



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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December 7, 2017

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Deny the appeals (APL17-024 and APL17-025) and uphold the decision of the Cultural Heritage Commission to approve a Certificate of Appropriateness request for a 903-square-foot, two-story addition to an existing 1,220-square-foot, two-story rear unit with an attached two-car garage and construction of a new 441-square-foot detached two-car garage for the existing front unit located at 627 Temple Avenue. (District 2)

APPELLANTS: Curt Gibbs and Kathy Walsh (APL17-24)
619 Temple Avenue
Long Beach, CA. 90814

Ben Harvey (APL17-025)
615 Temple Avenue
Long Beach, CA. 90814

APPLICANT: Hung N. Le
12571 Camus Lane, #5
Garden Grove, CA 92841
(Application No. HP17-330)

DISCUSSION

The site is located on the west side of Temple Avenue between Theresa Street to the north and E. 6th Street to the south (Exhibit A – Location Map). The site is located within the R-2-N zone (Two Family Residential District) and is currently developed with two detached dwelling units with one attached two-car garage attached to the rear unit. The subject site is located in the Rose Park South Historic District and is a contributing structure within the district. The applicant is proposing a 903-square-foot addition to an existing 1,220-square-foot rear unit and a new 441-square-foot two-car garage (Exhibit B- Plans).

Pursuant to Section 2.63.100 of the Municipal Code, the appeal of a Cultural Heritage Commission decision shall be heard by the Planning Commission. As the appeal body, the Planning Commission can affirm, reverse or modify the action of the Cultural Heritage

Commission decision and may add conditions of approval as it deems reasonably necessary. The decision of the Planning Commission on appeal shall be final.

The City of Long Beach is recognized by the State Office of Historic Preservation as a Certified Local Government (CLG) which means that the City's Historic Preservation program meets the highest standards for local government historic preservation programs. One standard required for CLG cities is that their Cultural Heritage Commission include qualified historic preservation professionals on the Commission. The Cultural Heritage Commission is the City Commission responsible for reviewing modifications to historic landmark buildings and historic district properties. A Certificate of Appropriateness is the type of application used by the Development Services Department for such requests to modify historic buildings. These applications have their own findings of fact to be made which align with those used by the State and read as follows:

1. 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.
2. Will remedy any condition determined to be imminently dangerous or unsafe by the Fire Marshal and/or Building Official.
3. Will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.
4. Will comply with the Design Guidelines for Landmark Districts for a property located within a Landmark District.

In addition to satisfying all zoning requirements and meeting the findings for the Certificates of Appropriateness, projects located in Historic Districts are reviewed under a higher level of detail consistent with the district it is located, in this case the Rose Park South Historic District, and the Secretary of Interior Standards for Rehabilitation which are national guidelines used by historic preservation professionals throughout the country.

After reviewing the proposal and considering all public testimony, the Cultural Heritage Commission concluded the public hearing by adding three new conditions of approval, and conditionally approving the project on October 9, 2017. The new conditions of approval include a reduction in the massing of the new two-car garage, finalizing the perimeter fence details, and incorporating a grasscrete finish or other permeable subsurface along the approach to the garage (Exhibit C- Findings & Conditions). Also attached for further reference are the Cultural Heritage Staff Report and Cultural Heritage Minutes for that meeting (Exhibit D- CHC Staff Report & CHC Minutes).

On October 19, 2017, two appeals were filed (Exhibit E- Application for Appeal). The first appeal filed by Mr. Curt Gibbs and Ms. Kathy Walsh contains the following objections. Staff response follows.

1. "Misinterpretation of the size of the existing rear unit thereby increasing the density of the addition" and the number of existing bedrooms. "The laundry and storage areas are not accessible from the upper level or front house making it not habitable space and therefore not be counted as an existing living area or additional bedroom."

Response: The Rose Park South Historic Guidelines do not specify a specific square footage limitation on projects that pursue an addition to an existing structure. Irrelevant to interpretation of the existing square footage of the rear unit an appropriate sized addition is dictated based upon compatibility with the existing character of the building and appropriate massing. The Rose Park South Historic Guidelines call for additions to not envelop or be larger overall than the existing building and be no wider than the existing building footprint. The addition is 903 square feet and 28 feet 9 inches wide. The existing building is 1,864 square feet and 36 feet 0 inches wide. The height of the proposed addition is 20 feet 6 inches and will be shorter than the existing two-story building which is 21 feet 6 inches.

