



Exhibit C

Study Session 38 Temple Avenue

CULTURAL HERITAGE COMMISSION

JUNE 11, 2018

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH





AERIAL MAP

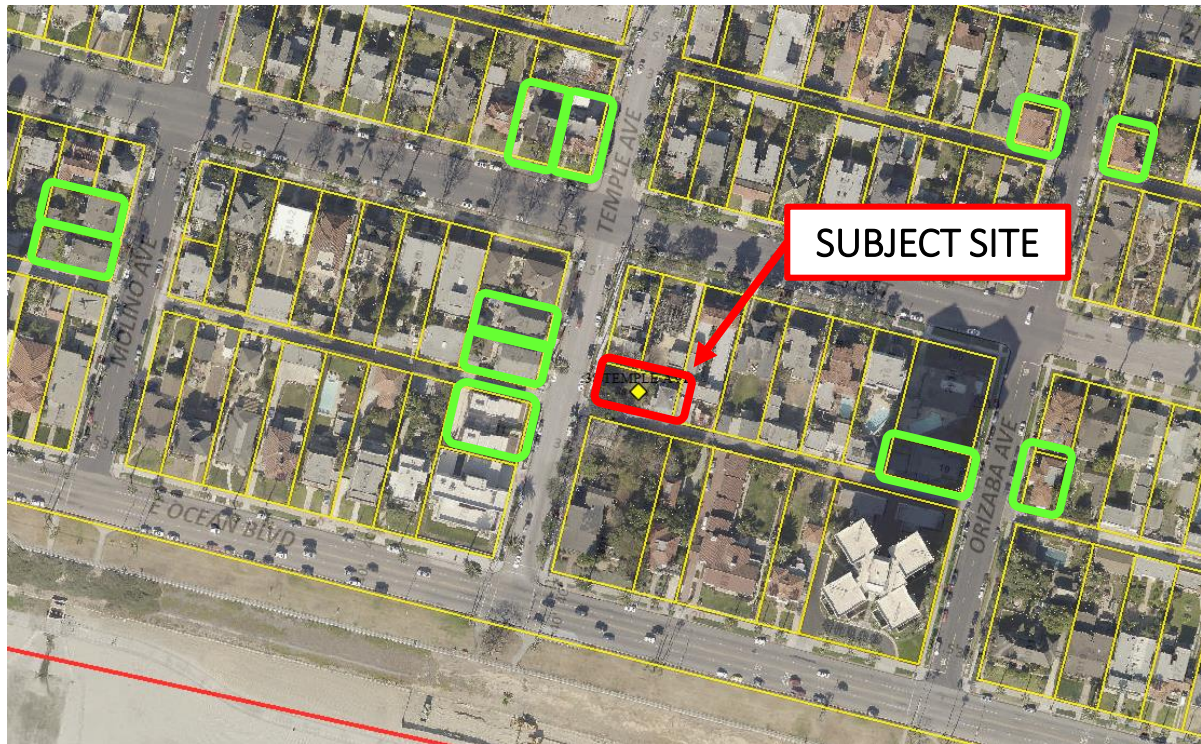


[illegible]



AERIAL MAP

Similarly Configured Properties:



