

May 31, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Approve a Certificate of Appropriateness for the conversion of and addition to a detached one-story 336-square-foot one-car garage, with attached 126-square-foot storage room into a detached 800-square-foot accessory dwelling unit (ADU). The project located at 3325 E. 4th Street consists of a 23-square-foot demolition of the garage, a 361-square-foot addition, a new 82-square-foot entry deck and new 303-square-foot rear/side deck area. The existing primary residence and one-car garage are contributing structures to the Rose Park South Historic District. (District 2)

APPLICANT: Jeff Schaefer  
3325 E. 4th Street  
Long Beach, CA 90814  
(808) 657-2157  
(Application No. COAC2202-01)

**THE REQUEST**

The applicant is requesting approval of a Certificate of Appropriateness for a one-story 800-square-foot accessory dwelling unit (ADU) to be accomplished through conversion of and addition to a detached one-story 336-square-foot one-car garage and 126-square-foot storage room. The proposed project includes a 23-square-foot garage demolition, a 361-square-foot addition with a new 82-square-foot entry deck and a 303-square-foot rear/side deck area. The entire project is located on the rear half of the lot. No additions or modifications are proposed to the primary single-family residence fronting E. 4<sup>th</sup> Street.

**BACKGROUND**

The subject property is located on E. 4<sup>th</sup> Street between Coronado Avenue to the west and Redondo Avenue to the east (Attachment A – Vicinity Map,) within the R-3-T zone (Multi-family Residential, Townhouse). The property is approximately 4,725 square-feet in size and was



developed in 1908 with a one-story 1,084-square-foot single-family residence and a 336-square-foot detached one-car garage. An attached 126-square-foot storage area was added to the garage in 1999. The applicant is proposing a new detached 800-square-foot ADU by converting the existing garage and storage area and demolishing 23-square-feet of the existing garage, and adding 361-square feet. The ADU will be located entirely in the rear half of the lot. The ADU consists of two bedrooms, two bathrooms and common areas (living room, and kitchen/dining room). Under State Law, a single-family residential property is allowed both an ADU by-right, subject to compliance with unit size requirements and other limited ADU development standards. This application is limited to design review by the Cultural Heritage Commission (CHC), pursuant to Section 2.63.080 of the City of Long Beach Municipal Code for consistency with historic district standards.

The primary residence and garage are designed in the Transitional architectural style, and are contributing structures to the Rose Park South Historic District. The exterior cladding of the main residence consists of horizontal wood clapboard siding, double-hung wood windows, a bay window, multilight casement windows, and a hipped roof with Dutch gables. No interior or exterior work is proposed on the primary building. The existing residence is well preserved and retains most of its original Transitional architectural features.

## **ANALYSIS**

The proposed project requires approval of the CHC because the size exceeds 250 square feet and is visible from the public right-of-way on E. 4<sup>th</sup> Street. To be granted approval, the project must comply with the *Secretary of the Interior's Standards* and meet the criteria for a Certificate of Appropriateness.

The purpose of the proposed project is to build a new detached one-story 800-square-foot ADU by converting the existing 336-square-foot one-car garage and 126-square-foot attached storage area, demolishing 23-square-feet of the garage and adding 361-square feet on the rear half of the property. The existing garage will retain the nonconforming setbacks of 11 inches from the side property line to the west and 2'-6" setback from the rear property line to the north. The new ADU square-footage will be setback approximately 69'-6" from the front property line to the south, 5'-4" from the rear property line to the north, 17'-5" from the side property line to the east and approximately 5'-7" from the side property line to the west. The ADU will largely be screened from view from 4<sup>th</sup> Street by the main residence and will be minimally visible from 4<sup>th</sup> street. The proposed ADU consists of two bedrooms, common areas (living room, and kitchen/dining room), and two bathrooms (Attachment B - Plans). As proposed, the project is in compliance with the Zoning Code requirements, the Rose Park South Historic District Design Guidelines and Folk Victorian Style Guide in terms of materials, site placement, massing and decorative features.

The primary one-story residence fronting 4<sup>th</sup> Street features a low-pitched hipped roof with Dutch gables in composition shingles. The new roof over the ADU structure would provide a composition shingle cross-gable roof with a roof pitch of 9:12. The height of the primary residence facing 4<sup>th</sup> Street is 17'-10" to the peak of the roof, and the proposed ADU is 13 inches lower in height at 16'-9". The height of the ADU structure is lower than existing structures to minimize its bulk and massing, relative to the historic residence on the lot, and is consistent with the variable building heights found in the immediate vicinity and the historic district. Although the proposed project would be visible from the front of the street it will substantially be screened by the main house and fit the historic development patterns found within the district where accessory structures are visible from the street. The project provides a high-pitched roof that minimizes its visibility by being lower in height than the main residence and is compatible with other accessory structures in the neighborhood.