The number of bedrooms in the existing unit is one bedroom and not two. The number of existing bedrooms has no bearing on the existing non-conforming parking found on the site (one attached two-car garage). The proposed project will incorporate two two-car garages.

2. "Taking away of property rights specific to the proposed electric fence will affect the quality of life to enjoy a peaceful sleep, the massing of the project would create a "walled in effect", and removal of existing landscaping.

Response: Electric-powered motor gate operators are commonly installed applications for an automatic sliding gate and will be subject to the City's noise standards for residential districts.

To address the massing concern from the alley, the Cultural Heritage Commission allowed the applicant to continue to work with staff on the final design of the garage to further reduce the massing such as, but not limited to, removing the gabled portion of the roof and to explore a flat roof with less wall and incorporating the use of more windows, etc.

There is no historical significance tied to the existing landscape area between the front and rear unit. The proposed project will have a loss of landscaping in the rear yard to accommodate the new addition, however the subject site will maintain the required minimum open space landscaping needed to serve the site.

3. Inadequate public noticing not sufficiently describing the full magnitude of the project.

Response: The public notice format has historically been a concise single-page notice. The public notice has been prepared in accordance with the regulations of Section 21.21.304 of the Zoning code which outlines the contents of the notice which includes but not limited to the applicant's name, filing date, case number, description of the project, date, time, time and place, etc. Furthermore, additional project details can be acquired by contacting the project planner listed on the notice for additional information and project details.

4. Negative parking impacts given the increase in number of proposed bedrooms and bathrooms would result in an increase in the number of visitors visiting a parking impacted area.

Response: The site is in a designated parking impacted area. The existing off-street parking consists of one non-conforming two-car garage which is attached to the rear. As part of the project, a new detached two-car garage is proposed between the two dwellings units to further bring the property into compliance with the current parking standards of one two-car garage per dwelling with one or more bedrooms. The City does not have a policy regulating family occupancy or limitation on the number of proposed bedrooms a residence may have.

5. Negative visual impacts given the size of the addition which does not represent the spirit of this historic neighborhood.

Response: The project meets the zoning regulations, Rose Park South Historic Design Guidelines, and the Secretary of Interior Guidelines for Rehabilitation.

6. Possible future negative use of the improvements leading to multi-generational housing and short-term rental.

Response: At the Cultural Heritage Commission hearing, the applicant stated on record that the reason for the addition is to accommodate the owner's large family. The proposed project is programmed to be a residential use and is designed in a manner to prevent separate entries on separate levels. The bedrooms are located on the second floor and can only be accessed from the living room of the rear unit.

7. Unconsidered historical significance of structure being altered given the residency of a woman of local notoriety named Sadie Nixon.

Response: Staff researched the Long Beach City Directory kept by the Long Beach Public Library for several years over a span of 32 years from when the rear unit was constructed in 1937 thru 1969, which is of the latest archived Long Beach City Directory record, and was unable to find any significant historical association with the name of Sadie Nixon to the subject property address as a place of residency.

8. Increased wear and tear on the alleyway caused by the increased trips caused by this project given the number of bedrooms and corresponding cars owned by the occupants.

Response: Conditions and maintenance of the existing alley come from the Public Works Department and the scope of this project does not warrant mitigation.

9. Other impacts on surrounding properties with regards to water and sewer capacity, drainage/water run-off, and electrical grid capacity.

Response: A project of this scale, a floor area addition with no increase in the number of units on the property, would not cause impacts to infrastructure related to water and sewage capacity, drainage/water run-off, or the electrical grid capacity. Significant projects that typically trigger added review of these potential impacts would consist of multi-family projects of at least three or more units, commercial, or industrial projects.

10. If approved, the project plan should include a construction plan to evaluate the impacts of the alley access to the appellant's driveway, construction noise and dust, and loss of street parking.

Response: Staging of construction material will be confined entirely on the private property. Temporary obstruction of the alley may occur for loading and unloading purposes. Any request to utilize areas in any portion of the public right-of-way will require an encroachment permit issued by the Public Works Department.

