



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5<sup>th</sup> Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

October 9, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request for a 980-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. The existing building is a Contributing Structure within the Rose Park South Historic District. (District 2)

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

## THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction of a 980-square-foot two-story addition to an existing rear unit and a new 441-square-foot detached two-car garage.

## BACKGROUND

The subject property is located on the west side of Temple Avenue between Theresa Street to the north and E. 6<sup>th</sup> 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 units with one attached two-car garage attached to the rear unit. 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 original detached two-car garage was demolished for the construction of the rear unit which was built in 1937. The rear unit now consists of a 1,220-square-foot two-story dwelling with an attached 500-square-foot two-car garage. The property is a contributing structure within the Rose Park South Historic District.

The original residence is designed in the Craftsman Bungalow architectural style. The house has a prominent double gable low pitched roof, exposed rafters, composition



shingles, decorative attic vent, asymmetrical front façade, wood windows and trim, and horizontal wood siding. The building is well preserved and retains all its original wood windows. No changes are proposed to the front unit. The rear unit utilizes the same materials types as the front unit with regards to the roofing and siding. The design of the rear unit is slightly differentiated from the front unit given the application of the horizontal siding which does not have varying widths and incorporates a shallower hipped roof slope (Exhibit B – Plans & Photographs).

### ANALYSIS

The proposed two-story addition will be attached to the rear of the existing two-story rear unit at the back of the lot, behind the footprint of the existing front residence, and placed along the interior side yard away from the alley. As designed, the second-story addition will have limited visual impacts when viewed from the front of the street along Temple Avenue and will have some visual impact along the alley side. The proposed one-story detached two-car garage will be placed between the front unit and rear unit towards the middle of the lot. Likewise, with the new addition, the detached two-car garage will have no visual impact from the front street but will have some visual impact from the alley. The property has an existing six-foot high perimeter wood picket fence along the street side yard which will add an additional level of screening from the alley.

The size of the proposed addition is 980-square-feet and is within the allowable development footprint established for the R-2-N District which allows for up to a maximum of 4,182- square-feet of gross floor area. The addition is being placed in the rear interior corner of the property which limits its visibility from the alley. There will be no alterations made to the original front unit which will not remove any character-defining features of the original residence. The property currently has a one two-car garage attached to the rear unit and is the only parking structure serving both units.

The property is located in a parking impacted area and currently has a nonconforming parking condition where the property was legally established with previous parking code requirements which no longer confirm to current code requirements. As proposed, the property will have a total of two two-car garages which will bring the property in compliance with current parking regulations. One existing two-car garage is attached to the rear unit and one detached two-car garage will serve the front unit.

The overall height of the existing front unit is 19-feet measured from grade to the top of pitch with a 6"/12" roof slope. The existing two-story rear unit has an overall height of 21-feet 6-inches with a roof pitch of 4"/12" pitch. The proposed two-story addition will have an overall height of 20-feet 6-inches with a roof pitch to match the existing 4"/12". The new one-story, detached two-car garage will have an overall height of 14-feet (11-feet from the mid-point of the roof) and will match the roof pitch of the front unit (6"/12" pitch). The height of the addition will be lower than the previous height established on the existing rear unit and will visually blend with the existing structures, maintain the building scale at a reasonable size so that it will not overpower the structure, and remain in character with the neighborhood scale. The neighborhood along Temple



Avenue currently consists of a combination of one and two-story buildings with single and multi-family homes.

The primary window style throughout the existing residence is wood sash single-hung windows. In the new two-story addition, all new proposed windows will be wood sash single-hung. The proposed detached two-car garage will not have any windows incorporated with its design. The proposed two-car garage will have an aluminum roll-up garage door painted to match the body of the garage. Staff has included a Condition of Approval to allow the applicant to continue to work with staff on the final selection of the garage door.

In order to make the proposed two-story addition consistent with the existing structures, several architectural features and materials are incorporated including the same roof slope established on the existing rear unit, same composition shingle, exposed rafters, the same size of horizontal siding, and decorative wood sash single-hung windows and trim. The materials for the proposed one-story, detached two-car garage will have matching materials associated with the rear unit.

While the new improvements are compatible with the existing residence's Craftsman Bungalow architectural style, it's equally important that the new improvements are visually distinguished from the historic building. The improvements 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..." To achieve that standard, both the two-story addition and the new detached two-car garage will be utilizing a different siding pattern of equal horizontal wood planks compared to the original two different sized horizontal wood planks.

### 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 Rose Park South Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for a 980-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. 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).

**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.

**PUBLIC HEARING NOTICE**

Public notices were distributed on September 21, 2017 and a notice was mailed to the Rose Park South Neighborhood Association. Inquiries were received by the neighborhood association with concerns of the size, scale, and for a potential of a third unit. After further discussions and a site visit with staff, the neighborhood group is in full support of the proposed project.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP  
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER  
LFT:CK:NV

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





# Exhibit A



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











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LICENSE # 6 97968  
 11541 ELIZABETH STREET  
 GARDEN GROVE, CA 92640  
 TEL: (714) 251-4037  
 E-mail: [borghardson@earthlink.net](mailto:borghardson@earthlink.net)



