



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

November 14, 2011

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to add a two-story 1,800-square-foot addition to the rear of an existing two-story residence and construct a new detached 2,530-square-foot two-story residence with an attached two-car garage located at 2907 East Ocean Boulevard in the Bluff Park Historic District. (District 3)

APPLICANT: D. K. Engineering, Inc.
c/o Don Khalighi, Designer
Koroush Khalighi
2907 East Ocean Boulevard
Long Beach, CA 90803
(Application No. HP 11-0113)

DISCUSSION

The subject site is located within the Bluff Park Historic District on the north side of Ocean Boulevard between Temple and Orizaba Avenues (Exhibit A- Location Map). The site has a zoning designation of R-2-L (Two-family residential district with large lots). The parcel is 11,000 square feet in area (55 feet by 200 feet) with a 20-foot-wide alley to the rear. The existing improvements consist of a two-story 2,765-square-foot Mediterranean Revival residence with Greek Revival influences built in 1926 and a detached 324-square-foot two-car garage with driveway access from Ocean Boulevard and the alley. The existing residence contains four bedrooms and three bathrooms. A one-story 42-square-foot addition was added to the rear of the home in 1930. The Bluff Park Historic District was adopted in 1982 (C-5869) and expanded in 1990 (C-6835). The home is classified as a contributing structure.

The applicant is requesting approval of a Certificate of Appropriateness to add an 1,800-square-foot two-story addition to the rear of the existing residence for a total of 4,565 square feet of habitable space. The applicant is also requesting approval to construct a new two-story 2,530-square-foot residence with an attached two-car garage in the rear half of the lot, approximately 135 feet from the front property line (Exhibit B - Revised Plans and Photographs).

An earlier request was brought before the Cultural Heritage Commission on June 13, 2011 (Exhibit C - Minutes from June 13, 2011). At the hearing extensive public comments were received regarding the proposed project. The comments focused on the mass and scale of the second unit, architectural incompatibility of the proposed third story rooftop deck, removal of the original two car garage and construction of an attached four-car garage, and damage to the historic integrity of the neighborhood based on the size of the proposed rear unit relative to the size of the proposed primary unit. Comments were also raised regarding the inconsistency of the project with the development pattern of the neighborhood, which typically consists of a smaller scale secondary unit that is subordinate to the primary dwelling unit. After extensive public comment a motion was made to continue the item and form a subcommittee to work with the applicant to reduce the mass and scale of the secondary unit and address the rooftop deck. Chair Highberger and Commissioner Hernandez were elected to serve on the subcommittee. The motion passed 5-0.

The subcommittee met with the property owner, architect and City staff on July 14, 2011 and October 20, 2011. At the first meeting the subcommittee suggested that the plans be revised to reduce the mass and scale of the rear unit so that the unit is subservient to the primary residence, maintain the existing two-car garage which is visible from Ocean Boulevard, remove the rooftop deck, redesign the new unit so as not to mimic the front unit and increase the separation between the homes. The plans have been revised and include the following changes:

**Original Proposal
presented to CHC
June 13, 2011**

- Existing front unit of 2,765 sq. ft. with a proposed addition of 1,607 sq. ft. for a total of 4,372 sq. ft.
- New rear unit proposed at 4,050 sq. ft. with a 700 sq. ft. roof deck
- Existing 2-car garage to be demolished
- 1st Floor: 40' separation between units
- 2nd Floor: 40' separation between units

**Revised Proposal
presented to CHC
November 14, 2011**

- Existing front unit of 2,765 sq. ft. with a proposed addition of 1,800 sq. ft. for a total of 4,565 sq. ft.
- New rear unit proposed at 2,530 sq. ft. with a second story balcony
- Existing 2-car garage to be maintained
- 1st Floor: 47' separation between unit
- 2nd Floor: 55' separation between units

The existing residence has a clay tile hip roof with a front ridge and small dormers with louvered vents on the front and rear elevations. A wide band of trim is located beneath the boxed eaves. The home has a combination of window styles including fixed tripartite windows with a blank arch above on the first floor of the front elevation and sliding windows on the second floor of the front elevation. The remaining windows include wood casement and sash style windows with six to ten panes. All windows are recessed and have a simple projecting sill at the base of the window. The one-story projecting entry porch is approximately 13 feet wide and 6 feet deep with composite columns inside the existing square porch columns and a balcony above. Certificate of Appropriateness HP10-0091 was issued in 2009 to repair the front porch; however, the porch was demolished and completely rebuilt. Terra cotta pavers have been installed on the porch and front steps. The front door has an elliptical fanlight and sidelights. The residence is clad in a smooth white stucco finish.

The proposed two-story 1,800-square-foot addition to the existing residence will follow the same hip roofline and continue with the same exterior finish material and window pattern. The existing front ridge is 27 feet 3 inches in height and the two ridges over the new addition are proposed to be 26 feet and 24 feet 6 inches in height. The windows in the addition will be comprised of six to ten pane casement windows with a sash window in the bathroom. A distinction between the existing and new construction has not been proposed; therefore, the addition to the existing unit shall either be setback 6 inches from the existing residence on the west elevation or a vertical band shall be installed to differentiate between the existing and new construction.

The new 2,530-square-foot two-story residence to be constructed in the rear half of the lot will be a similar architectural style as the front house, although not identical, with a clay tile hip roof with multiple ridge lines. The first floor has a rectangle shape approximately 27 feet wide by 50 feet deep with the garage located along the east elevation of the home. The 1,265-square-foot second story will be built over the first story living area and the attached two-car garage. The ridge height of the new residence will be conditioned for a maximum height of 27 feet 3 inches so as not to exceed the height of the existing residence. The new residence will also be clad in smooth white stucco finish to match the existing residence with multiple pane casement, sash and fixed windows in the same pattern and sill design as the existing unit. A 440-square-foot two-car garage will be attached to the home with the parking spaces accessible off the alley. A second story balcony is proposed on the front elevation with a balustrade design to match that found on the front residence. The rooftop deck and access to the rooftop have been eliminated.

The proposed addition and new residence will be conditioned to comply with the City's Zoning Code. A Local Coastal Development Permit will be required prior to construction of the home.

The project is in compliance with Section 2.63.070 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 Bluff Park Historic District designation ordinance (Ordinance No. C-5869, C-6835). The conditions of approval also include provisions to ensure that the addition and new residence are compatible in materials and design (Exhibit D – Findings and Conditions of Approval). Staff recommends that the Cultural Heritage Commission approve the Certificate of Appropriateness, with the design changes proposed by the subcommittee.

PUBLIC HEARING NOTICE

Public notices were distributed on October 27, 2011. The previous letters that were submitted for this project are included (Exhibit E – Letters).

ENVIRONMENTAL REVIEW

In accordance with Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act, (CEQA), this project is exempt for construction of a new single family home and addition to an existing home, subject to the requested Certificate of Appropriateness.

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER



ROBERT M. ZUR SCHMIEEDE, AICP
DEPUTY DIRECTOR

RMZS: DB: LF

Attachments: Exhibit A - Location Map
Exhibit B - Revised Plans and Photographs
Exhibit C - Minutes from CHC June 13, 2011
Exhibit D - Findings and Conditions of Approval
Exhibit E - Letters (May 9, 2011 Bluff Park Neighborhood Association)
(May 10, 2011, Mr. and Mrs. Segelhorst)
(June 13, 2011 Mr. and Mrs. Segelhorst)