The second appellant's contentions, filed by Mr. Ben Harvey, are as follows with responses:

1. Scale and mass of the project are too large for the subject property and will be intrusive from the front and side of the home due to the property location on the alley.

Response: The scale and mass of the project will not be larger or wider than the existing rear unit building foot print as previously stated above.

2. Inconsistent with the City's design guidelines.

Response: The Rose Park South Historic District Guidelines and will use architecturally compatible materials including wood siding, wood windows, wood trim, shingle roofing, and exposed roof rafters. These are materials used in both the front and back building and materials commonly used throughout the historic district.

3. Diminishes the character of the historic properties in the Rose Park South Historic District.

The Cultural Heritage Commission carefully considered these points when it made its decision and no new points are being added to the appeal. The concerns listed by the appellants were provided both in writing and public testimony during the hearing. The existing building is currently two stories and the project consisting of a first floor and second floor addition are permitted in the R-2-N zone. The 20-foot-6-inch proposed height of the two-story addition is below the height of the existing building, and under the 25-foot maximum allowed building height permitted for the zone. The proposed massing is compatible with the building, and all materials and architectural features proposed in the project are compatible with the age of the buildings on the property and the Rose Park South Historic District. Additions to properties are routine in historic districts and provide renovations and improvements to historic buildings in the form of architecturally compatible additions. They are carefully reviewed and considered by the Cultural Heritage Commission and the Development Services Department.

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans
- Exhibit C – Findings & Conditions of Approval
- Exhibit D – CHC Staff Report & CHC Minutes
- Exhibit E – Application for Appeal

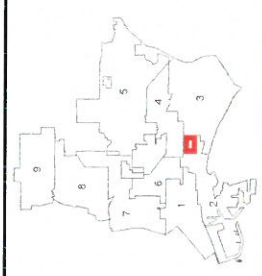
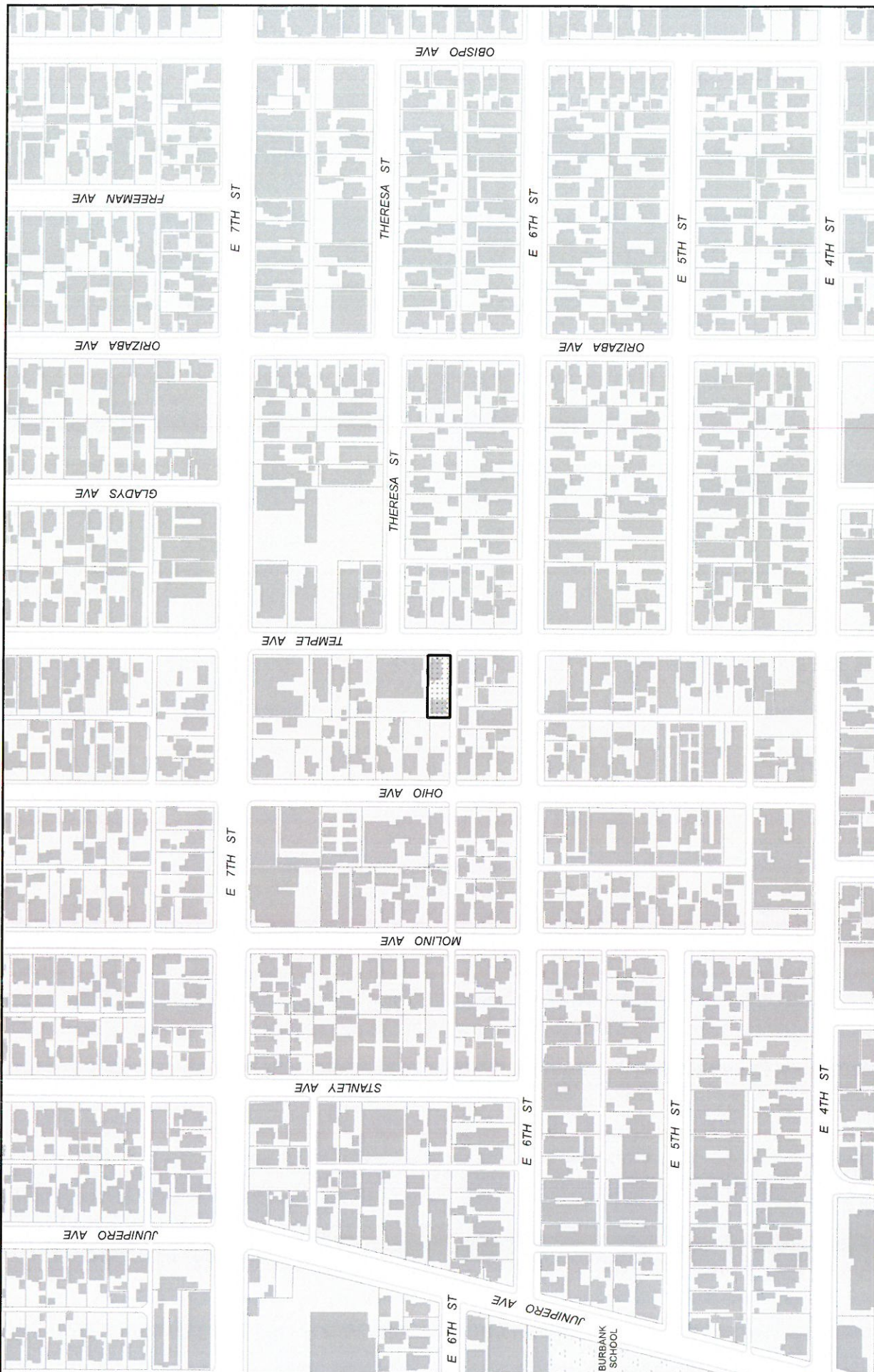