NO. DATE REVISION

REMODEL-ADDITION

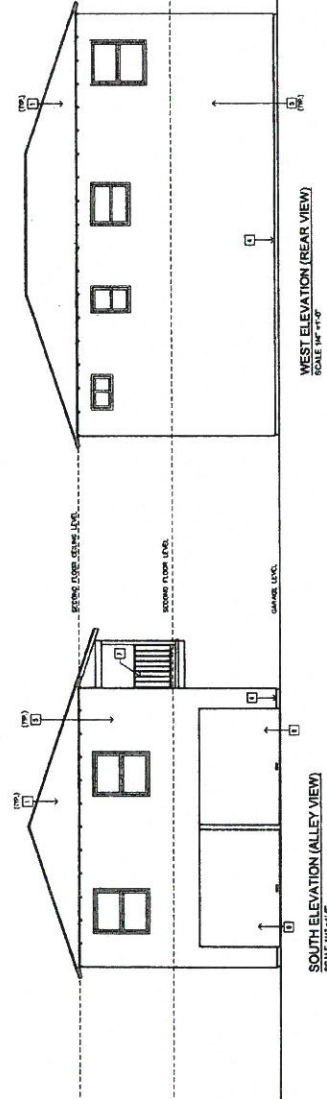
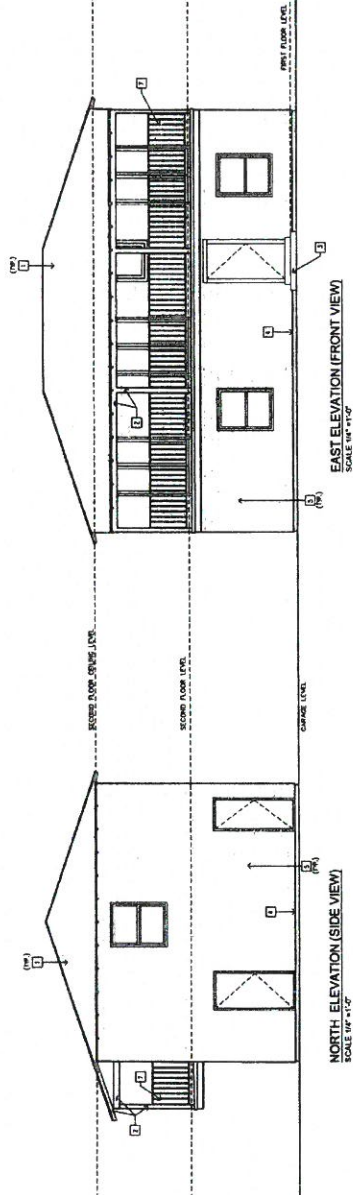
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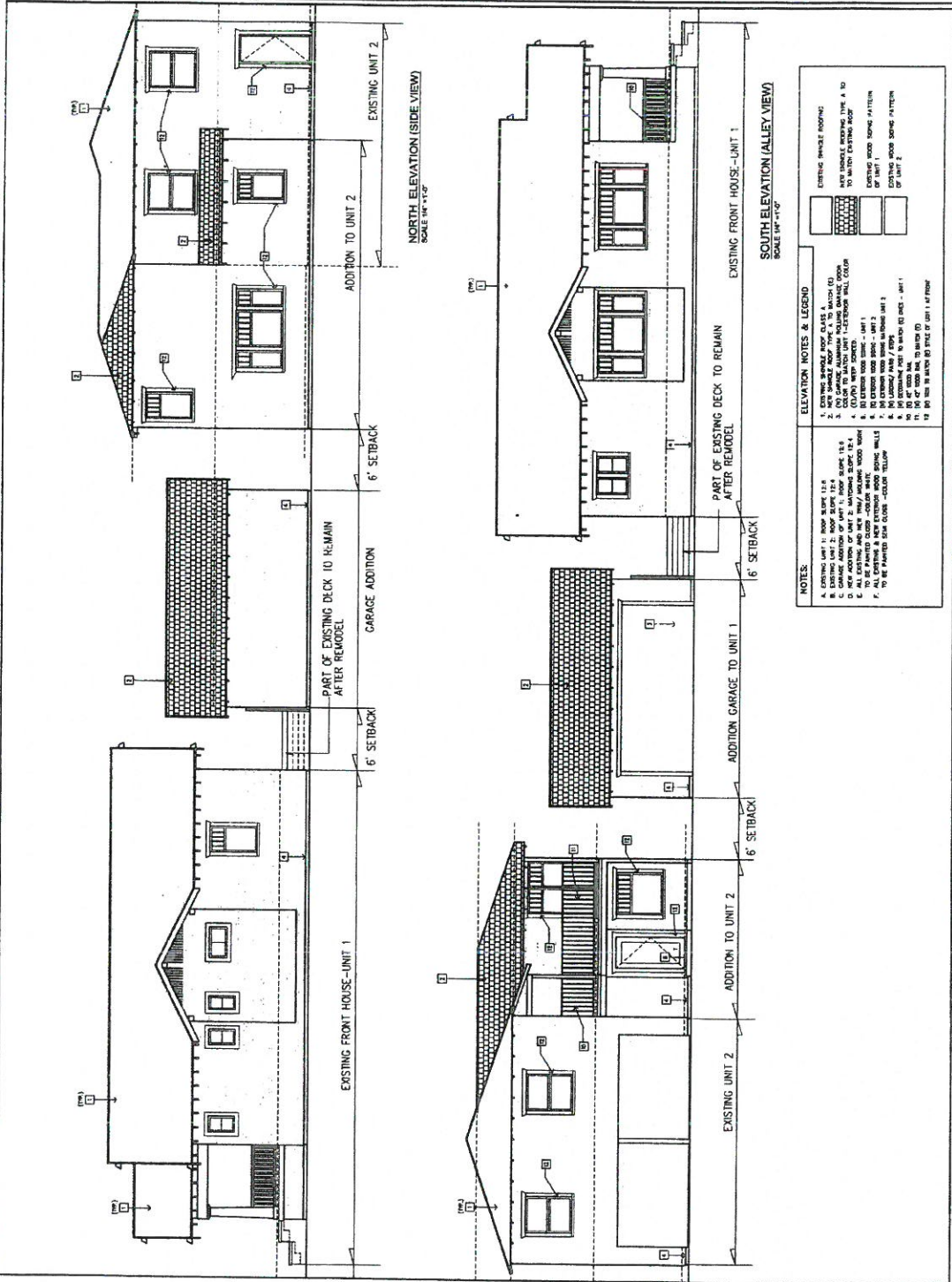
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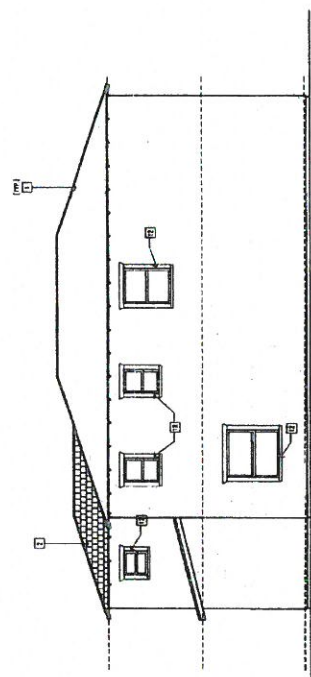
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LOS ANGELES, CA 90012  
Tel: 213-444-4444  
Fax: 213-444-4444

