

EXHIBIT D
MODIFICATION OF CERTIFICATE OF APPROPRIATENESS
Application No.: HP18-442 (Modification to HP18-026)
FINDINGS AND ANALYSIS
752 Stanley Avenue

ANALYSIS:

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):

The subject property is located mid-block at 752 Stanley Avenue, on the east side of Stanley between East 7th and East 8th Street (Exhibit A – Location Map) within the R-2-N zone (Two-Family Residential District with Standard Lots). The property is developed with a 1,077-square-foot, one-story, single-family residence built in 1905. In the rear yard, there is a detached 324-square-foot two-car garage and an attached 551-square-foot accessory structure that was never legalized, based on the absence of City records and permits.

The primary residence is a contributing structure within the Rose Park Historic District (Ordinance C-7497).

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 2.63.080(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 new Accessory Dwelling Unit (ADU) and the proposed materials are compatible with the district's Craftsman architectural style including an intermediate pitched gabled roof, traditional wood siding, wood windows and wood doors.

Visibility of the proposed ADU from the public right-of-way is limited and will not affect the primary frontage or elevation of the home. All visual impacts will be minimal as the proposed location, size, height and mass of the ADU is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context. The Craftsman architectural style is prominent in the district, and the proposed ADU is compatible with the approved Rose Park Historic District Ordinance.

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

The proposed project will adequately address a standing Code Enforcement case against the property for an "Illegal Unit-Accessory Structure" issued May 15, 2017.

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 addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing structure as a single-family home will remain unchanged.
- Character – The character of the existing structure will not be changed. The proposed ADU and all architectural features are compatible in size, scale and exterior building materials to the primary residence and other buildings in the district.
- Changes to Historic Features – The proposed project will maintain the existing garage and its roofline, while incorporating the proposed ADU with a new and differentiated cross-gable roofline. New windows to be added will be all wood and will be consistent with the existing home and the Craftsman architectural style of the property.
- Historic Significance – The new ADU will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed rear addition will not change the distinctive features of the existing buildings or property. The garage's existing gable roof pitch, wood siding and wood doors will be matched by the ADU.
- Deteriorated Historic Features – There are no deteriorated historic features. The new construction is informed by research into the history of compatible building typologies within the historic landmark district.
- Damage to Historic Materials – The new addition will not cause damage to the historic materials 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 ADU will remove and replace five (6) existing wood windows and (2) doors; however, the replacement windows and doors will be all wood and of a style that matches the historic character of the property. Additionally, the primary home's front picture window and two transom windows will be replaced with historically-appropriate wood windows, pursuant to Condition No. 9 from the original Certificate of Appropriateness Conditions of Approval (HP18-026).
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

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

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

The subject property is a contributing structure within the Rose Park Historic District. The Guidelines for the Craftsman Architectural Style Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project incorporates an intermediate gable roofline in order to retain the historic character of the building. The new ADU preserves the essential form and character of the primary residence 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: 752 Stanley Avenue

Application No.: HP18-442 (Modification to HP18-026)

Hearing Date: November 15, 2018

1. This approval is for a request to 1) permit exterior modifications and legalize an existing one-story 608-square-foot accessory structure attached to a two-car garage at the rear of the property, and 2) permit the conversion of the building into an Accessory Dwelling Unit (ADU) at the rear of a one-story Craftsman style residence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on October 1, 2018. The Applicant will adhere to the regulations of the City of Long Beach Accessory Dwelling Unit Ordinance approved in January 2018 (ORD-17-0031). 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 (CHC), including all conditions listed herein. Any subsequent changes to the project must be approved by the CHC 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. If during the Plan Check review, Building Permit, or Building Inspection process, there is a substantive change to the proposed plans (i.e. removal of the existing chimney, reconfiguration of the building footprint or foundation, or an equivalent change based on staff discretion) the proposed project will need to be reviewed and approved by the Cultural Heritage Commission.
4. 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.
5. 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

CULTURAL HERITAGE COMMISSION

November 12, 2018

Page 5 of 6

Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.

6. 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.
7. Any building materials, vents, architectural details, windows, doors or trim features, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
8. Paint color samples and swatches are to be submitted and approved by the Planning Bureau prior to painting.
9. The Applicant will work with City staff to determine a reasonable timeline to submit a separate Certificate of Appropriateness for the modification the front porch on the primary residence to remove the wrought iron porch post and railing, and restore the porch to match the Craftsman-Cottage architectural style. City staff will advise the Applicant on the proposed restoration and development standards.
10. Any existing non-period appropriate windows in main dwelling be replaced with new wood windows compatible with the historic period as the functional lifespan of such windows expires. Final selection of the new replacement windows shall be reviewed and approved overtime by Planning Bureau staff prior to installation.
11. The Applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
12. 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.
13. 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.
14. 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.

15. The proposed ADU floor plan shall be used as a single-family dwelling and garage. No room or area within the residential structure or garage shall be separately rented nor serve as an additional dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the residence or garage shall not be rented out as an additional unit.
16. In accordance with the Accessory Dwelling Unit Ordinance (ORD-17-0031), the Property Owner must record a covenant and provide proof of recordation prior to issuance of building permit. The covenant shall require:
 - a. The property owner to live in either the primary dwelling or ADU.
 - b. The rental term may not be for a term less than 30 consecutive days.
 - c. The ADU may not be sold separately from the primary residence.
 - d. All required on-site parking shall remain available for the residents.
 - e. The ADU shall be removed at the expense of the property owner upon violation of LBMC Section 21.51.276 or upon cessation of the primary land use as a single-family dwelling.

The City of Long Beach Planning Bureau will provide the Applicant with a copy of the Ordinance and a draft Covenant for the Applicant to record with the Los Angeles County Recorder's office.