Exhibit A



Subject Property:
627 Temple Ave
Application No. HP17-330
Council District 2
Zoning Code : R-2-N HL-25/2



**CERTIFICATE OF APPROPRIATENESS
HP17-330
FINDINGS AND ANALYSIS
627 Temple Avenue**

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 627 Temple Avenue, on the west side of Temple Avenue between Theresa Street to the north and E. 6th Street to the south. The property has a zoning designation of R-2-N and is improved with a front unit and a separate detached rear unit with an attached two-car garage. Based upon City records, the original front unit consists of a 1,054-square-foot one-story residence with a detached two-car garage built in 1912. The rear unit was constructed in 1937 which consists of a 1,220-square-foot two-story rear unit with an attached 500-square-foot two-car garage. The structures are contributing structures within the Rose Park South Historic District (Ordinance C-7759).

In compliance with Section 2.63.080 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 proposed improvements and materials are compatible with the structure's Craftsman Bungalow architectural style including the same composition shingle, exposed rafters, horizontal siding, and decorative wood sash single-hung windows and trim. There will be no alterations made to the original front unit which will not remove any character-defining features of the original residence.

Visibility of the second story addition and new detached two-car garage will be minimal from the front street given the proposed second story addition (20-feet 6-inches) will be lower than the ridge line of the existing two story rear unit (21-feet 6-inches). The new detached one-story two-car garage will have an overall height of 14-feet (11-feet from the midpoint of the roof) and will not be visible from the front street given that the height and massing of the existing front unit will completely screen the new two-car garage. Both the second story addition and detached two-car garage will be placed towards the interior side yard and rear half of the lot. The property is a corner lot and will have visibility from the street side yard (alley view) but also has an existing six-foot high opaque wood fence which will provide some visual relief and softening of the proposed improvements.

The size, placement, and height of the second-story addition and new two-car garage will not adversely impact any historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The project will meet the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-2-N District. The property is currently located in a parking impacted area and the proposed two-car garage will bring the property in compliance with current parking requirements for the existing two units.

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

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

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 two-story addition and detached two-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is multi-family residential consisting of two detached residential units.
- Character – The character defining features of the original front unit will remain unchanged. The character defining features of the rear unit will be enhanced by the new improvements which includes updating the existing windows trim and incorporating decorative wood hung windows to match the front unit. The property is in a parking impacted area and the new two-car garage will improve the parking conditions in the area. The improvements will be compatible in size, scale and exterior building materials to other buildings in the district.