PROPOSED ELEVATIONS  
UNIT 1 & 2  
Project Number: 22-2017  
Owner: NANCY NGUYEN  
Architect: VP Home  
Drawing Number: A2.4

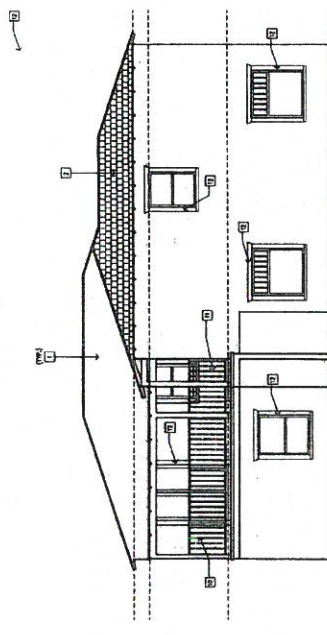


| NO. | DATE | REVISION |
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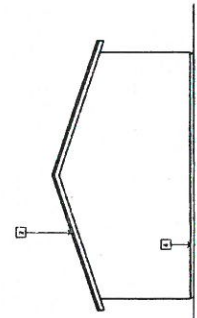
REMODEL-ADDITION  
OWNER: NANCY NGUYEN  
827 TEMPLE ST  
LONG BEACH CA 90012



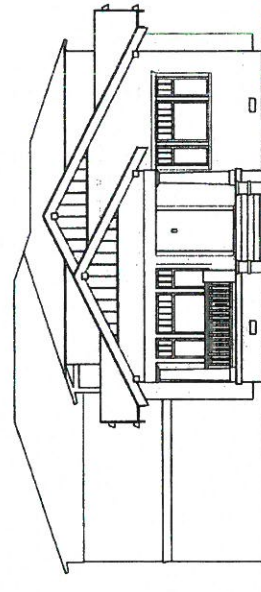
UNIT 2 - WEST ELEVATION (REAR VIEW)  
SCALE 1/4" = 1'-0"



UNIT 2 - EAST ELEVATION (FRONT VIEW)  
SCALE 1/4" = 1'-0"



NEW GARAGE EAST - WEST ELEVATION (FRONT/REAR VIEW)  
SCALE 1/4" = 1'-0"



UNIT 1 - EAST ELEVATION SHOWING UNIT 2 PROFILE OUTLINE  
SCALE 1/4" = 1'-0"

| NOTES:  | ELEVATION NOTES & LEGEND  |
|---|---|
| 1. EXISTING UNIT 1 - ROOF SLOPE 12:12<br>2. EXISTING UNIT 2 - ROOF SLOPE 12:12<br>3. EXISTING UNIT 1 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 1<br>4. EXISTING UNIT 2 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 2<br>5. EXISTING UNIT 1 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 1<br>6. EXISTING UNIT 2 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 2<br>7. EXISTING UNIT 1 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 1<br>8. EXISTING UNIT 2 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 2<br>9. EXISTING UNIT 1 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 1<br>10. EXISTING UNIT 2 - EXTERIOR WALL - COLOR TO MATCH EXISTING UNIT 2 | 1. EXISTING SINGLE ROOF SLOPE 12:12<br>2. EXISTING SINGLE ROOF SLOPE 12:12<br>3. EXISTING SINGLE ROOF SLOPE 12:12<br>4. EXISTING SINGLE ROOF SLOPE 12:12<br>5. EXISTING SINGLE ROOF SLOPE 12:12<br>6. EXISTING SINGLE ROOF SLOPE 12:12<br>7. EXISTING SINGLE ROOF SLOPE 12:12<br>8. EXISTING SINGLE ROOF SLOPE 12:12<br>9. EXISTING SINGLE ROOF SLOPE 12:12<br>10. EXISTING SINGLE ROOF SLOPE 12:12 |



