



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

February 13, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for the construction of a new two-car, 400-square-foot garage located at 826 Stanley Avenue. The property is a contributing structure located within the boundaries of the Rose Park Historic District. (District 2)

APPLICANT: Abbas Mailk
502 Fernwood Street
West Covina, CA 91791
(Application No. HP17-002)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness permitting the construction of a new detached two-car, 400-square foot garage located along the southeast property line.

BACKGROUND

The subject site is located on the east side of Stanley Avenue between East 10th Street and East 8th Street. The site is located within the R-2-N zone (Two-Family Residential District with Normal Lots) (Exhibit A – Location Map) and the site is developed with a single-family residence. Built in 1912, the home was constructed in the Craftsman Bungalow architectural style. The home is a contributing structure within the Rose Park Historic District (Ordinance C-7497).

The lot measures 50-feet wide by 130-feet deep, with a total of 6,500 square-feet of area. It is bounded by Stanley Avenue on the west and a 10-foot wide alley at the east and rear. The site was originally developed with a 1,442-square-foot, single-story, single-family residence and a detached garage. The house retains many of its original Craftsman features, such as an open beam porch, a gabled roof structure, exterior wood siding, and original wood windows (Exhibit B – Plans & Photographs). The 326 square-foot, one-car garage was setback approximately 20'-0" from the rear property

CULTURAL HERITAGE COMMISSION

February 13, 2016

Page 2 of 3

line and approximately 3'-0" from the (south) side property line. The garage was accessed directly from Stanley Avenue via a ribbon style driveway adjacent to the south property line.

During the 2000's, the property became neglected and fell into disrepair and the original garage and a storage shed became structurally unsafe. In 2012, a Code Enforcement citation was issued to the property owners due to deteriorated property/property maintenance issues related to the garage and storage shed (CEVN180664). Due to non-compliance, a second citation was issued in 2013 (CEAC194834). A Certificate of Appropriateness (HP13-0051) was approved and a building permit was issued (BADD143532) permitting the removal and reconstruction of the detached one-car garage in 2013, and the garage and storage shed were demolished. However, construction of the new garage was never started and this permit expired. The current property owners are requesting approval to construct a new 400-square-foot garage.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because the size of the garage exceeds 250-square-feet. In order 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 new garage is proposed larger than the original garage at 400-square-feet in area (20'-0" x 20'-0"). The new garage is not proposed in the same location of the original garage but will maintain access from Stanley Avenue. The site plan illustrates that the new garage will be located further back on the lot, adjacent to the rear property line, and setback 2'-0" from the south (side) property line. The existing ribbon driveway which runs the length of the south property line will remain. A new concrete driveway will be installed directly in front of the garage and will connect to the existing ribbon driveway.

The new garage will feature a front facing gable roof and exterior wood siding to match the house. The new garage will feature a standard 18-foot wide door on the front elevation that will provide access from Stanley via the existing ribbon driveway. A condition will be added recommending that the garage door material be either wood or wood composite to complement the architectural style of the home.

During a site inspection, it was noticed that the property requires maintenance and repair. Specifically, the exterior wood siding and the original wood windows have deteriorated. A condition has been added to address exterior siding repairs and repainting. Recently, a Certificate of Appropriate (HP17-004) was approved permitting new perimeter fencing that will feature "dog-eared" wood planks.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for the 400-square-foot, detached two-car garage. The new garage will replace an existing garage previously demolished. The new garage will be slightly larger than the original garage

but will be constructed to match. Although it will not be located in its original location, the garage will remain detached and be located along the south property line and will be in line with the existing driveway. 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 2.63.070 (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 (Ordinance No. C-7497). All the findings can be made in the affirmative for the proposed improvements, as these improvements will not be visible from the public right of way and the overall scale, massing, proportions, materials and colors are similar to architectural style to the existing and surrounding structures. Staff is recommending approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on January 23, 2017. As of this date, no objections have been filed as it relates to the project.

ENVIRONMENTAL REVIEW

In accordance with the 15301(e) Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of accessory structures.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:gc

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photograph
Exhibit C – Findings & Conditions of Approval