- Changes to Historic Features – The alterations will be made to the rear unit exterior walls along the front east and side north elevations to accommodate the proposed improvements. The majority of the existing buildings and its historic features will remain intact.
- Historic Significance – The proposed improvements will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed improvements will not change the distinctive features of the existing building or property. The existing roof slope, composition shingle, horizontal wood siding, and window trim will remain in place and be incorporated into the new two-story addition and detached two-car garage.
- Deteriorated Historic Features – There are no deteriorated historic features address as part of this proposal.
- Damage to Historic Materials – The new two-story addition and detached two-car garage 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 two-story addition and detached two-car garage will not destroy historic materials that characterize the property.
- Form and Integrity – The new two-story addition and detached two-car garage will not cause damage to the essential form and integrity of the existing structure or the district.

The new two-story addition and detached two car-garage has a size, scale, and profile that is consistent with the architectural style, scale and materials of the existing building and of other properties in the Rose Park South Historic District.

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

The subject property and its existing structures are contributing structures within the Rose Park South Historic District. The Guidelines for the Rose Park South Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the building since no changes will be made to the original front unit which was built in 1912. As such, the proposed improvements will be limited to the rear unit which was established in 1937. All changes proposed are limited to the front east and side north wall along which protects most the historic building materials and character defining features of the existing rear unit. The new two-story addition and detached two-car garage preserves the essential form and character of the building in massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 627 Temple Avenue

Application No.: HP17-330

Hearing Date: October 9, 2017

1. This approval is for the construction of a 903-square-foot addition to an existing 1,220-square-foot two-story rear unit with an attached two-car garage and a new 441-square-foot detached two-car garage for the existing front unit. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in September 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(I), this approval shall expire within two years 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(I) 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. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. 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.
9. 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.
10. The style and type of garage door proposed shall be subject to further review and approval from Planning Bureau staff.
11. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
12. No portions of the proposed garage shall be used as a dwelling unit. No area within the structures shall be separately rented nor serve as a third dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the any part of the combined accessory structure shall not be rented out as a separate dwelling unit.
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. Work with the applicant to reduce the massing and blocking of the new garage.
15. Work on the final details of the perimeter fence along the alley.
16. Incorporate a grasscrete finish or other permeable subsurface along the approach of the new garage.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

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PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- ☐ Site Plan Review Committee
☐ Zoning Administrator
☐ Planning Commission
☒ Cultural Heritage Commission

Which was taken on the 9 day of October, 20 17.Project Address: 627 Temple Avenue Long Beach CA 90814

I/We, your appellant(s), hereby respectfully request that Your Honorable Body **reject** the decision and ☐ Approve / ☒ Deny the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

Reasons for Appeal: Misrepresentation of the project with respect to the size of the existing property, thereby increasing the density of the addition. Public noticing was insufficient for the neighborhood to understand the gravity of the project. Parking impact. Effects of the project density. Historical significance of the back unit. The impact of the project on scarce resources, such as water, sewer and electrical grid. The impact on the fragile alleyway which is sporadic maintained by the city.

Addendum attached (4 pages)Appellant Name(s): Curt Gibbs and Kathy Walsh

Organization (if representing) _____

Address: 619 Temple AvenueCity Long Beach State CA ZIP 90814 Phone 562-743-3181Signature(s) [Signature] Kathryn Walsh Date 10-19-2017

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

☐ Appeal by Applicant
 ☒ Appeal by Third Party
Received by: NVCase No.: 1710-60; AP 17-024 Appeal Filing Date: 10/19/17Fee: \$100.00☒ Fee PaidProject (receipt) No.: PLNE 40437HP 17-330

***Curtis Gibbs and Kathy Walsh
619 Temple Avenue
Long Beach, CA 90814***

October 18, 2017

**Addendum to Appeal of the Granting of the Certificate of Appropriateness for
627 Temple Ave (Application HP17-330)**

We live at 619 Temple Avenue directly across the alley from the proposed project. We have viewed the proposed plan and are concerned that the project will impact the value of our property, neighborhood parking, the density of new and existing structures proposed are inappropriate to the character of the neighborhood and affect the livability of the neighborhood.

After reviewing the video of the Cultural Heritage Commission on 10/9/17 we have the following objections to the project and are appealing the granting of the CoA.

