



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 13, 2019

CHAIR AND CULTURAL HERITAGE COMMISSION

City of Long Beach

California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to construct a one-story 825-square-foot addition to the rear of an existing one-story single-family dwelling and a new 456-square-foot detached two-car garage. The property is located at 3535 Cerritos Avenue and is a contributing structure in the California Heights Historic District. (District 7)

APPLICANT: Stephen Bacchetti
13129 Rose Avenue
Los Angeles, CA 90066
(Application No. COAC1902-02)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to construct a one-story 825 square-foot addition to the rear of an existing one-story single-family dwelling and a new 456-square-foot detached two-car garage.

BACKGROUND

The subject property is located on the west side of Cerritos Avenue, between East 36th Street to the north, East Wardlow Street to the south and is adjacent to a 15-foot alley on the west (Exhibit A - Location Map) within the R-1-N zone (Single Family Residential District with Standard Lots). The property is developed with a one-story, 1,102 square-foot single-family residence on a 6,375-square-foot lot built in 1927. The property is a contributing structure in the California Heights Historic District.

The existing residence is designed in a Spanish Colonial Revival architectural style. The existing exterior cladding on the dwelling consists of a smooth stucco finish. The existing dwelling is designed with a cross-gable roof along the front and transitions to a flat roof along the rear of the dwelling. The dwelling has red "S" shaped clay tile roofing material laid in alternating rows along the gable and on the coping along the parapet wall of the flat roof configuration. All of the existing windows on the residence are original and consist of a tripartite picture window and multi-light paired casement windows with arches along the front façade and double-hung windows throughout the dwelling. In addition, the residence

has circular clay tile and semi-circular attic vents throughout each facade. The residence is well preserved and retains most of the original Spanish Colonial Revival architectural style features (Exhibit B- Photography).

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission (CHC) because the size of the addition and accessory structure exceeds 250-square-feet. In order to be granted approval, the project must comply with the Secretary of the Interior's Standards and meet the criteria for a Certificate of Appropriateness.

The project will maintain an appropriate scale within the context of the California Heights Historic District and context of the block which consists of primarily one-story structures and a mixture of architectural styles along Cerritos Avenue.

The proposed one-story addition and accessory structure will be consistent and in full compliance with the City's residential development standards for the R-1-N zoning district, the City's historic guidelines and the California Heights Historic District Design Guidelines recently adopted by the Cultural Heritage Commission, and the Spanish Colonial Revival Style Guide.

The design guidelines for the California Heights Historic District provides guidance for rear additions. The guidelines state that adding a single-story addition to rear of the residence is acceptable provided that the addition is "not highly visible from the public right-of-way, does not envelop or be larger than the existing building, is not wider than the existing footprint, the size and massing to the addition is compatible with the historic character of the residence, is not taller than the existing roofline, and the rear addition is architecturally compatible with the historic building design." The overall height of the existing primary residence is approximately 14-feet-1-inch measured from the existing grade to the top of the roof pitch and will not change. As proposed, the rear addition will be setback 61-feet-10-inches from the front property line, will not be wider than the existing foot print and will use compatible exterior materials such as a smooth stucco cladding finish to match the primary dwelling. The addition will also incorporate French style doors and double-hung wood windows. Furthermore, the addition will not envelop or be designed to be taller than the existing roofline as the rear addition will be designed to match the existing 12-foot-2-inch high flat roof as existing at the rear of the dwelling (Exhibit C – Plans).

The property currently does not have a garage on site. However, based on the existing curb cut and driveway, this property has evidence that a detached garage once existed. It is unclear from city records when the detached garage was removed from the property. The addition of adding two (2) bedrooms requires a two-car garage to meet the current zoning requirements. The adopted historic guidelines for the California Heights Historic District also provide guidance for accessory structures. The guidelines state that a new accessory structure may be acceptable provided that the size and scale of the accessory structure is appropriate to the existing residence and the size of the backyard, is not taller than the existing roofline, does not envelop or be larger than the overall existing residence, is designed in a way that does not obscure or damage the existing character-defining

features or structures and is compatible in design with the primary structure. The proposed detached two-car garage will take access from the alley and will be setback 9-feet from the rear property line, 1-foot from the north property line and will maintain a 6-foot-11-inch separation to the proposed rear addition. The detached garage will maintain an overall height of 10-feet 5-inches measured to the top of the parapet wall, which is lower than the existing dwelling. In order to be compatible with the Spanish Colonial Revival architectural style, the plans propose a flat roof configuration to match the primary dwelling with red "S" shaped clay tile on the coping along the parapet wall; include a wood carriage style garage door; a double-hung wood window; and incorporate a smooth stucco cladding finish.

In accordance with the Secretary of the Interior's Standards for Rehabilitation, Standard No. 9 states the new addition will not destroy historic materials, features, and spatial relationships that characterize the property. As proposed, the new one-story addition and accessory structure meets all current zoning regulations, the Spanish Colonial Revival Style Guide and the California Heights Historic District Design Guidelines (Exhibit D – Findings). Based on the current site conditions, it is important to retain the current driveway on the property. The guidelines for the California Heights Historic District states that "driveways should not be relocated or resized, the width, location and configuration of existing driveways should be retained as this will preserve the building's historic relationship to the site and maintain the visual continuity of the district. As such, retaining the existing driveway will preserve the dwellings relationship to the site as required per the historic district's guidelines.

Standard No. 9. also states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." While the proposed one-story, 825-square-foot addition to the rear of the dwelling and accessory structure are not original features to the 1927 building, the addition and accessory structure will incorporate consistent materials and elements compatible with primary dwelling to maintain the original Spanish Colonial Revival architectural style character. To differentiate between the old and the new as required from the Secretary of the Interior's Standards for Rehabilitation, three (3) inch vertical score lines have been incorporated into the design along the north and south elevations to create the construction separation to prevent replicating the traditional Spanish Colonial Revival architectural style that would give the new structure a sense of false history. Although no alterations are proposed to the single-family dwelling, staff recommends a condition of approval to repair and replace any missing foundation vents and repair the deteriorating stucco patches existing on the dwelling. Furthermore, the proposed one-story rear addition and detached accessory structure are compatible in design, height, scale, massing and the overall context of the California Heights Historic District.

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 2.63.080 (Cultural Heritage Commission) of the City of Long Beach Municipal Code, the Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings,

the Spanish Colonial Revival Style Guide, and the recent adopted California Heights Historic District Design Guidelines.

With conditions, staff supports approval of the Certificate of Appropriateness request to construct a one-story 825-square-foot addition to the rear of an existing one-story single-family dwelling and a new 456-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 E - 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.

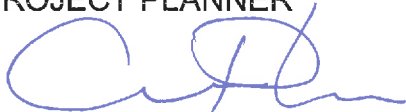
PUBLIC HEARING NOTICE

Public notices were distributed on April 24, 2019. As of this date, no letters were received in response to this project.

Respectfully submitted,



SERGIO GUTIERREZ
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CULTURAL HERITAGE COMMISSION

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Page 5 of 5

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Attachments: Exhibit A - Location Map
Exhibit B - Photographs
Exhibit C - Plans
Exhibit D - Findings
Exhibit E - Conditions of Approval