

**CERTIFICATE OF APPROPRIATENESS  
COAC1909-01  
FINDINGS AND ANALYSIS  
3740 FALCON 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 site, 3740 Falcon Avenue, is located within the California Heights Historic District, which was established in 1990 (C-6704) and expanded by ordinance on August 29, 2000 (C-7702). The property is currently improved with a 1,008 square-foot single-story home and a detached 400 square-foot garage. The architecture is Minimal Traditional architectural style and was constructed in 1943.

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 new ADU will be detached and located in the rear half of the lot. The ADU will maintain a 69-foot setback from the front property line and maintain a 15-foot-0-inch separation distance from the primary dwelling. The ADU would be lower in height than the primary dwelling. No modifications or improvements are proposed to the primary, contributing structure facing Falcon Avenue.

The design and exterior materials of the proposed are compatible with the structure's Minimal Traditional architectural style and the overall context of the district. The new ADU will maintain an overall height of 15'6" measured to the top of ridge of the new roof. The 9" difference in roof height from the primary residence is provided to properly screen the ADU from view. The property is adjacent to and in the vicinity of a mix of one- and two-story structures, with a variety of architectural styles along Falcon Avenue, ranging from minimal traditional, craftsman and Spanish colonial revival.

The proposed ADU will match the original residence on the property by matching the architectural style, roof orientation, roof pitch and exterior materials. The size, placement, and height of the new ADU will not adversely impact any remaining 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-1-N District.

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

- Use – The existing use is a single-family residence consisting of a one-story structure. The use of the existing structure as a single-family home will remain unchanged with the proposed scope of work.
- Character – The remaining character-defining features of the original residence will remain unchanged. The proposed ADU and all features will be compatible in size, scale and exterior building materials to the existing residence, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The proposed ADU will be detached and constructed in the rear half of the lot. There would be no changes to the primary residence as part of the proposed scope of work. The design of and exterior materials used for the ADU will be compatible with the historic features of the primary structure.
- Historic Significance – The proposed ADU will not change the historic significance of the property or affect the integrity of the district. As proposed, the scale and size of the ADU does not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed detached ADU will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence will remain in place. The ADU would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence.

- **Deteriorated Historic Features** – There are no deteriorated historic features addressed as part of this proposal. As conditioned, all future windows to be installed on the primary structure and new ADU are to be wood windows. Historic features and materials of the existing primary residence, such as stucco cladding and window trim, remain intact.
- **Damage to Historic Materials** – The new detached ADU will not cause damage to the historic features of 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 detached ADU will not destroy historic materials that characterize the property.
- **Form and Integrity** – The new ADU would be detached and will not cause damage to the essential form nor the integrity of the existing structure or the District. The one-story ADU is consistent with the existing structure and the surrounding structures. The reduced scale of the building is appropriate for an accessory structure.

The new ADU will have a size, scale, and profile that is compatible with the scale of the existing residence and has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the California Heights Historic District. The overall scale, size, and design of the detached ADU do not detract from the existing primary residence as a contributing structure or as a primary structure in the California Heights 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 property within the California Heights Historic District. The District ordinance requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address the design of accessory building, including ADUs. The proposed project would comply with the design guidance, as the ADU is located in rear of the property, features a reduced scale (as compared to the primary structure), and includes features and materials compatible with the contributing structure on the lot. The construction of the detached ADU would not obscure or damage existing character-defining features or structures on the property. The proposed style of architecture, use of materials, and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the immediate surroundings. The historic character of the existing primary structure would remain intact with construction of the new detached ADU.

**CERTIFICATE OF APPROPRIATENESS**  
**COAC1909-01**  
**CONDITIONS OF APPROVAL**  
**3740 Falcon Avenue**

1. This approval is for the construction of a one-story 800 square-foot detached accessory dwelling unit (ADU) at the rear of a single-family lot. The property is located at 3740 Falcon Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in March 2020, as amended by the conditions of approval. 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 proposed project have been constructed in accordance with approved plans and in compliance with all conditions 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.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
7. All utility apparatuses shall be fully screened from views along the public right-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning

units, utility meters, electrical panels. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures at the proposed ADU.

8. All new windows on the ADU and future windows on the primary structure are to be constructed of wood. Wood clad windows are not permitted as a building material. The window manufacturer specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the primary structure.
9. Any building materials, architectural details or window and door trim used in the proposed project shall be constructed to match the existing exterior finishes on the primary structure.
10. The proposed ADU and the existing primary residence and two-car garage shall be painted with a consistent color palette in accordance with the California Heights Guidelines and the Minimal Traditional Style Guide. The applicant shall obtain a certificate of appropriateness to paint the exterior of both the proposed ADU and existing single-family residence and two-car garage prior to plan check approval. No certificate of occupancy may be issued until a certificate of appropriateness for paint is approved by the Planning Department.
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. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
15. The proposed roof material and color shall match the composition shingles on the existing structure. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
16. 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.