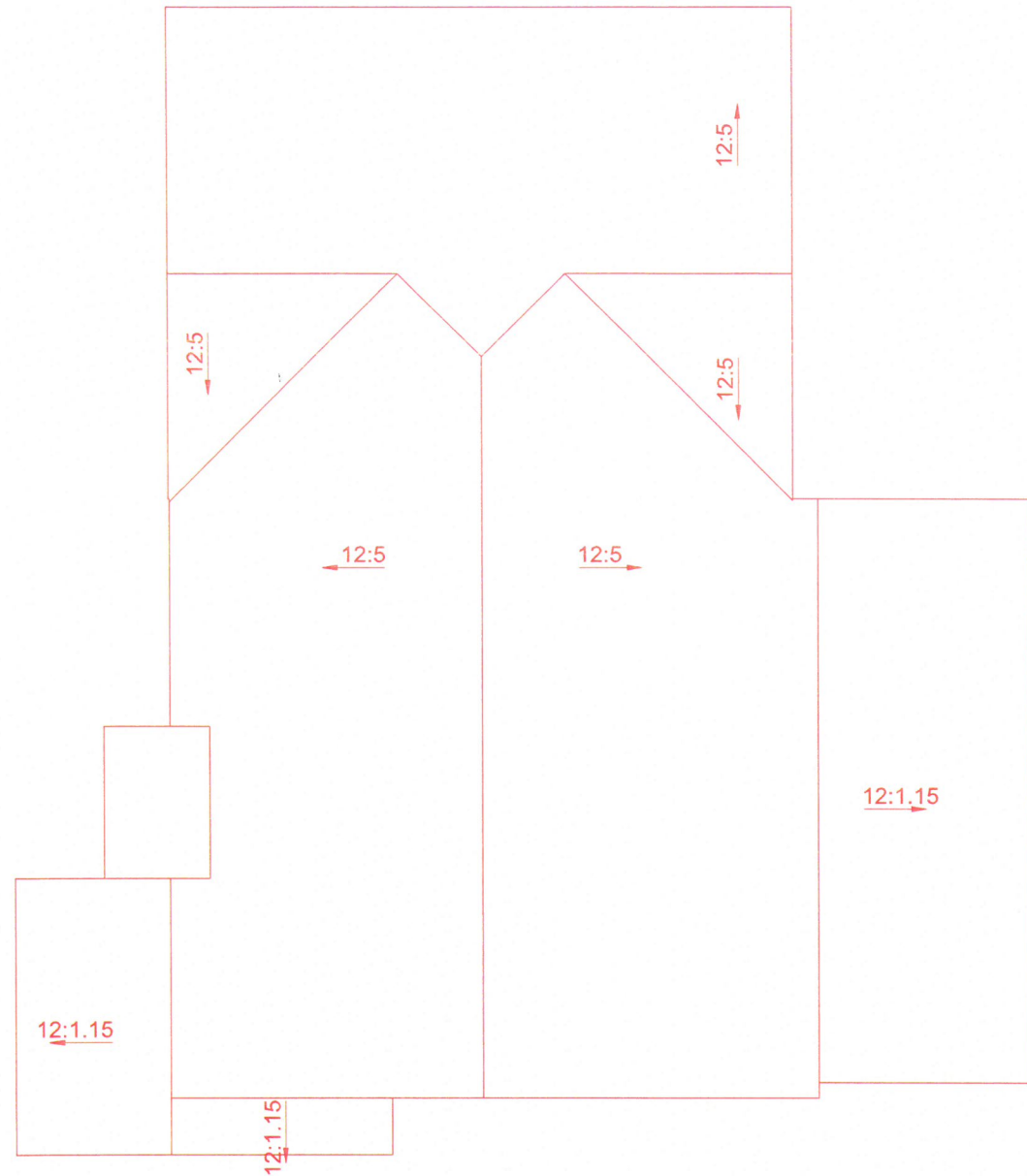


WEST ELEVATION (FRONT), SCALE 1/4"=1'