111641 ELIZABETH STREET  
GARDEN GROVE, CA 92640  
TEL: (714) 261-6357  
Email: [bob@mac.com](mailto:bob@mac.com)

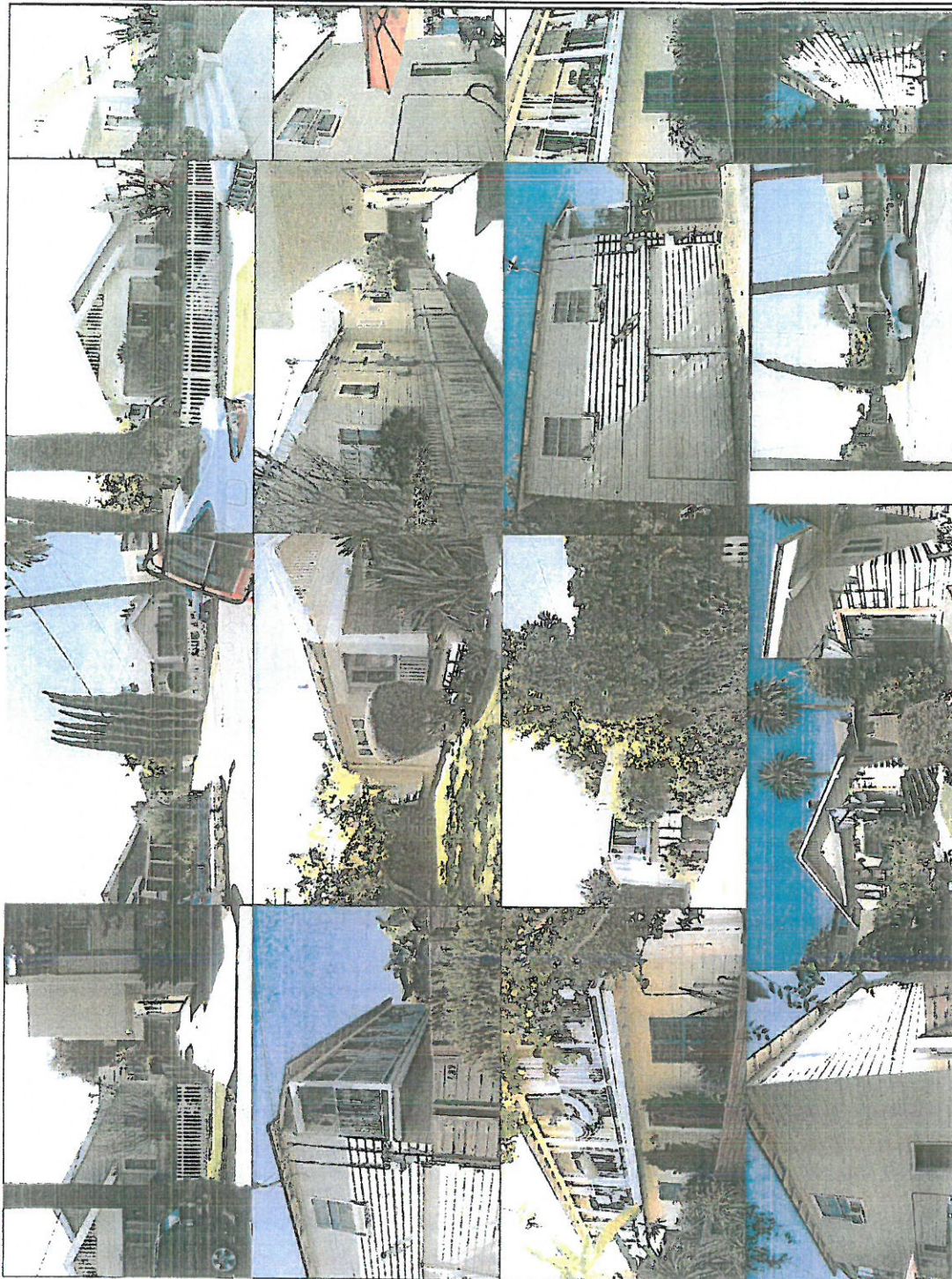


| Q. | DATE | REVISION |
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| △  |      |          |
| △  |      |          |

OWNER: NANCY NGUYEN  
627-TEMPLE ST  
LONG BEACH CA 90012

|                |                   |             |
|----------------|-------------------|-------------|
| Project Name   | Drawing Title     |             |
|                | EXISTING PICTURES |             |
| Project Number | Date              |             |
| 06-22-2017     | 06-22-2017        |             |
| Drawn By       | Checked By        | Designed By |
|                |                   |             |
| DRAWING NUMBER |                   |             |
| A3             |                   |             |

A3









# VP Home

1001 E. TEMPLE STREET  
LONG BEACH, CA 90801  
TEL: 562.434.8888  
WWW.VPHOME.COM

PROPOSED SECOND FLOOR ADDITION  
FOR THE 1001 E. TEMPLE STREET  
LONG BEACH, CA 90801  
OWNER: NANCY NGUYEN  
627 TEMPLE ST  
LONG BEACH CA 90802



NO. DATE REVISION  
1 11/11/17

## REMODEL-ADDITION

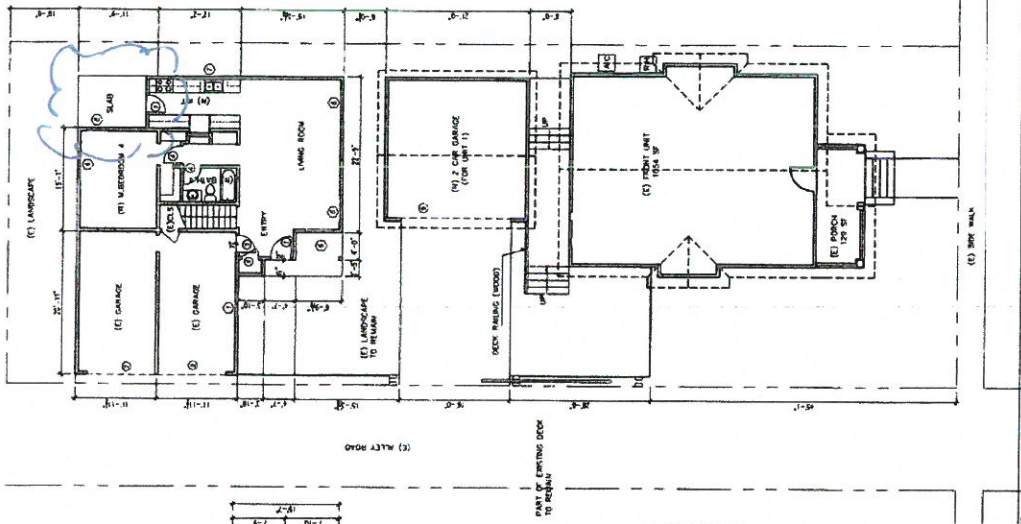
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Drawing Title

