

March 31, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to construct 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, and is a contributing structure in the California Heights Historic District. (District 7)

APPLICANT: Steven Samaniego
2514 El Paseo
Alhambra, CA 91805
(Application No. COAC1909-01)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct a one-story 800 square-foot detached ADU at the rear of the single-family lot. The ADU consists of two bedrooms, kitchen, living room, bathroom, 98 square-foot front porch, and 21 square-foot side porch. No new square-footage or improvements are proposed on the primary residence fronting Falcon Avenue.

BACKGROUND

The subject property is located on Falcon Avenue, between E. 37th Street to the south and E. Bixby Road to the north (Exhibit A - Location Map), within the R-1-N zone (Single-Family Residential, Standard Lot). A 15-foot wide public alley borders the property to the east. The property is developed with a single-family residence. The subject 6,380 square-foot lot is developed with a one-story, 1,008 square-foot single-family residence and a detached two-car garage. The existing primary residence fronts Falcon Avenue. The applicant is proposing to maintain the existing two-car garage which will continue to take access from an existing 15-foot wide alley which abuts the rear of the property.

The existing single-family residential building is a contributing structure in the California Heights Historic District. Based on building permits and assessor records, the original primary residence was constructed in 1943. The existing single-family residence and detached garage are in a Minimal Traditional architectural style. The exterior cladding of the primary residence consists of a yellow dashed textured stucco finish, double-hung wood windows, gable roof, and



CHAIR AND CULTURAL HERITAGE COMMISSIONERS

MARCH 31, 2020

Page 2 of 4

green window shutters facing Falcon Avenue. No interior or exterior work is proposed on the front residence. The existing residence and two-car garage are well preserved and retain most of their original features of the Minimal Traditional architectural style.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission (CHC) because the size of the new ADU exceeds 250 square-feet. 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 proposed one-story ADU consists of two bedrooms, bathroom, common areas (living room, and kitchen/dining room), a 98 square-foot front porch, and 21 square-foot side porch (Exhibit B - Plans). The proposed detached, one-story ADU will be located on the rear half of the existing single-family residential property. The ADU will be 800 square feet in size and be setback 8'0" from the side property line to the north, 9'6" from the side property line to the south, 16'6" from the rear property line to the east and be located 69'0" from the front property line to the west and will be entirely tucked behind the front house to the west, and thus screened from view.

Several architectural features are incorporated into the ADU design to integrate the proposed structure with the existing residence, including stucco finish, roof pitch, gable roof, and porch elements. The exterior of the proposed ADU consists of a stucco sand finish and the roof is designed with a gable roof with asphalt shingles to match the existing primary residence. The ADU also includes two porch entries. The new porch areas will include wood railing and concrete steps that are consistent with the Minimal Traditional Style Guide, development standards of the Long Beach Municipal Code and California Heights Historic District Ordinance.

The new roof would provide a 6:12 roof pitch and feature a gable roof with asphalt shingles similar to the predominant roof style and materials established for the primary residence and existing two-car garage. The height of the primary residence facing Falcon Avenue is 16'3" in height as measured to the peak of the roof and the height of the proposed ADU is 13'9" to the midpoint of the roof and 15'6" to the highest peak of the roof. The proposed ADU will match the existing pitch, style and roof orientation of the primary residence and will be 69'0" from the front property line on the rear half of the property and not be visible from the front of the property.

Most of the proposed windows for the ADU are double hung wood windows which includes 10 new double hung wood windows, one fixed wood window and one wood bay window facing the side property line to the north within the proposed side porch area. All proposed wood windows shall have wood trim to match the existing window trim on the primary structure. As conditioned, all future windows in the proposed ADU shall be historically appropriate wood windows.

The primary residence and existing two-car garage are currently painted a yellow color with white trim and green window shutters facing Falcon Avenue (Exhibit C - Photographs). In order to ensure compatibility among all the structures on the lot as well as compatibility of the

proposed structure with the Secretary of Interior Standards and the California Heights Historic District Design Guidelines, the owner will be required to obtain a certificate of appropriateness to the paint the new ADU as well as the existing primary residence and garage; the structures will be required to be painted in colors that are appropriate for the Minimal Traditional architectural style, prior to issuance of final Certificate of Occupancy for the ADU.

The Design Guidelines for the California Heights Historic District provide guidance for ADUs. The ordinance states that an ADU addition to the rear of the residence is acceptable provided the addition is not highly visible from the public right-of-way. The ordinance further states that ADUs, should not be taller than the existing structure, and should be architecturally compatible with the historic building design. The project will maintain an appropriate scale with the context of the California Heights Historic District and context of the block which consists of a mix of one-story and two-story structures, with a variety of architectural styles on Falcon Avenue ranging from Minimal Traditional, Craftsman and Spanish Colonial Revival. 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. The overall height of the existing primary residence is 16'3" measured to the top of the existing roof. The highest point of the proposed ADU is 15'6" in height. The 9" difference in roof height from the primary residence is provided to properly screen the ADU from view in compliance with Standard No. 9. Similarly, the width of the propose ADU is flush with the original primary residence. This design results in an addition that is completely tucked behind the front residence and will not therefore be visible when viewed from Falcon Avenue.

The proposed structure is compatible with the existing residence's architectural style. The improvements 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..." The new detached ADU has been designed to complement the design of the existing structure, but has been designed with a lower building height to differentiate the project from the original primary residence. The proposed project will provide a cohesive design between the new ADU and the existing structure.

As designed, the proposed one-story ADU will not have visual impacts when viewed from the front of the street along Falcon Avenue. The proposed ADU will be consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, Standard Lot) zoning district, the California Heights Historic District Ordinance C-7702 and the Minimal Traditional Style Guide. The proposed ADU is located in the rear half of the property and will be compatible in massing and size yet distinguishable from the original building.

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 Long Beach Municipal Code, the Secretary of the Interior's Standards for

Rehabilitation, and Guidelines for Rehabilitating Historic Buildings and the California Heights Historic District Ordinance. With conditions, Staff recommends approval of the Certificate of Appropriateness for construction of a one-story 800 square-foot detached accessory dwelling unit at the rear of the single-family lot. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions and materials to the architectural style of the existing structure on the property and with the context of the District. Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Exhibit D – Findings and Conditions of Approval).

ENVIRONMENTAL REVIEW

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a) (new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

PUBLIC HEARING NOTICE

Public notices were distributed on March 17, 2020. As of this date, no letters were received in response to this project.

Respectfully submitted,



REFUGIO TORRES CAMPOS
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER

CK: PD: AP: RTC

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