



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 13, 2019

CULTURAL HERITAGE COMMISSION

City of Long Beach
California

RECOMMENDATION:

Conduct a Study Session to consider a Zone Code Amendment (ZCA19-003) to provide guidance on parking exemptions for designated historic landmarks or contributing buildings, structures, and lots located within a historic landmark district. (Citywide)

APPLICANT: City of Long Beach- Planning Bureau
333 W. Ocean Blvd.
Long Beach, CA 90802
(Application No. COAC1903-08)

THE REQUEST

Conduct a Study Session to consider a Zone Code Amendment (ZCA19-003) to provide guidance on parking exemptions for historic landmarks or contributing buildings, structures, and lots located within a historic landmark district. (Citywide)

BACKGROUND

During 2018 the Cultural Heritage Commission (CHC) processed several Accessory Dwelling Units (ADU) and additions where the bulk of garage structures was a concern related to massing of the additional required parking. On October 8, 2018, an ADU Study Session was held in which the Commission evaluated the different types of ADU projects pulling from case examples requiring a major certificate of appropriateness and review before the Commission. Of the cases studied, the common concern expressed by the Commission centered around the proposed ADU being constructed above the required parking garages creating two-stories, in compliance with Zoning for an ADU, but resulting in projects that are often out of character and incompatible with the development patterns found within the historic landmark districts.

The purpose of this code amendment is to protect the building massing and appearance of historic landmarks and contributing properties in historic landmark districts, establish consistent policy with previous and future processing of administrative and discretionary projects, and further refine previous Accessory Dwelling Unit (ADU) study session discussions regarding building massing.

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The City of Long Beach has recognized certain buildings and neighborhoods as having special architectural and historical value. Upon recommendation of the Cultural Heritage Commission, the City Council designates historic landmarks, historic districts, historic places and historic objects by city ordinance. The City of Long Beach has a total of 18 historic landmark districts and 129 historic landmarks scattered throughout the City's incorporated boundaries inclusive of the newly proposed Grant Neighborhood historic landmark district approved by the Cultural Heritage Commission on March 5th, 2019 and currently pending City Council action with a hearing date still to be determined (Exhibit A- Historic District Map).

The table below illustrates the adoption date of each historic district along with its associated period of significance.

	Historic Landmark District	Adoption Date	Period of Significance
1	California Heights	August 30, 2000	1920-1950
2	Minerva Place	November 8, 1989	1925
3	Wrigley Area	December 14, 1989	1928-1934
4	Carroll Park	July 27, 1990	1898-1923
5	Bluff Park	December 20, 1990	1905-1950
6	Sunrise Boulevard	December 20, 1990	1908-1930
7	Lowena Drive	February 12, 1992	1919-1926
8	Hellman Street Craftsman	October 30, 1992	1905-1939
9	Brenner Place	January 13, 1994	1923
10	Linden Avenue	April 6, 1994	1905-1922
11	Wilton Street	August 2, 1995	1924
12	Rose Park	September 12, 1997	1905-1953
13	Drake Park/Willmore City	May 1, 1998	1896-1931
14	Rose Park South	August 10, 2001	1905-1953
15	Belmont Heights	May 7, 2002	1905-1939
16	Eliot Lane	September 11, 2003	1923
17	Bluff Heights	July 15, 2004	1905-1950
18	Grant Neighborhood	TBD	1928-1956

Historic landmark buildings and historic landmark district buildings are commonly built with substandard parking facilities because their construction predates current zoning regulations. The City's off-street parking requirements were adopted in 1952, after the period of significance for many older homes located within each historic landmark district. In addition, the historic landmarks and landmark district buildings predate the subdivision map act and as a result led to several irregular sized lots and tiny lots where it would be infeasible to accommodate new garages.

Current zoning requires an enclosed two-car garage per residential dwelling unit with one or more bedrooms 451-square-feet or more. Those properties that do not have a two-car garage per dwelling unit are deemed to be non-conforming. The type of potential projects which require additional conforming garage parking stalls to properties with non-conforming garage parking stalls are as follows:

1. Projects that create interior alterations leading to additional bedrooms,
2. Additions to existing structures exceeding 250-square feet, and
3. Construction of new units.

With this zoning requirement in place the required parking tends to add to the size, massing, and scale of structures and increase lot coverage on sites in a manner that is not typically considered compatible with the existing historic landmark building or development pattern of the historic landmark district neighborhoods. Consequently, requiring additional parking structures often conflicts with the primary development objective of creating more livable residences, while preserving the integrity of these historic structures and their surrounding context.

Staff is seeking guidance from the Cultural Heritage Commission to evaluate the need for requiring additional conforming parking spaces on sites with historic landmarks or contributing buildings, structures, and lots located within historic landmark districts and how to balance such requirements with the goal of preserving the character of historic buildings and districts as it relates to size, massing, and scale.

Staff recommends the following action be taken by the Cultural Heritage Commission:

1. Acknowledge the concern that additional parking requirements affect massing of historic landmarks and historic landmark districts,
2. Allow Staff and the Cultural Heritage Commission the discretion needed to balance code regulations with requirements for conformance with the Secretary of the Interior's Standards for Rehabilitation, Landmark and Landmark District Ordinances, and the recently adopted Historic District Design Guidelines when considering projects involving historic landmarks and contributing buildings, structures, and lots located within historic landmark districts, and
3. Direct Staff to prepare a Receive and File document to accept the proposed Zone Code Amendment to allow for parking exemptions for historic landmarks and for building, structures, and lots located within historic landmark districts with non-conforming parking conditions for the following types of development projects:
 - a. Projects that create interior alterations leading to additional bedrooms,
 - b. Additions to existing structures exceeding 250-square feet, and
 - c. Construction of new units.

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Respectfully submitted,

A blue ink signature of Nick Vasuthasawat, consisting of a stylized 'N' followed by a series of loops and a horizontal line.

NICK VASUTHASAWAT
PLANNER

A blue ink signature of Alejandro Plascencia, featuring a large 'A' and 'P' intertwined.

ALEJANDRO PLASCENCIA
PRESERVATION PLANNER

A black ink signature of Patricia A. Diefenderfer, showing a large 'P' and 'D' followed by a long horizontal line.

PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER

A blue ink signature of Christopher Koontz, with a cursive 'C' and 'K'.

CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:PD:AP:NV

Attachments: Exhibit A – Historic Landmark District Map
Exhibit B – Draft Zoning Code Amendment (ZCA19-003)