



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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June 12, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to modify an existing detached third dwelling unit by converting an attached one-car garage into 241 square-feet of habitable living area and adding a new attached one-car garage; construction of a new detached one-car garage; and construction of a new three-car garage located at 2805-2807-2809 East Ocean Boulevard. The building is a Contributing Structure within the Bluff Park Historic District. (District 3)

APPLICANT: Jeff Jeannette/Laura Sanders
209 Temple Avenue
Long Beach, CA 90803
(Application No. HP17-149)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the modification of an existing detached third dwelling unit by converting an attached one-car garage into 241 square-feet of habitable living area and adding a new attached one-car garage; construction of a new detached one-car garage; and construction of a new three-car garage located at 2805-2807-2809 East Ocean Boulevard. The front residence is a contributing structure within the Bluff Park Historic District and the secondary rear structure has been altered.

BACKGROUND

The subject property is located on the north side of Ocean Boulevard between Temple Avenue to the west and Orizaba Avenue to the east (Exhibit A – Location Map). The site is located within the R-2-L zone (Two-Family Residential District) and is developed with a two-story duplex facing Ocean Boulevard, and a third rear unit built over an accessory structure with an attached one-car garage. The front duplex was constructed in 1922, according to city records, and the residence is a contributing structure within the Bluff Park Historic District. The rear unit, accessory structure, and garage were built later in 1943 according to city records. The third unit is considered legal nonconforming and may be expanded up to 250 square feet in accordance with Title 21 of the Municipal

Code. The property currently has only one garage space for all three units. The Bluff Park historic neighborhood consists of large, stately single-family and multi-family houses constructed between 1903 –1949. Located along the ocean bluffs, large Craftsman Bungalows and Period Revival styles predominate.

The existing buildings are designed in a Mediterranean Revival architectural style. The duplex structure facing Ocean Boulevard is two-stories with a mansard tile roof with eave trim and decorative corbels and a glazed tile exterior. The secondary building, which is not visible from the street, is a two-story stucco structure with a mansard tile roof with a small third unit built over an accessory space and one-car garage. The rear building previously included a glazed tile exterior, however, in the 1990's the tile was removed and used to repair deteriorating and broken tiles on the primary structure according to the applicant. The building was subsequently given a smooth stucco finish. (Exhibit B – Plans & Photographs).

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because of the conversion of the existing garage to living space and the construction of new garages. 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 existing garage space of 241-square-feet will be used to expand the second-floor unit. The converted space will consist of an entryway, new bedroom and bathroom and stairway to the upper unit. A new balcony addition is proposed on the east elevation to provide open space to the upstairs unit. The deck area will measure approximately 5-feet by 30-feet supported by three 8-foot tall column posts. The railing profile is similar to the railing found on the balcony of the duplex structure. The new balcony will include the removal of an existing period window and the installation of wood French doors on the second floor. The period window will be relocated to the east elevation of the first floor. In addition, the three non-period aluminum slider windows on the first floor will be replaced with wood windows.

Two existing doors on the south elevation will be replaced with a single wood door since access to the upstairs unit has been moved to the east elevation. Existing security screen doors on the south elevation will also be removed. New wood French doors will be added to the first floor west elevation replacing a non-period window. All new doors and windows will be wood and in a prairie style. A new attached one-car garage will be built on the north side of the existing garage. The garage is designed to respect the existing structure by not removing the adjacent existing wall and only creating a pass-thru door to allow access. The garage will match the tile mansard roof style of the existing buildings.

A new three-car garage will be constructed at the rear of the property with garage doors facing the alley. The structure will have a mansard tile roof consistent with the existing structures. A new one-car garage will also be constructed on the eastern property line. The building will have a flat roof with a low parapet with decorative trim. The garages will take access from the alley and provide on-site parking for the existing

units. The proposed project will provide a total of five garage spaces on-site, which is more conforming with current parking requirements for residential units. The addition and garages will be in full compliance with the City's residential development standards and Zoning regulations applicable for this property.

In order to integrate the proposed structures with the existing residence's Mediterranean Revival architectural style, several architectural features are incorporated including under eave trim, mansard tile roof, similar balcony railing profile, wood windows and doors. Existing non-period features on the site will also be removed, including security screens, windows and chain link fencing.

The new detached three-car garage and the single-car garage located on the eastern property line are separate structures and will not affect the existing structures.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states the new addition will not destroy historic materials, features, and spatial relationships that characterize the property. There are no alterations proposed to the character-defining features on the existing residence. Furthermore, Standard No. 9 states that it's 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. The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The new garage addition to the rear structure will be attached to the existing structure and is differentiated by the under eave detailing. As the existing structure has eave trim and decorative corbels, the new structure will have the under eave trim in order to visually differentiate between old and new. The new balcony also keeps the existing railing profile from the duplex structure, but will be painted white to match the trim rather than blue as the existing railing on the main structure.

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 2.63.070 (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 Bluff Park Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 241-square-foot addition to the third unit, and the construction of two one-car garages and one three-car garage. 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 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 C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on May 24, 2017 and a notice was mailed to the Bluff Park Neighborhood Association. As of this date, no calls have been received regarding this project.

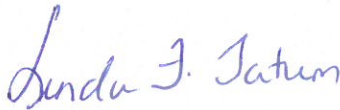
ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Christopher Koontz".

Christopher Koontz, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in blue ink, appearing to read "Linda F. Tatum".

LINDA F.TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:AG

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