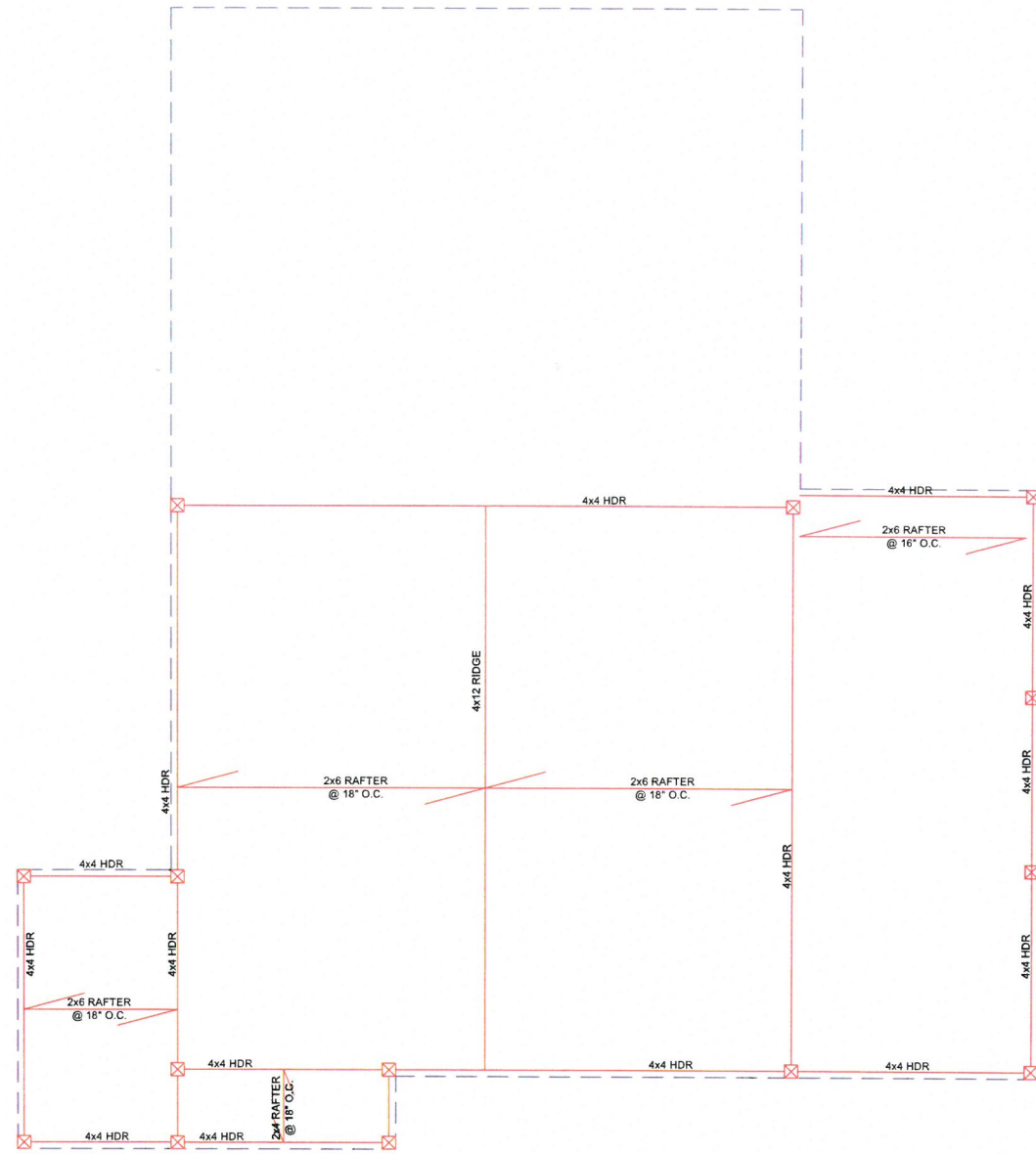


NORTH ELEVATION (SIDE), SCALE 1/4"=1'





ROOF PLAN, SCALE $\frac{3}{8}"=1'$



FRAMING PLAN, SCALE $\frac{3}{8}"=1'$

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PROJECT TITLE
NEW
A.D.U.

FILE NAME: STEVE.DWG

DRAWN BY: A. LAM

CHECKED BY: A.LAM

DATE: 05-04-18

ROOF AND
FRAMING PLAN

EXHIBIT D
CERTIFICATE OF APPROPRIATENESS
HP18-026
FINDINGS AND ANALYSIS
752 Stanley Avenue

ANALYSIS:

In compliance with Section 2.63.080 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):

The subject property is located mid-block at 752 Stanley Avenue, on the east side of Stanley between East 7th and East 8th Street (Exhibit A – Location Map) within the R-2-N zone (Two-Family Residential District with Standard Lots). The property is developed with a 1,077-square-foot, one-story, single-family residence built in 1905. In the rear yard, there is a detached 324-square-foot two-car garage. An attached 575-square-foot accessory structure that was never legalized, based on the absence of City records and permits.