The project has been misrepresented by both the architect (applicant) and city staff.

After close examination of the plans submitted by the architect, we have noticed that:

- 1) Only 860 SF (the upper level only) of the existing "back unit" is livable space (considered to be a studio or one bedroom). The space below the living space is garages, storage and laundry (laundry & storage areas are currently not accessible from either the upper unit or the front house making it not habitable space and therefore should not be counted as an existing living area or additional bedroom). The plans as submitted by the architect represent the back unit as two existing separate living spaces. Not true.
- 2) The existing livable space is one bedroom and one bath, not two bedrooms and one bath as stated by staff person, Nick Vasuthasawat during the hearing.

Taking of our property rights

- 1) Installation of the electric fence was mentioned during the hearing. An electric fence would adversely affect our quality of life in that opening and closing of such a fence that would disrupt our ability to enjoy peaceful sleep. It would be almost directly opposite our bedroom windows. We were also told by staff that there would not be an electric fence. But the public record does not show that the concern of one of the Commissioners not to install an electric fence was incorporated into the approval.
- 2) The walled in effect of the massing of the project is a taking of our property rights. The concern expressed by some commission members had to do with the massing of the project. Most were convinced that the project would look fine from the street. But, the look of the project from the alley is a concern too, as it is visible to the "public", too. Sitting out on our deck, we would experience a walled in feeling. Both the architect and staff misrepresented the alley fence as a picket fence and said it would remain during construction and afterward. The fence is not a picket fence, but is a slat fence and it's highly unlikely that this fence would survive the construction process.

***Curtis Gibbs and Kathy Walsh
619 Temple Avenue
Long Beach, CA 90814***

- 3) Existing landscaping would stay in place according to the architect. This is highly unlikely for the same reason as the fence, above. There is an existing Guava tree and rosemary bushes, as well as passion fruit vines that are wound around electrical/phone wires. To access the site for extensive construction, the existing landscaping would most likely be removed or damaged beyond reuse.

Inadequate Public Noticing

The public noticing was insufficient for the neighborhood residents to understand the full magnitude of the project due to the notice not describing the project as increasing the existing living space from a modest one bedroom one bath 860 SF upstairs living unit to a 2200 SF four bedroom, four bath house. The required and much needed additional garage structure will obliterate most of the existing yard, with only six feet between the existing historical house, the new garage and the new 2200 SF house. You may wish to reconsider the type of information that your public notice contains, as it misrepresents and obscures what is actually being proposed.

Negative Parking Impacts

It is good that the City has insured additional parking, but this project will have continuing negative effects on parking in our extremely parking impacted neighborhood. Increasing the current one bedroom/one bath to four bedrooms/four baths has a potential to increase the number of visitors accessing the limited parking spaces on our and adjacent streets. As you may know the density of structures and lack of parking was originally caused by the City allowing multifamily apartments to be constructed without adequate parking provided on site. We also have a Catholic church and Jehovah's Witness's parking on our street multiple times at night when residents are desperately searching for parking. This situation has only gotten worse in intervening years, to the point that residents can spend up to a half hour or more looking for a parking space at night.

Negative Visual Impacts

The owners are requesting additions that are over 50% in size (square feet) to the historic original house with negative visual impacts that are inconsistent with the character of the Rose Park South Historic District. We understand from various news articles that the city and mayor are considering altering the current rules, but have not done so yet. The City of Long Beach made a major error in giving density bonuses in the 1970s, and allowing the removal of the single family craftsman houses, that resulted in apartment buildings with inadequate parking that now plague the neighborhood. We understand the need for more housing, but this is not the correct approach.

In addition, tearing down (according to the son, even though the plans call it an addition) the existing 860 SF (not 1220 SF) living space and the garage, storage and

Curtis Gibbs and Kathy Walsh
619 Temple Avenue
Long Beach, CA 90814

laundry area underneath and creating a 2200 SF four bedroom, four bath house with both a living room and dining room is too dense for the property, considering the inclusion of a 441 SF additional garage in between the two structures. This is an enormous addition to the property with only 6 FT between the original house and the new garage and 6 FT between the garage and the new structure. This essentially obliterates the existing yard and creates a wall in effect to our property. While the project may conform to the existing guidelines, it does not represent the spirit of our historic neighborhood and sets a precedent for projects of similar scope.