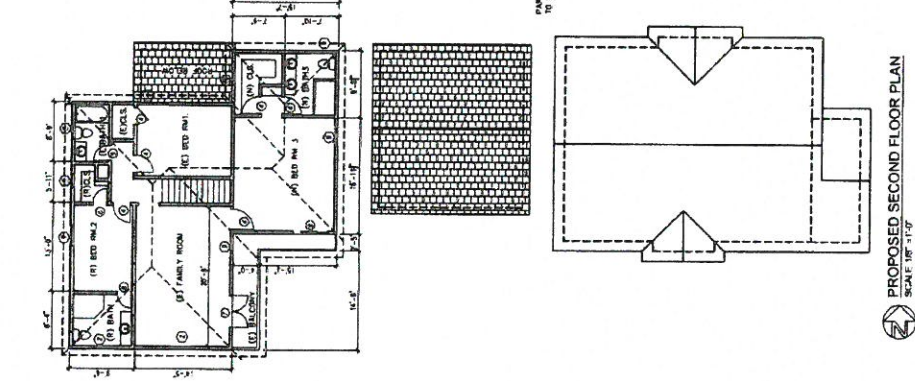
PROPOSED PLANS  
DOOR WINDOW SCHEDULE

Project Number  
Date  
Checked  
On-Sight  
By  
Drawing Number

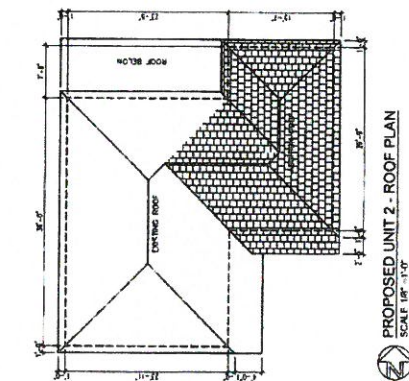
A1



EXISTING SITE PLAN SHOWING PROPOSED PLAN  
SCALE 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"



PROPOSED UNIT 2 - ROOF PLAN  
SCALE 1/8" = 1'-0"

| EXISTING - NEW DOOR SCHEDULE |      |      |        |       |            |             |               |             |               |
|------------------------------|------|------|--------|-------|------------|-------------|---------------|-------------|---------------|
| NO.                          | DOOR | TYPE | FINISH | GLASS | GLASS TYPE | GLASS COLOR | GLASS PATTERN | GLASS COLOR | GLASS PATTERN |
| 1                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 2                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 3                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 4                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 5                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 6                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 7                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 8                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 9                            | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 10                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 11                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 12                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 13                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 14                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 15                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 16                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 17                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 18                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 19                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 20                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 21                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 22                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 23                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 24                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 25                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 26                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 27                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 28                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 29                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 30                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 31                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 32                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 33                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 34                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 35                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 36                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 37                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 38                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 39                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 40                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 41                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 42                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 43                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 44                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 45                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 46                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 47                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 48                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 49                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 50                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 51                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 52                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 53                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 54                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 55                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 56                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 57                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 58                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 59                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 60                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 61                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 62                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 63                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 64                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 65                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 66                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 67                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 68                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 69                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 70                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 71                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 72                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 73                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 74                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 75                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 76                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 77                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 78                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 79                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 80                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 81                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 82                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
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| 85                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 86                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 87                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 88                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 89                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 90                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 91                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 92                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 93                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 94                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 95                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 96                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 97                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 98                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 99                           | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |
| 100                          | DOOR | DOOR | DOOR   | DOOR  | DOOR       | DOOR        | DOOR          | DOOR        | DOOR          |

NOTES:  
1. ALL DOORS SHALL BE 36" HIGH AND 24" WIDE UNLESS NOTED OTHERWISE.  
2. ALL DOORS SHALL BE 1 1/2" THICK UNLESS NOTED OTHERWISE.  
3. ALL DOORS SHALL BE 1 1/2" THICK UNLESS NOTED OTHERWISE.  
4. ALL DOORS SHALL BE 1 1/2" THICK UNLESS NOTED OTHERWISE.  
5. ALL DOORS SHALL BE 1 1/2" THICK UNLESS NOTED OTHERWISE.  
6. ALL DOORS SHALL BE 1 1/2" THICK UNLESS NOTED OTHERWISE.  
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10. ALL DOORS SHALL BE 1 1/2" THICK UNLESS NOTED OTHERWISE.