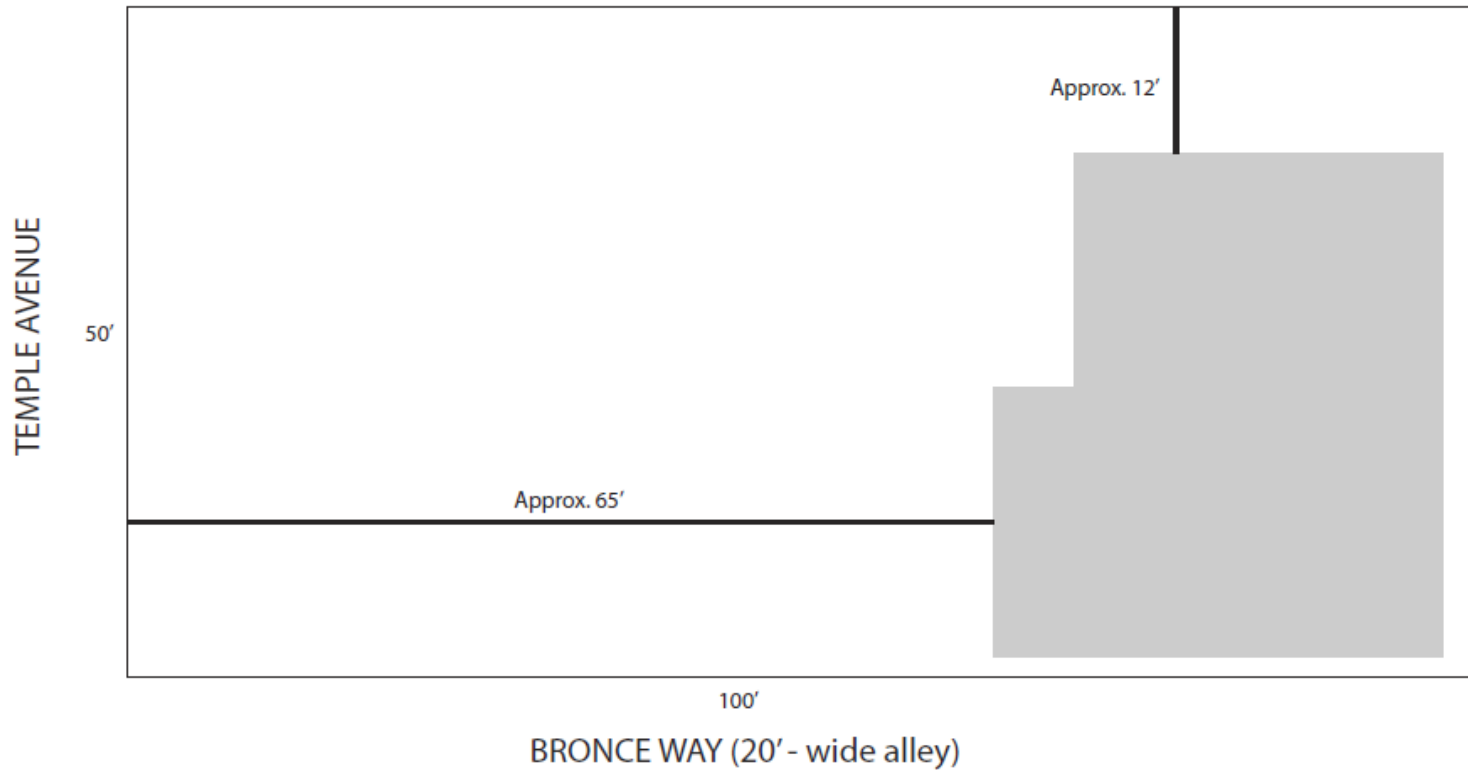


AERIAL MAP





SITE PLAN





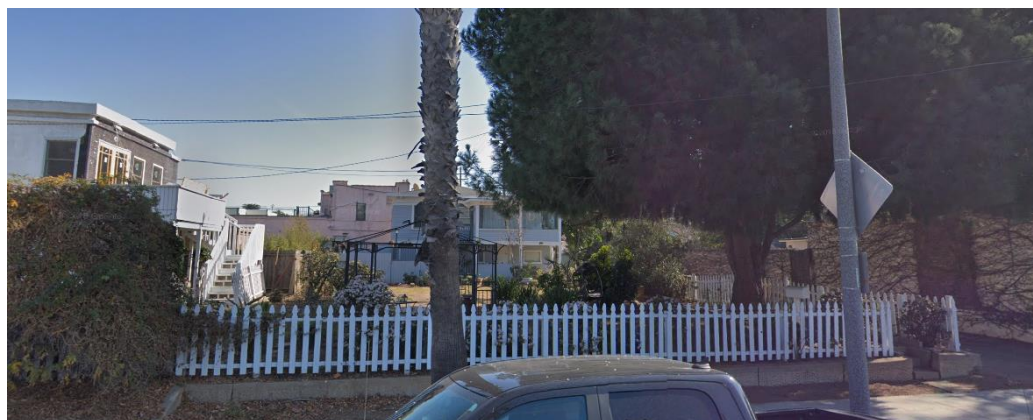
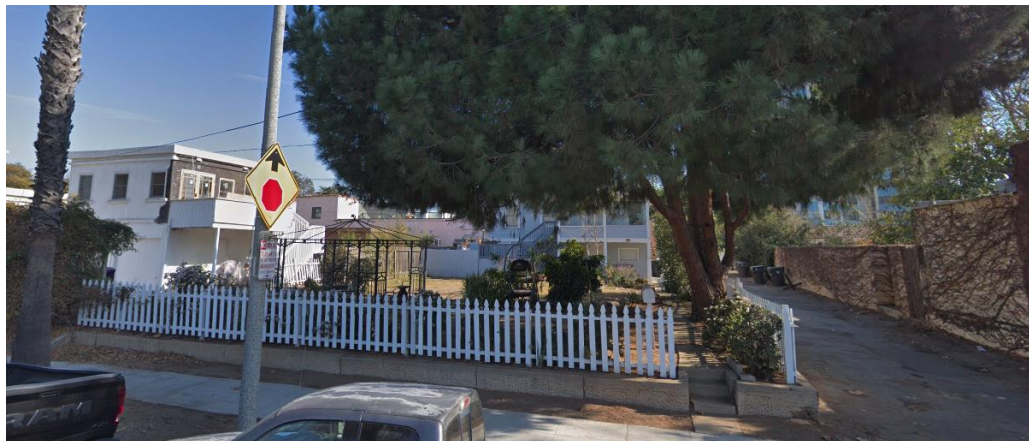
EXISTING CONDITIONS

