

September 27, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to demolish a detached garage and construct a new two-story dwelling and four-car garage. The property is located at 2725 E. Ocean Boulevard, in the R-2-L Zoning District. The property is a Contributor to the Bluff Park Historic District. (District 3)

APPLICANT: Sunbeam Builders, Inc. Michael Tallin
659 S. State Street College Blvd, Unit 45
Fullerton, CA 92831
(Application No. COAC2204-04)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to demolish a detached garage located at the rear of the lot, and to construct a new detached two-story dwelling and four-car garage.

BACKGROUND

The subject property is located on the north side of Ocean Boulevard, between Molino Avenue and Temple Avenue (Attachment A – Location Map), within the R-2-L zone (Two Family District with Large Lots). The subject property totals 11,000 square feet of area (measuring 55-feet wide by 200-feet deep) and is bounded by Ocean Boulevard to the south and a 20-foot-wide alley (Bronce Way) to the north. The rectangular-shaped lot is improved with a two-story 3,396 -square foot single-family dwelling constructed in 1938, and a detached garage, located at the rear of the lot. The property is a Contributor to the Bluff Park Historic District.

The existing dwelling was designed in the Spanish Colonial Revival architectural style. It features smooth stucco exterior walls, a hipped roof, wide exposed eaves, and wood windows. The front façade features a recessed porch supported by two round columns, wood windows with decorative wood surrounds, wide sills, and square quoins on the corners of the building. The dwelling is located within the front of the lot, approximately 30-feet from the front property line. The structure is approximately 45 feet in width on the 55-foot-wide lot. In 2008, a building



permit was issued for a 661-square foot addition located on the rear elevation of the building. No changes are proposed to this structure under this permit.

A 528-square foot, two-car garage is located along the rear property line, orientated in the northwest corner of the lot. In 1999, a building permit was issued to attach a 190-square foot storage room, and a one-car garage to the garage. A 10-foot-wide driveway at the west side of the lot provides access from Ocean Boulevard. The garage structure is rectangular in shape, clad in smooth stucco, and topped with a flat roof. The garage features overhead doors on both the north and south elevations, which provide dual- vehicular access, from Ocean Boulevard and the alley (Attachment B – Photography).

ANALYSIS

The proposed project will demolish the existing garage and will replace it with a new two-story building consisting of a second dwelling and four-car garage (Attachment C – Plans). This action requires approval of the Cultural Heritage Commission (CHC) due to its visibility from public right-of-way from the alley. In order for approval to be granted, the project must comply with the *Secretary of the Interior's Standards* (for Rehabilitation, *New Construction*), and meet the Criteria for the issuance of a Certificate of Appropriateness. No changes are proposed to the existing primary dwelling.

DISCUSSION

The proposed project will demolish the existing garage. This ancillary structure was modified in 1999, and it is believed to have been significantly altered from its original form. The assumed non-original structure's construction is outside of the District's period of significance, it incorporates no distinctive features, finishes, construction techniques or examples of craftsmanship. As such, it is not considered to be a significant resource to the District.

The new 4,115 square foot building will be situated on the western side property, set back approximately 64-feet from the primary dwelling, and four (4) feet from the eastern and rear property lines. The ground floor of the 2,303 square foot building includes 1,203 square feet of habitable/living area, and 1,100-square feet of non-habitable/garage space. The second floor will total of 1,812 square feet of habitable/living area.

The new building is designed in a contemporary architectural style. It is rectangular in-shape and features white smooth stucco walls, hip roof with clay roof tiles, and a flat roof system with parapet walls. Two shallow sloped hipped roofs face the primary dwelling and are separated by roughly flat roofed sections. Wood French doors are located below the hipped roofs, leading to terraces with wrought iron railing. A two (2) car overhead garage door is located below the larger balcony at the first story, while a paired casement window is located below the smaller hip. A glazed wood pedestrian door is centered below a flat roof.

The rear alley elevation as proposed, features a broad area of flat roof, followed by a single hipped roof. Within the flat roof, fenestration consists of two (2) small hinged awning-type

windows, flanking a paired casement window at the second story. Two (2) paired casements are located right-of center, below the gable. Two casement windows, and another small hinge / awning type window is located at the first story, followed by a two (2) -car overhead garage door, below the gabled section.

The right (side) elevation features two (2) shorter single casement windows flanking a taller single casement window and a smaller awning window, at the second story. Fenestration at the first story consists of four (4) paired casement windows.

The left (side) elevation is devoid of fenestration.

In plan, the proposed dwelling consists of a living room, bedroom and bathroom on the ground floor and a family room, kitchen, master bedroom and bathroom on the second floor. The garage is proposed with a tandem configuration, and. The garage measures 22-feet by 42-feet. Vehicular access is provided from both existing driveway and the alley at the rear of the lot.