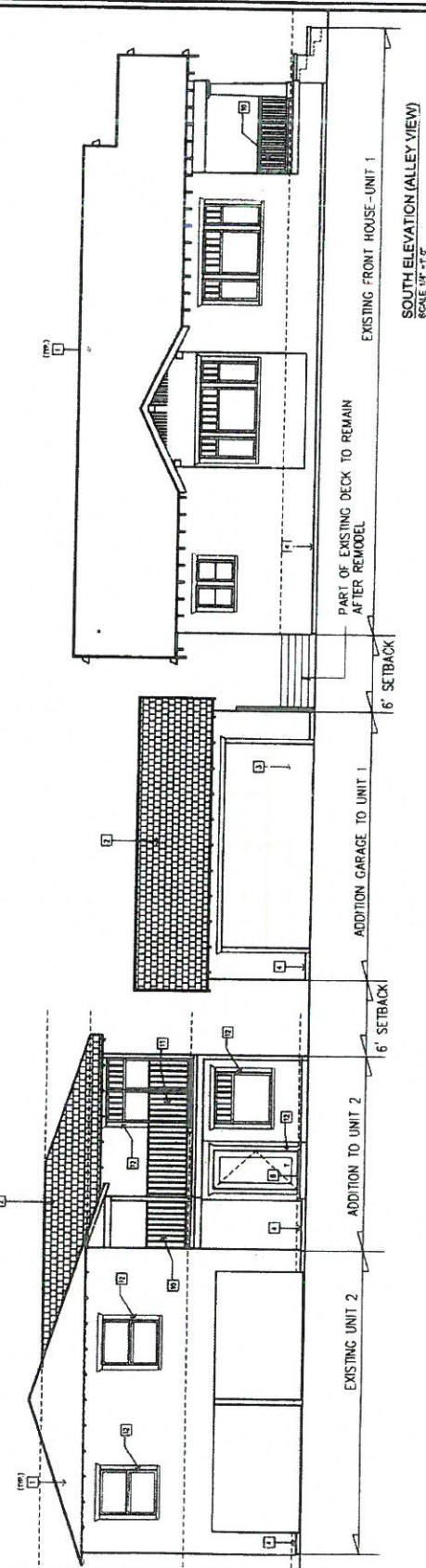
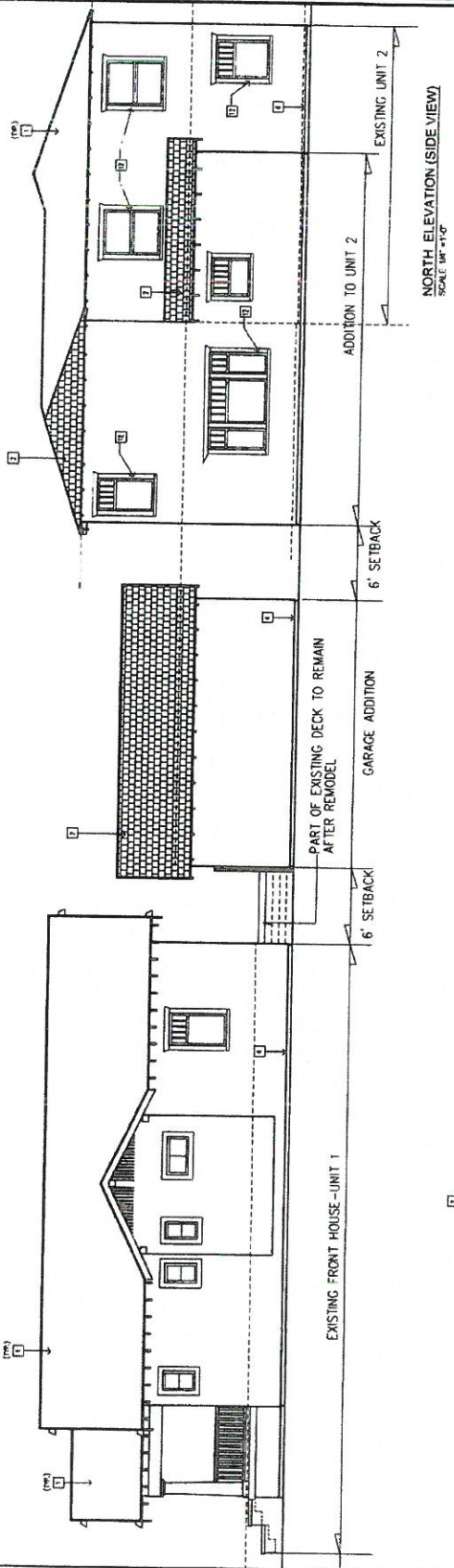
| NO. | DATE | REVISION |
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**REMODEL-ADDITION**  
OWNER: NANCY NGUYEN  
627 TEMPLE ST  
LONG BEACH CA 90012

Project Name: REMODEL-ADDITION

Drawing Title: ELEVATIONS  
UNIT 1 & 2

Project Number: 106-22-2017  
Drawn: [Signature]  
Checked: [Signature]  
Designed: [Signature]  
Drawing Number: A2.3



| ELEVATION NOTES & LEGEND  |  |
|---|--|
| <p>1. EXISTING SHINGLE ROOF GLASS A</p> <p>2. NEW SHINGLE ROOF TYPE A TO MATCH (C)</p> <p>3. NEW GARAGE ROOF TYPE A TO MATCH (C)</p> <p>4. NEW GARAGE WALL TYPE A TO MATCH (C)</p> <p>5. NEW GARAGE FLOOR TYPE A TO MATCH (C)</p> <p>6. NEW ADDITION OF UNIT 2 - MATCHING SLOPE 12:4</p> <p>7. ALL EXISTING AND NEW TRIM/ MOLDING WOOD WORK TO BE PAINTED SEMI GLOSS - COLOR YELLOW</p> | <p>EXISTING SHINGLE ROOFING</p> <p>NEW SHINGLE ROOFING TYPE A TO MATCH EXISTING ROOF</p> <p>EXISTING WOOD SING. PATTERN OF UNIT 1</p> <p>EXISTING WOOD SING. PATTERN OF UNIT 2</p> |

**NOTES:**

A. EXISTING UNIT 1: ROOF SLOPE 12:4

B. EXISTING UNIT 2: ROOF SLOPE 12:4

C. GARAGE: ROOF SLOPE 12:4

D. NEW ADDITION OF UNIT 2: MATCHING SLOPE 12:4

E. ALL EXISTING AND NEW TRIM/ MOLDING WOOD WORK TO BE PAINTED SEMI GLOSS - COLOR YELLOW

F. ALL EXISTING AND NEW EXTERIOR WOOD SING. WALLS TO BE PAINTED SEMI GLOSS - COLOR YELLOW

1. NEW SHINGLE ROOF TYPE A TO MATCH (C)

2. NEW GARAGE ROOF TYPE A TO MATCH (C)

3. NEW GARAGE WALL TYPE A TO MATCH (C)

4. NEW GARAGE FLOOR TYPE A TO MATCH (C)

5. NEW GARAGE SLOPE 12:4

6. NEW ADDITION OF UNIT 2 - MATCHING SLOPE 12:4

7. ALL EXISTING AND NEW TRIM/ MOLDING WOOD WORK TO BE PAINTED SEMI GLOSS - COLOR YELLOW

8. NEW EXTERIOR WOOD SING. WALLS TO BE PAINTED SEMI GLOSS - COLOR YELLOW

9. NEW EXTERIOR WOOD SING. WALLS TO BE PAINTED SEMI GLOSS - COLOR YELLOW

10. NEW EXTERIOR WOOD SING. WALLS TO BE PAINTED SEMI GLOSS - COLOR YELLOW

11. NEW EXTERIOR WOOD SING. WALLS TO BE PAINTED SEMI GLOSS - COLOR YELLOW

12. NEW EXTERIOR WOOD SING. WALLS TO BE PAINTED SEMI GLOSS - COLOR YELLOW

# VP Home

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VANCLIFF, CALIFORNIA 94593  
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FAX: (925) 438-1001  
WWW.VPHOME.COM