1. Historic District: Bluff Park
2. Residential Type: Single-Family Dwelling
3. Architectural Style: Vernacular incorporating elements of the Italianate style
4. Zone: R-2-L
5. Lot Size: 5,000 square feet
6. Parking Impacted: No
7. Nonconforming Parking: No
8. Coastal Zone: Yes





EXISTING CONDITIONS





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EXISTING CONDITIONS



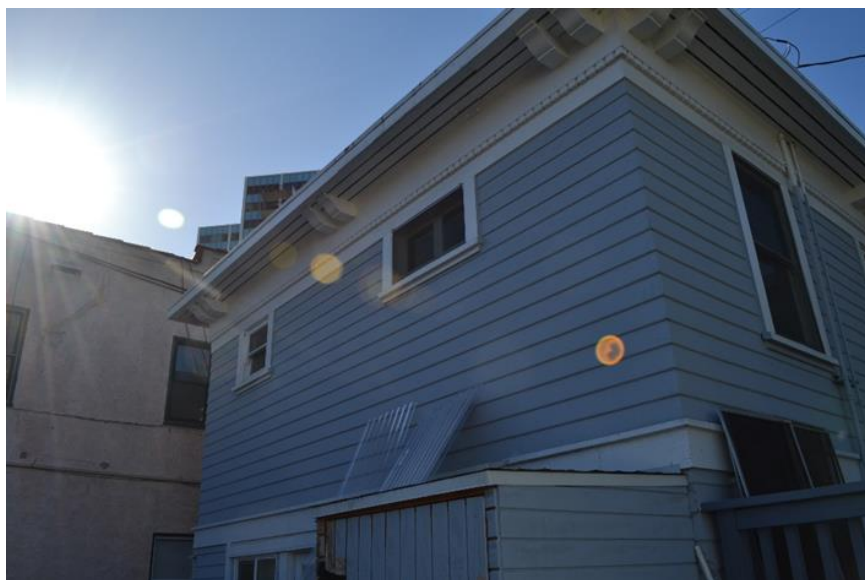


EXISTING CONDITIONS





EXISTING CONDITIONS





EXISTING CONDITIONS





DEVELOPMENT STANDARDS

Zone: R-2-L

Setbacks

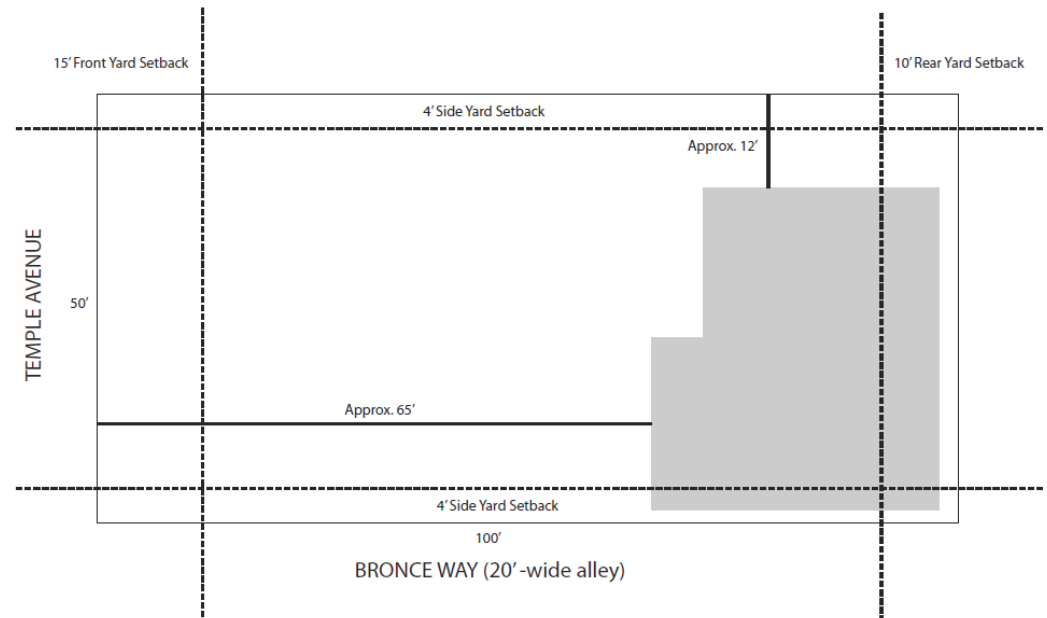
- Front: 15 feet
- Side: 4 feet
- Rear: 10 feet