The primary residence is a contributing structure within the Rose Park Historic District (Ordinance C-7497).

In compliance with Section 2.63.080 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), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The design of the new Accessory Dwelling Unit (ADU) and the proposed materials are compatible with the district's Craftsman architectural style including an intermediate pitched gabled roof, traditional wood siding, wood windows and wood doors.

Visibility of the proposed ADU from the public right-of-way is limited and will not affect the primary frontage or elevation of the home. All visual impacts will be minimal as the proposed location, size, height and mass of the ADU is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context. The Craftsman architectural style is prominent in the district, and the proposed ADU is compatible with the approved Rose Park Historic District Ordinance.

2. **(It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.**

The proposed project will adequately address a standing Code Enforcement case against the property for an "Illegal Unit-Accessory Structure" issued May 15, 2017.

3. **(It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.**

The proposed addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing structure as a single-family home will remain unchanged.
- Character – The character of the existing structure will not be changed. The proposed ADU and all architectural features are compatible in size, scale and exterior building materials to the primary residence and other buildings in the district.
- Changes to Historic Features – The proposed project will maintain the existing garage and its roofline, while incorporating the proposed ADU with a new and differentiated cross-gable roofline. New windows to be added will be all wood and will be consistent with the existing home and the Craftsman architectural style of the property.
- Historic Significance – The new ADU will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed rear addition will not change the distinctive features of the existing buildings or property. The garage's existing gable roof pitch, wood siding and wood doors will be matched by the ADU.
- Deteriorated Historic Features – There are no deteriorated historic features. The new construction is informed by research into the history of compatible building typologies within the historic landmark district.
- Damage to Historic Materials – The new addition will not cause damage to the historic materials on the existing structure.

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- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The new ADU will remove and replace five (6) existing wood windows and (2) doors; however, the replacement windows and doors will be all wood and of a style that matches the historic character of the property.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition is consistent with the architectural style, scale and materials of the existing building and of other properties in the Rose Park Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The subject property is a contributing structure within the Rose Park Historic District. The Guidelines for the Craftsman Architectural Style Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project incorporates an intermediate gable roofline in order to retain the historic character of the building. The new ADU preserves the essential form and character of the primary residence in massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 752 Stanley Avenue

Application No.: HP18-026

Hearing Date: June 11, 2018

1. This approval is for a request to 1) permit exterior modifications and legalize an existing one-story 575-square-foot accessory structure attached to a two-car garage at the rear of the property, and 2) permit the conversion of the building into an Accessory Dwelling Unit (ADU) at the rear of a one-story Altered Craftsman style residence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on May 4, 2018, as amended. The applicant will adhere to the regulations of the City of Long Beach Accessory Dwelling Unit Ordinance approved in January 2018 (ORD-17-0031). 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 (CHC), including all conditions listed herein. Any subsequent changes to the project must be approved by the CHC or by Planning Bureau staff before implementation. Upon completion of the project, a 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., ten 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 taken 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 2.63.080(I), this approval shall expire within two years 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 2.63.080(I) 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.

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5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any building materials, vents, architectural details, windows, doors or trim features, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
7. Paint color samples and swatches are to be submitted and approved by the Planning Bureau prior to painting.
8. Any existing non-period appropriate windows in main dwelling be replaced with new wood windows compatible with the historic period. Final selection of the new replacement windows shall be reviewed and approved overtime by Planning Bureau staff prior to installation.
9. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
10. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
11. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
12. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
13. The proposed ADU floor plan shall be used as a single-family dwelling and garage. No room or area within the residential structure or garage shall be separately rented nor serve as an additional dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the residence or garage shall not be rented out as an additional unit.

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14. In accordance with the Accessory Dwelling Unit Ordinance (ORD-17-0031), the Property Owner must record a covenant and provide proof of recordation prior to issuance of building permit. The covenant shall require:

- a. The property owner to live in either the primary dwelling or ADU.
- b. The rental term may not be for a term less than 30 consecutive days.
- c. The ADU may not be sold separately from the primary residence.
- d. All required on-site parking shall remain available for the residents.
- e. The ADU shall be removed at the expense of the property owner upon violation of LBMC Section 21.51.276 or upon cessation of the primary land use as a single-family dwelling.

The City of Long Beach Planning Bureau will provide the applicant with a copy of the Ordinance and a draft Covenant for the applicant to record with the Los Angeles County Recorder's office.