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NO. DATE REVISION  
 1  
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 3  
 4  
 5

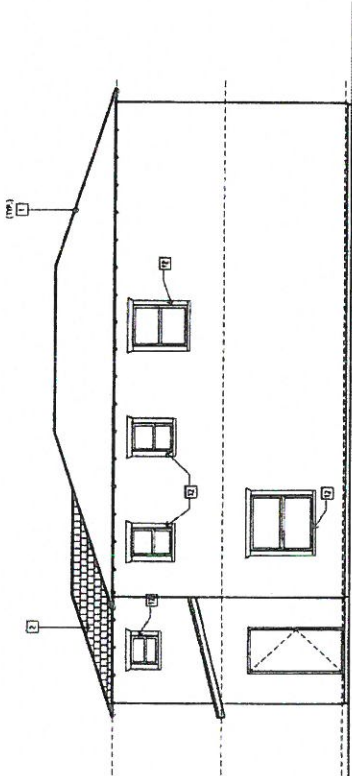
OWNER: NANCY NGUYEN  
 627 TEMPLE ST  
 LONG BEACH CA 90012

## REMODEL-ADDITION

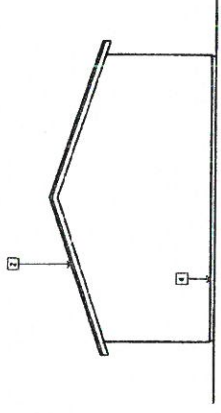
Project Name

PROPOSED ELEVATIONS  
 UNIT 1 & 2

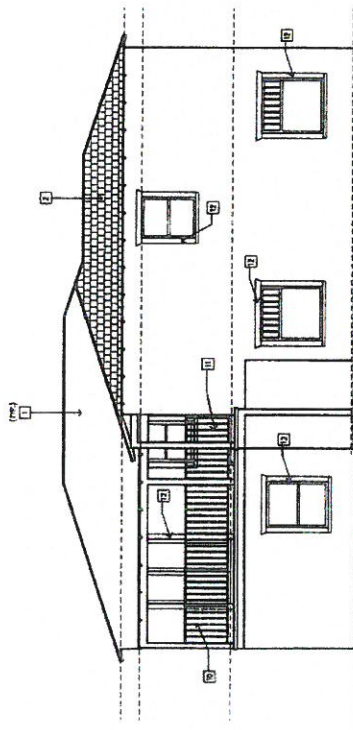
Project Number: 106-22-2017  
 Drawn: JAL  
 Checked: JAL  
 Date: 06/01/2017  
 Drawing Number: A2.4



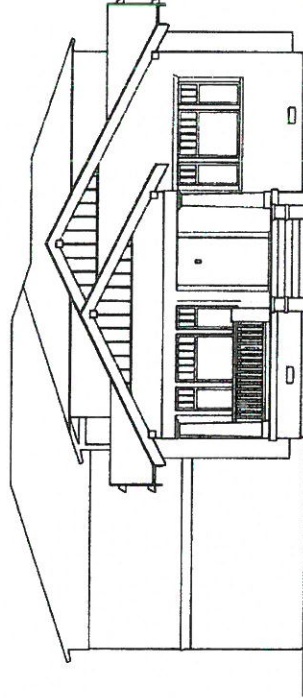
UNIT 2 - WEST ELEVATION (REAR VIEW)  
 SCALE 1/4" = 1'-0"



NEW GARAGE EAST - WEST ELEVATION FRONT/REAR VIEW  
 SCALE 1/4" = 1'-0"



UNIT 2 - EAST ELEVATION (FRONT VIEW)  
 SCALE 1/4" = 1'-0"



UNIT 1 - EAST ELEVATION SHOWING UNIT 2 PROFILE OUTLINE  
 SCALE 1/4" = 1'-0"

| NOTES:                               |                                      |
|--------------------------------------|--------------------------------------|
| 1. EXISTING UNIT 1 ROOF SLOPE 12:6   | 1. EXISTING SINGLE ROOF SLOPE 12:6   |
| 2. NEW GARAGE ADDITION TO MATCH (E)  | 2. NEW GARAGE ADDITION TO MATCH (E)  |
| 3. NEW GARAGE ADDITION TO MATCH (E)  | 3. NEW GARAGE ADDITION TO MATCH (E)  |
| 4. NEW GARAGE ADDITION TO MATCH (E)  | 4. NEW GARAGE ADDITION TO MATCH (E)  |
| 5. NEW GARAGE ADDITION TO MATCH (E)  | 5. NEW GARAGE ADDITION TO MATCH (E)  |
| 6. NEW GARAGE ADDITION TO MATCH (E)  | 6. NEW GARAGE ADDITION TO MATCH (E)  |
| 7. NEW GARAGE ADDITION TO MATCH (E)  | 7. NEW GARAGE ADDITION TO MATCH (E)  |
| 8. NEW GARAGE ADDITION TO MATCH (E)  | 8. NEW GARAGE ADDITION TO MATCH (E)  |
| 9. NEW GARAGE ADDITION TO MATCH (E)  | 9. NEW GARAGE ADDITION TO MATCH (E)  |
| 10. NEW GARAGE ADDITION TO MATCH (E) | 10. NEW GARAGE ADDITION TO MATCH (E) |
| 11. NEW GARAGE ADDITION TO MATCH (E) | 11. NEW GARAGE ADDITION TO MATCH (E) |
| 12. NEW GARAGE ADDITION TO MATCH (E) | 12. NEW GARAGE ADDITION TO MATCH (E) |