ANALYSIS

This project complies with development standards per Long Beach Municipal Code Section 21.31 as illustrated in the table below.

Table 1 – Code Compliance

	Required	Proposed
Density	1 unit per 4,000 sf	Lot size 11,000 / 2 units
Setbacks	Front - 15- ft Sides – dwelling 4 feet/ garage 0 feet Rear - 10 ft - (measured from centerline of the alley)	Front - 15- ft Sides – 0 and 4 feet Rear – 14 feet (measured from the centerline of the alley)
Height	35'-0" and 2 stories	22'-11" and 2 stories
Lot Coverage	40%	37%
Parking	2 spaces per dwelling	4 spaces
Open Space	8% per dwelling/ 16%	24%

Secretary of the Interior's Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will not change to the use of the property. The property will remain a residential use.

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.

The historic character of the property will be maintained. The proposed project will remove an apparent non-original garage structure and will replace it with a new building. The original contributing structure, the primary dwelling, which is located at the front of the lot, will remain undisturbed. The new structure was designed in a simple contemporary architecture style and the shape and form of the building, and the exterior materials used in the design are consistent with the buildings found throughout the historic district. The proposed project will not modify the existing contributing structure, thus no historic materials or features that characterize the property will be removed.

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 new building as proposed, is designed in a simple contemporary architectural style.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed removal of an assumed non-original garage structure is not considered a significant change-over-time.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The assumed nonoriginal structure (constructed is outside of the District's period of significance, incorporates no distinctive features, finishes, and construction techniques or examples of craftsmanship. As such, its demolition will not destroy such feature.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Not applicable.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

No known significant archeological resources will be affected by this project, as the site has already been disturbed through construction of the existing garage structure.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Historic materials that characterize the property will not be destroyed by this project, which involves the construction of a new building.

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 building is set back approximately 42-feet away from the primary dwelling which will maintain the essential form and integrity of the primary historic structure.

The Bluff Park Historic District Ordinance states:

- The *Secretary of Interior's Standards for Rehabilitation*
- New construction in the District conforms to the bulk and mass, scale, and height of the majority of existing structures on both sides of the street on the block on which the new structure is to be erected.
- The style of architecture, the use of materials and the landscape treatment shall not be uncharacteristically different from the predominant style for the immediate surroundings.
- New structures shall not be painted or otherwise finished on the exterior in colors and architectural details which would be out of character with the general architecture style of the predominant on the block on which the new structure is to be located
- Driveways and garage entrances shall conform to the existing standard on the block on which the new building is erected.

The project incorporates the principles of the Bluff Park Historic District Design Guidelines as follows:

- The construction of new secondary dwellings may be permitted, depending on the lot size and current zoning code.
- New construction should be generally compatible with the existing contributing buildings in size, scale, setback, height, massing, design, materials, and architectural style to protect the overall character of the historic district.
- New construction should reasonably "blend in" with its surroundings but is not required to exactly match the contributing buildings.
- New construction should take cues from the contributing building to fit into the district more harmoniously and should include features like a gabled, pitched or flat roof with a parapet, wood or stucco cladding, traditional decorative features, prominent porches, rectangular windows, and door openings in their design, and anticipate conforming to the prevailing height and setback in the district.

The new building design complies with the requirements of the Bluff Park Historic District Ordinance and Bluff Park Historic District Design Guidelines. The project will maintain an appropriate building scale compatible with the context of both the Bluff Park Historic District, and the immediate block which consists of numerous two-story buildings at their rear, and along

alleyways. The new building is designed in a contemporary architectural style which is compatible with existing buildings in the district. It is rectangular in shape, two stories in height and features white colored smooth stucco walls, a hip roof with clay roof tiles, a flat roof system with parapet walls, wood windows and doors, wrought iron guardrails and garage doors in a mahogany wood stain. The new building is of similar height and shape of the existing dwelling and the buildings in the surrounding neighborhood. It features similar exterior finishes such as stucco walls, rectangular shaped windows, and hip roof with clay tiles and a flat roof with a parapet. The new building will not adversely affect the overall character of the district and will reasonably blend into the district and to the surrounding neighborhood.

As detailed above, the proposed project is consistent with the City's development standards for the R-2-L zoning district, the Bluff Park Historic District Ordinance, and the Bluff Park Historic District Design Guidelines.

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 City of Long Beach Municipal Code, the *Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the Bluff Park Historic District Ordinance, and the Bluff Park Historic District Design Guidelines (Attachment D - Findings).

With the recommended Conditions, staff supports approval of the Certificate of Appropriateness request. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, materials, and colors to the existing building on the property and in the context of the District. Staff recommends approval of the Certificate of Appropriateness subject to the Conditions of approval (Attachment E - Conditions of Approval).

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 Categorical 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

Public notices were distributed on September 8, 2022. As of this date, no letters were received in response to this project.

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Gina Casillas

Carl

Christopher Koontz

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