The proposed ADU includes eleven (11) new double-hung wood windows, and two (2) new fixed wood windows to be compatible with the existing residence. Several other architectural features are incorporated into the new ADU design to be compatible with the existing main residence, including: asphalt composition shingles, horizontal wood clapboard siding, roof orientation, and wood windows. The result is a building design which complements the original Transitional style of the primary structure and does not detract from the original architecture when viewed from E. 4<sup>th</sup> Street. Nonetheless, it is differentiated via a compatible contemporary interpretation of Folk Victorian architectural style. As proposed and conditioned, all windows in the building shall be allowed using visually compatible windows.

The primary residence is currently painted in a white color with light blue trims facing E. 4<sup>th</sup> Street (Attachment C - Photographs). The proposed paint colors are compatible with the existing structure on the lot and comply with the *Secretary of Interior Standards* and the Folk Victorian architectural style guide.

The Rose Park South Historic District Design Guidelines provide guidance for ADUs and accessory structures encouraging their location in the rear of the lots and minimizing their visibility from the street. The guidelines further state that ADUs and accessory structures should be architecturally compatible with the primary residence on the site in terms of design, materials and architectural style, and be less massive than the primary building on site. As proposed and conditioned, the proposed ADU structure has minimal visibility from the street, has lower roof height, is smaller than the main residence, and would be architecturally compatible with the main residence through use of like materials to include wood siding, composition roof shingles, and wood windows.

The proposed ADU is compatible with the existing residence's architectural style, yet does not give a false sense of the property's historical development, in accordance with *Secretary of Interior's Standards for Rehabilitation*, Standard No. 9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The proposed ADU has been designed to complement the architectural style of the primary residence, yet it is a lower height than existing structures on-

site and provides a distinct but compatible architectural style which compliments the original building's design. The proposed project represents a simplified, contemporary interpretation of the Folk Victorian architectural style that will provide a compatible design to the existing historic main residence.

#### Neighborhood Compatibility

The project will maintain an appropriate scale with the Rose Park South Historic District and context of the block of one-story and two-story residences and multi-family non-contributing buildings in a Minimal Traditional and Craftsman Architecture. As proposed, the scale and size of the proposed ADU do not detract from the existing main residence as both a contributing structure and a primary structure, and preserves the historic integrity of the primary residence and the surrounding area, in compliance with *Secretary of Interior Standards*.

As designed, the proposed project will have minimal visibility from E. 4<sup>th</sup> Street and will be compatible with both the neighborhood and adjacent properties within the vicinity which includes several one-story and two-story residences. Additionally, there are also multiple two-story and three-story apartment buildings within the neighborhood constructed outside of the period of significance. Given this context, the proposed project is compatible with the neighborhood. The proposed ADU will be consistent and in full compliance with all applicable ADU regulations (California Government Code Sections 65852.2 and 65852.22), the Rose Park South Historic District Ordinance C-7759, and the Folk Victorian Style Guide. The proposed ADU is located on the rear half of the property and will be compatible in massing, size, and materials, yet distinguishable from the original main residence. As designed, the proposed one-story ADU structure will have minimal visibility when viewed from E. 4<sup>th</sup> Street.

#### **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 South Historic District Ordinance. Staff recommends approval of the Certificate of Appropriateness, subject to the Conditions of Approval (Attachment D – Conditions of Approval), for the conversion of a detached one-story 336-square-foot one-car garage and 126-square-foot storage room into a new detached one-story 800-square-foot accessory dwelling unit (ADU). The proposed project includes demolition of 23-square-feet of the garage, and a 361-square-foot addition with a new 82-square-foot entry deck, and a 303-square-foot rear/side deck area at the rear half of a property. All the findings (Attachment E – Findings) can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, and materials to the architectural style of the existing structure on the property and with the context of the District.

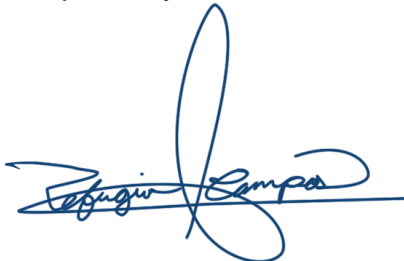
#### **ENVIRONMENTAL REVIEW**

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a) (new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

**PUBLIC HEARING NOTICE**

On May 17, 2022, public notices were mailed pursuant to the requirements of Chapter 2.63. As of this date, no letters were received in response to this project.

Respectfully submitted,



REFUGIO TORRES CAMPOS  
PROJECT PLANNER



ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER



ALISON SPINDLER-RUIZ, AICP  
ACTING PLANNING BUREAU MANAGER



ANDREA URBAS, ASSOC. AIA,  
AICP CEP CUD  
ACTING ADVANCE PLANNING  
OFFICER

ASR:AU:AP:RTC

Attachments: Attachment A – Vicinity Map  
Attachment B – Plans  
Attachment C – Photographs  
Attachment D – Conditions of Approval  
Attachment E – Findings