### ELEVATION NOTES & LEGEND

|                                      |                                  |
|--------------------------------------|----------------------------------|
| 1. EXISTING SINGLE ROOF SLOPE 12:6   | EXISTING SINGLE ROOF SLOPE 12:6  |
| 2. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 3. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 4. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 5. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 6. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 7. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 8. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 9. NEW GARAGE ADDITION TO MATCH (E)  | NEW GARAGE ADDITION TO MATCH (E) |
| 10. NEW GARAGE ADDITION TO MATCH (E) | NEW GARAGE ADDITION TO MATCH (E) |
| 11. NEW GARAGE ADDITION TO MATCH (E) | NEW GARAGE ADDITION TO MATCH (E) |
| 12. NEW GARAGE ADDITION TO MATCH (E) | NEW GARAGE ADDITION TO MATCH (E) |



**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. 6<sup>th</sup> 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 980-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.



CULTURAL HERITAGE COMMISSION

October 9, 2017

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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.

**CITY OF LONG BEACH  
CULTURAL HERITAGE  
COMMISSION MINUTES**

**MONDAY, OCTOBER 9, 2017  
333 W. OCEAN BLVD  
COUNCIL CHAMBER, 5:30 PM**

Alan Burks, Chair  
Karen Highberger, Vice Chair  
Shannon Carmack, Commissioner  
Jan Robert van Dijs, Commissioner



Kathleen Irvine, Commissioner  
Julianna Roosevelt, Commissioner  
Craig Smith, Commissioner

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**FINISHED AGENDA AND DRAFT MINUTES**

**CALL TO ORDER**

Chair Burks called the meeting to order at 5:31 P.M.

**ROLL CALL**

Also present: Linda Tatum, Planning Bureau Manager; Christopher Koontz, Advance Planning Officer; Nick Vasuthasawat, Planner; Alejandro Plascencia, Planner

**Commissioners** Shannon Carmack, Jan Robert van Dijs, Kathleen Irvine,  
**Present:** Julianna Roosevelt, Craig Smith, Karen L. Highberger and Alan Burks

**FLAG SALUTE**

Commissioner Carmack led the flag salute.

**MINUTES**

**A motion was made by Vice Chair Highberger, seconded by Commissioner van Dijs, to approve recommendation. The motion carried by the following vote:**

**Yes:** 6 - Jan Robert van Dijs, Kathleen Irvine, Julianna Roosevelt, Craig Smith, Karen L. Highberger and Alan Burks

**Abstain:** 1 - Shannon Carmack

17-030CH

Recommendation to receive and file the Cultural Heritage Commission minutes of August 14, 2017.



## **DIRECTOR'S REPORT**

Linda Tatum, Planning Bureau Manager, presented the Director's Report.

## **PUBLIC PARTICIPATION**

There was no public participation.

## **SWEARING OF WITNESSES**

All witnesses were sworn in.

## **REGULAR AGENDA (3)**

- 1 [17-028CH](#) Recommendation to approve a Certificate of Appropriateness request for a 980-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 located at 627 Temple Avenue. The existing building is a Contributing Structure within the Rose Park South Historic District. (District 2)

Christopher Koontz, Advance Planning Officer, introduced Nick Vasuthasawat, Planner, who presented the staff report.

Chair Burks spoke.

Nick Vasuthasawat responded to queries from Chair Burks.

Christopher Koontz spoke.

Vice Chair Highberger spoke.

Christopher Koontz spoke.

Vice Chair Highberger spoke.

Commissioner van Dijs spoke.

Chair Burks spoke.

Hung N. Le, applicant, spoke.

Chair Burks spoke.

Hung N. Le, applicant, spoke

Chair Burks spoke.

Hung N. Le, applicant, spoke.

Chair Burks spoke.

Vice Chair Highberger spoke.

Hung N. Le, applicant, spoke.

Vice Chair Highberger spoke.

Nick Vasuthasawat spoke.

Vice Chair Highberger spoke.

Christopher Koontz spoke.

Commissioner van Dijs spoke.

Christopher Koontz spoke.

Linda Tatum, Planning Bureau Manager, spoke.

Christopher Koontz spoke.

Commissioner Roosevelt spoke.

Commissioner Irvine spoke.

Hung N. Le, applicant, spoke.

Chair Burks spoke.

Joshua Kline, neighbor, spoke.



Doug Gibbs spoke.

Chair Burks spoke.

Commissioner van Dijs spoke.

Chair Burks spoke.

Commissioner van Dijs spoke.

Christopher Koontz spoke.

Commissioner van Dijs spoke.

Christopher Koontz spoke.

Chair Burks spoke.

Christopher Koontz spoke.

Commissioner Roosevelt spoke.

**A motion was made by Commissioner van Dijs, seconded by Commissioner Smith, to approve recommendation with the added conditions to work with the applicant to reduce the massing and blocking of the new garage, work on the final details of the perimeter fence along the alley, and incorporation of a grasscrete finish or other permeable subsurface along the approach of the new garage.**

**The motion carried by the following vote:**

**Yes:** 5 - Jan Robert van Dijs, Kathleen Irvine, Julianna Roosevelt, Craig Smith and Alan Burks

**No:** 2 - Shannon Carmack and Karen L. Highberger

**2**    [17-027CH](#)

Recommendation to designate the building located at 3215 E. 3rd Street as a local Historic Landmark property. (District 2)

Alejandro Plascencia, Project Planner, presented the staff report.