

CERTIFICATE OF APPROPRIATENESS
HP17-149
FINDINGS AND ANALYSIS
2805, 2807 and 2809 East Ocean Boulevard

ANALYSIS:

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 subject site is located at 2805, 2807 and 2809 East Ocean Boulevard, on the north side of Ocean Boulevard between Temple Avenue to the west and Orizaba Avenue to the east (Exhibit A – Location Map). The property has a zoning designation of R-2-L and is improved with a two-story duplex, a small third unit built over an accessory structure with attached one-car garage. Built in 1922, the duplex was constructed in the Mediterranean Revival architectural style and the rear structure was built later in 1943. The third unit is considered to be a legal nonconforming structure. This residence is a contributing structure within the Bluff Park Historic District (Ordinance C-6835).

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), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the Guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The design of the building addition and proposed materials are compatible with the structure's Mediterranean Revival architectural style including the mansard tile roof, tile and stucco siding, and wood framed windows.

There will be no visibility of the exterior changes or additions from Ocean Boulevard. The only visibility of the new garage structures will be from the rear alley. Given the location, size, and height of the proposed structures, the mass of the additions are appropriate with the lot size and existing building scale. The

proposed project does not exceed what is typically found within the neighborhood context. The proposed addition is compatible with the Guidelines for the Bluff Park Historic District.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There is no active code enforcement case or dangerous conditions existing at this site.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed 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 building; and construction of a new three-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing structures will remain unchanged.
- Character – The character of the primary structure is not changing. The character of the secondary structure will be preserved. An existing period window will be reused downstairs from the upstairs unit. The addition is compatible in style, size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – The primary historic building and its historic features will remain intact. The changes to the secondary structure will modify a window and door openings, but will retain and/or reuse original windows.
- Historic Significance – The new addition will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The new addition will not change the distinctive features of the existing building or property. The existing mansard tile roof and under eave trim with decorative corbels will remain in place.
- Deteriorated Historic Features – There are no deteriorated historic features.
- Damage to Historic Materials – The new residential addition and new garages will not cause damage to the historic features on the existing structure.
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The new addition will not destroy historic materials that characterize the property.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition is consistent with the architectural style, scale and materials of the existing building and of other properties in the Bluff Park Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The subject property is a contributing structure within the Bluff Park Historic District. The Guidelines for the Bluff Park Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the building. The majority of historic building materials and character defining features will remain intact. The new addition preserves the essential form and character of the building in massing, scale and architectural features.

CONDITIONS OF APPROVAL

Address: 2805, 2807 and 2809 Ocean Boulevard

Application No.: HP17-149

Hearing Date: June 12, 2017

1. This approval is for a 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 building; and construction of a new three-car garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in April 3, 2017, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080, this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080 for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

7. Final selection of any new wood replacement windows shall be reviewed and approved by Planning Bureau staff prior to installation.
8. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
9. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
10. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
11. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code. Landscape plan shall be submitted prior to the building permit issuance.
12. All proposed fencing shall be reviewed and approved by Planning Bureau staff prior to installation.
13. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
14. If removed, all period wood windows shall be salvaged and reused, if feasible, on the project site.
15. Existing non-period windows located on the rear unit structure shall be replaced with wood windows. Final selection of the new replacement windows shall be reviewed and approved by Planning Bureau staff prior to installation.
16. A covenant shall be recorded with the Los Angeles County Recorder's office that states that the property shall have no more than the existing legal nonconforming three units with no additional accessory structure or garage being utilized for residential purposes.
17. A copy of the Notice of Final Action shall be printed on the final set of approved plans.