Possible Future Negative Use of the Improvements

According to the video of the hearing, the current intent for use is multigenerational housing. We are concerned about potential future abuse of the property being used for unrelated adults, such as college students or as an “Air BnB” short term rental, due to each bedroom having it’s own bathroom. As stated at the hearing, the current owners are quite elderly and if the property is sold or transferred at a later date, the property usage could change negatively and adversely impact the neighborhood.

Unconsidered Historical Significance of Structure to be Altered

The current backyard unit has historical significance that has not been considered. The craftsman house and the free-standing detached unit (built later in the 1930s) were built by Sadie Nixon and her father. Sadie was the Governor Goodwin Knight’s representative in the Long Beach District Office in the 1950s, when there were few women involved in politics, and was an institution at the First Congregational Church throughout her entire life beginning in 1916 until her death in 1993. This property had a single owner up until the early 1990s resulting in preservation of the original built-ins inside the front unit. The historical significance of the property has not been taken into account, and if they do tear down the rear unit as stated by the son, then under CEQA, there should have been a formal historic report prepared.

Increased Wear and Tear on Alleyway

As you may know, the City has not been proactive in maintaining the alleyway in between Temple and Ohio Streets. Currently the alley has numerous indentations, which will progress to potholes very soon, as well as grass/weeds growing through the asphalt. The increased trips down the alley by the occupation of so many additional bedrooms and the corresponding cars owned by the occupants will create more deterioration of the already fragile alleyway, which is the only access for parking for residents adjacent to the alley. Not to mention the impact of the construction vehicles.

Other Possible Negative Impacts on the Surrounding Properties

1) City has been under drought restrictions for a long time and it seems irresponsible to allow three bathrooms in addition to the existing three bathrooms, doubling the load on the sewer access and using a large amount of additional water. The expansion of the project just barely covers the required minimum amount of

***Curtis Gibbs and Kathy Walsh
619 Temple Avenue
Long Beach, CA 90814***

open space. The reduction in open space impacts the ability for water to be reabsorbed into the groundwater system.

2) There are three electric vehicles on the contiguous block that must be charged using household electricity and we are concerned that the project may overwhelm the current electrical lines and cause instability in the system, due to power required for both an increase in bedrooms/bathrooms and square footage. The additional load to our immediate grid needs to be reviewed by Southern California Edison.

Commissioners had some concern over the massing of the buildings, which were glossed over during the hearing. Rose Park Association had no objection which is not the same as endorsing the project.

We would also like to request that any approved project plans include how the project would be staged. There would be significant impacts to how we access our driveway, construction noise and dust, and potential loss of street parking by dumpsters, construction worker vehicles and tradespeople vehicles.



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

- ☐ Site Plan Review Committee
- ☐ Zoning Administrator
- ☐ Planning Commission
- ☒ Cultural Heritage Commission

Which was taken on the 9th day of October, 20 17.

Project Address: 627 Temple Ave.

I/We, your appellant(s), hereby respectfully request that Your Honorable Body **reject** the decision and ☐ Approve / ☒ Deny the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

Reasons for Appeal: Scale and mass of proposed project is too large for the subject property, dwarfing the historic home and negatively impacting the neighboring home at 619 Temple. The proposed project will add add'l. structure to the property that will be highly visible and intrusive from the front and side of the home due to the property location on an alley. The proposed addition is inconsistent with the City's draft design guidelines. Finally, the proposed project further dillutes and diminishes what remains of historic properties in the Rose Park South Historic District.

Appellant Name(s): Ben Harvey

Organization (if representing) _____

Address: 615 Temple Ave.

City Long Beach State CA ZIP 90814 Phone 213.364.2699

Signature(s) [Signature] Date 10/19/17

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established *aggrieved* status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

☐ Appeal by Applicant ☒ Appeal by Third Party

Received by: NV

Case No.: 17-0-61, APL 17-025 Appeal Filing Date: 10/19/17

Fee: \$100.00

☒ Fee Paid

Project (receipt) No.: PINE 40438

HP 17-330