Height: 35 feet, 2 stories

Lot Coverage: 40%

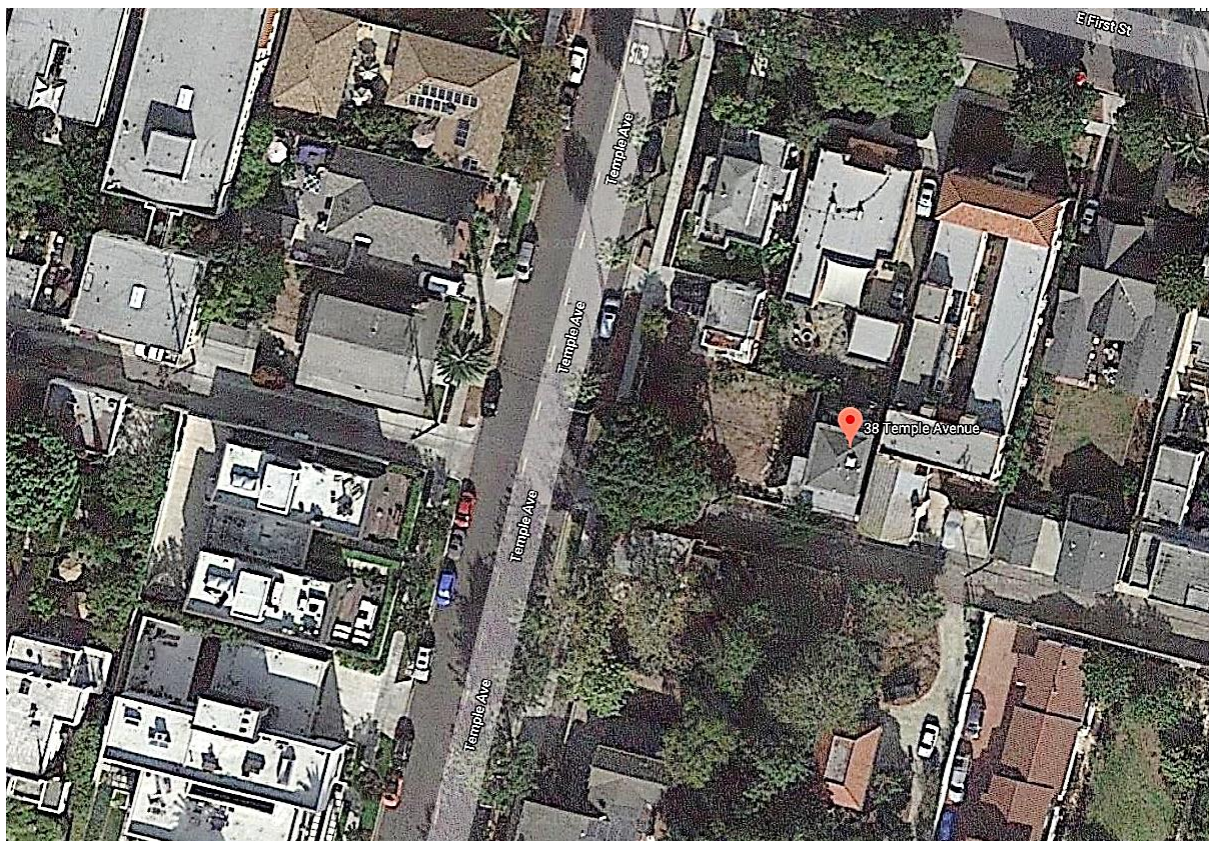
Open Space: 8%

Floor Area Ratio: N/A





NEIGHBORHOOD CONTEXT





NEIGHBORHOOD CONTEXT



2800 E 1ST ST/
46 TEMPLE AVE

2801 E OCEAN BLVD





NEIGHBORHOOD CONTEXT



17 TEMPLE AVE
9-11 TEMPLE AVE

27 TEMPLE AVE
21 TEMPLE AVE





HISTORIC ELIGIBILITY

- The residence is recommended ineligible both as an individual resource and as a non-contributor to Bluff Park Historic Landmark District.
- Therefore, the residence does not qualify as a historical resource and its removal from the subject property would not result in a significant impact as defined by CEQA.





QUESTIONS AND DISCUSSION

