

May 26, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to construct a new 525-square-foot, Second-story Accessory Dwelling Unit (ADU) over an existing two-car garage at a property located at 710 Sunrise Boulevard. The existing primary residence is a contributing structure within the Sunrise Boulevard Historic District. (District 6)

APPLICANT: Nordee Saritvanich
5929 Palo Verde Avenue
Lakewood, CA 90713
(Application No. COAC2001-05)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct a new 525-square-foot, second-story Accessory Dwelling Unit (ADU) over an existing two-car garage at a property located at 710 Sunrise Boulevard. No new square footage or improvements are proposed to the existing structures on site.

BACKGROUND

The subject property is located on the south side of Sunrise Boulevard, between Lime Avenue to the west and Olive Avenue to the east (Exhibit A - Location Map), within the R-2-N zone (Two-Family Residential, Standard Lot). The subject 11,150-square-foot lot is developed with a two-story, primary residence (710 Sunrise Boulevard), a one-story rear guest house (712 Sunrise Boulevard), and a detached two-car garage. The applicant is proposing to maintain the existing two-car garage which will continue be accessed from an existing driveway that is located off of Sunrise Boulevard.

The existing 2,743-square-foot primary structure is a contributing structure in the Sunrise Boulevard Historic District. Based on research and assessor records, the primary residence was moved in 1954 from its original location near the intersection of 2nd Street and Redondo Avenue. The primary structure was originally constructed at 3370 East 2nd Street in 1925 and was relocated due to a street realignment and widening project at Redondo Avenue. The primary structure stands two-stories in height and is designed in a Spanish Colonial Revival architectural style (Exhibit B – Photographs).

Since relocation to the subject site, a number of building permits have been issued for modifications to the residential structure. In 1967, a building permit was issued for a new door and the construction of a wooden stairway from existing balcony in rear for emergency use. In 1978, a building permit was issued to convert an attached garage to a bedroom. In 1991, a building permit was issued for repair for fire damage, but the location and extent of the repair is unclear. In 2004, a building permit was issued for additions to the first and second stories of the primary structure, the addition of a new rear balcony (42 square feet), and remodeling of the interior. The 2004 addition included the addition of 224-square-feet per floor for a total of 448-square-feet of new floor area. The exterior of the primary residence consists of stucco, a variety of window styles (including fixed, arched, hung), vertical turret entrance, clay tile and composition shingle roofing, and wrought iron elements. No interior or exterior work is proposed on the existing primary residence as part of this application.

A building permit was issued in 1954 for construction of the rear guest house. The guest house is a 434-square-foot, one-story bungalow with a covered porch. The one-story structure is approximately 11-feet in height. No interior or exterior work is proposed on the existing guest house as part of this application.

A building permit was issued in 1965 for the construction of the existing two-car garage. The permit for the garage indicates that the foundation for the garage was designed as a two-story foundation in anticipation of a future apartment above. The garage features a stucco exterior and 4-foot-deep roof overhangs at the front and rear. The existing garage features a roll-up sectional garage door, a side entry door on the east elevation, and small windows on the south and east elevation. The new ADU is proposed on the 2nd story of the detached garage.

ANALYSIS

The proposed project requires approval of the CHC because the new ADU exceeds 250 square feet and is visible from the street. The new 525-square-foot ADU would be located in the rear half of the lot above the existing garage and be visible from the public right-of-way (Sunrise Boulevard). 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 existing garage and residential structures at the front and rear would remain in their existing location and orientation to the lot. The proposed ADU will be set back approximately 89 feet from the front property line on Sunrise Boulevard. The entry to the ADU would be via a rear 2nd-floor deck with exterior stairs located along the east elevation of the garage (Exhibit E - Plans). On the sides, the new ADU will be set back 4-feet-9-inches from the western property line and 53 feet from the eastern property line. The rear deck will maintain a 21-foot setback from the rear property line. The new second-story ADU and access stairs would maintain a 11-foot separation from the existing primary residence and a 10-foot-7-inch separation from the existing one-story rear guest house.

The proposed ADU would maintain a flat roof with a clay tile capped parapet similar to the roof style and materials characteristic of the Spanish Colonial Revival architectural style. The new

height of the structure with the proposed ADU is 20-feet-9-inches in height as measured to the top of the parapet. The existing two-story primary residence is 25-feet in height with a turret entrance that adds an additional 4 feet in height to the overall structure. The existing one-story rear guest house is 11-feet in height.

