



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 13, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request for the construction of a 434-square-foot, detached two-car garage on an existing multi-family residential lot in the Two-Family Residential District with Standard Lots at 930 Ohio Avenue in the Rose Park Historic District. (District 2)

APPLICANT: Jonathan Mejia  
3735 Cherry Avenue  
Long Beach, CA 90807  
(Application No. COAC1903-02)

## THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction of a 434-square-foot, detached two-car garage.

## BACKGROUND

The subject property is located on the east side of Ohio Avenue between 10<sup>th</sup> Street to the north and 8<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 developed with two detached single-family residential dwellings and shed. The development history for the property includes the original rear unit addressed 932 Ohio Avenue built in 1937, the front unit addressed 930 Ohio Avenue built in 1940, and the rear shed built in 1947.

The period of significance established for the Rose Park Historic District is 1905-1950. The existing structures were constructed within the period of significance and are contributing structures within the district. The property was developed without a curb cut, apron, driveway, or any parking facilities and is located in a parking impacted area. Parking impacted areas are associated with limited off-street parking facilities on private properties and limited availability of street parking.

The request to provide parking for the residents living on the property is voluntary and not driven by other improvements proposed to the two existing single family detached structures or shed.

The architecture for the existing structures is vernacular with minimal ornamentation and most closely resembles a Bungalow and Minimal Traditional architectural style. The original architectural elements preserved include the low-pitched gables, asphalt shingles, horizontal wood siding, and double hung wood windows (Exhibit B – Plans & Photographs).

## **ANALYSIS**

The existing buildings are located towards the rear half of the lot and have an open front yard measuring 50-feet wide by 52-feet deep. The proposed one-story, detached two-car garage will be located towards the front of the property and will have access from Ohio Avenue. The new garage will be 434-square-feet and measure 19-feet three-inches wide by 22-feet 10-inches deep. The setbacks of the garage will maintain a 24-foot front yard setback to account for the minimum back-up driveway aisle needed for vehicle movement, a four-foot side yard setback to the northerly property line, a 26-foot side yard setback from the southerly property line, and an 89-foot setback to the rear property line. The abutting commercial property to the north has a zero front yard building setback and the residence to the south has a 20-foot front yard building setback. The garage locations within the immediate block are predominately located in the rear half of the lot, however this property has a unique arrangement of the existing buildings in which attempting to resemble similar site programming is not feasible or would require substantial alterations to the existing conforming structures. In keeping with the character of the block while also preserving the character defining features of the property the location of the garage will maintain continuity with the rest of the block by providing a 24-foot setback consistent with the setback range found within the block (20-25 feet) in addition to preserving the centered walkway which will not be altered and have a landscape separation between the centered pathway and the garage and driveway. The landscape buffer separation between the garage and the walkway is three-inches and increases to 20-inches from the driveway. A condition of approval is included with the project to ensure the remainder of the front yard located south of the walkway measuring 24-feet by 27-feet six-inches continues to be retained and protected as landscape to preserve the original character of the site and in compliance with City code requirements to maintain a minimum of 50% landscaping within the required front yard setback.

The height of the garage will be one-story and measure 12-feet from grade to the top of the roof and designed with a single gable. The roof will have a 4'/12" pitch similar to existing historic residences which vary in overall height from 10-feet (930 Ohio Avenue) to 11-feet (932 Ohio Avenue). As designed, the garage will have compatible visual impacts to the massing and scale of character of the property itself and with the neighboring properties within the block, which primarily consist of a combination of one and two-story structures.

shingles, horizontal wood siding, and double hung wood windows. Two single garage doors are proposed for the garage and a condition of approval has been added requiring the final door design shall be approved by Staff to be less contemporary in design and more period appropriate with the architectural style of the existing structures. The color palette for the garage will consist of earth tones with primary body to be brown, the trim to be beige, and the window frame to be light burgundy. The materials and color palette proposed are consistent with the City's Rose Park Historic District Design Guidelines.

While the new garage is compatible with the existing residence's Bungalow and Minimal Traditional architectural style, it is important that the new addition be visually distinguished from the historic building. The garage 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, staff is adding conditions for exposed wood rafters be installed along north and south elevations of the garage in addition to the height change of 12-feet when compared to the existing one-story historic structures (10-feet for 930 Ohio Avenue and 11-feet for 932 Ohio Avenue).

As part of the construction of the new garage, a condition of approval is included for this project to address the right-of-way improvements needed to be undertaken as part of this scope of work, which includes improvements for a new sidewalk with curb and gutter to eliminate the abandoned, non-functional driveway for the neighboring property to the north.

### **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 Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 434-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).

### **PUBLIC HEARING NOTICE**

Public notices were distributed on April 24, 2019 and a notice was mailed to the Rose Park Neighborhood Association. As of this date no letters have been received.

**ENVIRONMENTAL REVIEW**

In accordance with Section 15303(e) and Section 15331, Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for new construction or conversion of small structures and historical resource restoration/rehabilitation.

Respectfully submitted,



NICK VASUTHASAWAT  
PLANNER



ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP  
ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER

CK:PD:AP:NV

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