Several architectural features are incorporated into the ADU design to integrate the proposed structure with the existing primary residence and garage, including stucco finish, clay tile roofing, and rear deck elements. The ADU would have cantilevered areas to the front and rear of the garage that align with the existing garage roof overhangs. At both cantilevered areas, decorative wood corbels are proposed to be added. Exterior wood stairs would be located toward the interior of the property along the east elevation of the garage/ADU and connect to the second-story ADU entry at the rear deck. The deck would feature an angled overhang to protect the rear entry. The overhang would feature rows of clay tile roofing consistent with the rear balconies at the primary residence. The flat wood railing would be located at the deck and stairway consistent with the Spanish Colonial Revival Style Guide. Two vertical wood posts would be located at the corners of the deck for structural purposes. The exterior of the proposed ADU and first-floor garage shall match and consist of a stucco with a light dash or float finish.

The proposed windows for the ADU include hung, fixed, and awning wood windows. The front elevation would feature two square fixed windows with decorative iron grill elements. A single horizontal awning window would be located on the west elevation to maintain privacy between the subject property and the abutting property to the west. All proposed wood windows shall have wood trim. As conditioned, all future windows in the proposed ADU shall be wood windows consistent with the historical features of the existing contributing structure.

As part of this application, the existing window at the rear of the garage (south elevation) would be replaced with a door. In addition, one existing window on the east elevation would be moved 8-inches to accommodate stair and landing construction. The existing decorative fountain at the rear of the garage would be removed.

The primary residence is currently painted a cream (off-white) color with taupe trim and dark brown accent awnings (Exhibit C - Photographs). The existing garage is painted in a peach color. The existing guest house features a light off-white color palette. In order to ensure compatibility among the additions and existing structures on the lot as well as compatibility of the proposed structure with the Secretary of Interior Standards and the Sunrise Boulevard 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 garage to match the primary residence; the structures will be required to be painted in colors that are appropriate for the Spanish Colonial Revival architectural style, prior to issuance of final Certificate of Occupancy for the ADU.

The Design Guidelines for the Sunrise Boulevard Historic District provide guidance for ADUs. The ordinance states that ADUs must meet the design guidelines for accessory buildings. The guidelines further state 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 Sunrise Boulevard Historic District and context of the block which consists of a mix of one-story and two-story contributing structures. The abutting property to the east (730 Sunrise Boulevard) is a locally designated landmark building (Harnett House) and is a two-story structure. The abutting property to the west (700 Sunrise Boulevard) features a one-story primary residence (contributing structure) with a detached garage at the rear of the lot with a second unit on the second story (21-feet in height). A Certificate of Appropriateness for the rear 2nd story unit over the garage at the abutting site (700 Sunrise Boulevard) was approved by the CHC on October 10, 2011. In addition, on June 13, 2016, the CHC approved a two-story addition at a non-contributing structure across the street at 711 Sunrise Boulevard. Therefore, within the context of the properties abutting the site and across Sunrise Boulevard, there are two-story contributing structures and infill examples in the vicinity of the subject property.

As proposed, the scale and size of the proposed 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 29-feet measured to the top of the existing vertical turret. The highest point of the proposed ADU is 20-feet-9-inches in height. The combination of an approximately 8-foot difference in roof height from the primary residence and a flat ADU roof are provided to properly define the accessory structure as secondary to the primary residence. Additionally, the design of the proposed ADU features a flat roof design to minimize visibility and massing of the second-story ADU to the maximum extent feasible.

The proposed ADU is compatible with the existing primary residence's Spanish Colonial Revival architectural style and would not detract from the architectural style of the existing rear guest house. 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..." and the standards also state that improvements should not give a false sense of the property's historical development. The new ADU has been designed to complement the design of the existing primary residence, but has been designed with a flat and 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 structures.

The proposed second-story ADU would be visible from the public right-of-way, but features a design and reduced height that is compatible with the character established for the historic property and the context of the surrounding properties. The proposed ADU will be consistent and in full compliance with the City's residential development standards for the R-2-N (Two-Family Residential, Standard Lot) zoning district, the Sunrise Boulevard Historic District Ordinance C-6834, and the Spanish Colonial Revival 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 Sunrise Boulevard Historic District Ordinance. With conditions, Staff recommends approval of the Certificate of Appropriateness for construction of a new 525-square-foot, second-story ADU over an existing two-car garage at a property located at 710 Sunrise Boulevard. 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 with the architectural style of the existing structures on the property and 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 May 11, 2020. As of this date, no letters were received in response to this project.

Respectfully submitted,



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PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



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CHAIR AND CULTURAL HERITAGE COMMISSIONERS

MAY 26, 2020

Page 6 of 6

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