

**CERTIFICATE OF APPROPRIATENESS  
COAC2001-05  
FINDINGS AND ANALYSIS  
710 Sunrise Boulevard**

**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, 710 Sunrise Boulevard, is located within the Sunrise Boulevard Historic District, which was established in 1990 (C-6834). The property is currently improved with a two-story, 2,743-square-foot primary residence, a one-story, 434-square-foot guest house, and a detached two-car garage. The existing primary residence features architectural details of the Spanish Colonial Revival architectural style and was constructed in 1925. The primary structure was moved to the site in 1954 and is a contributing structure to the historic district.

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 applicable City zoning regulations.

**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 and the Sunrise Boulevard Historic District Design Guidelines. The new ADU will be detached and located in the rear half of the lot. The ADU will maintain an 89-foot setback from the front property line and maintain an over 10-foot separation distance from both the existing primary structure and the existing rear guest house. Building modifications would be limited to the detached garage. No modifications or improvements are proposed to the existing residential structures.

The design and exterior materials of the proposed ADU are consistent with the Spanish Colonial Revival architectural style, which is the style of the primary residence and is a style found within the overall context of the district. The proposed second-story ADU will maintain an overall height of 20-feet-9-inches measured to the top parapet. Although the ADU would be visible from Sunrise Boulevard, the design and reduced height is compatible with the character

established by the historic property and the context of the surrounding properties. The surrounding contributing properties in the Sunrise Boulevard Historic District are one or two stories in height, therefore, the introduction of a second-story ADU would not interrupt the visual continuity or integrity of the District.

The proposed second-story ADU will be compatible with the scale and massing of the primary structure on the property. The Sunrise Boulevard Historic District ordinance states, "Construction of new buildings in the Sunrise Boulevard District shall conform to the bulk, mass, scale, and height of the majority of existing structures on both sides of the street on the block on which the new structure is to be erected." Existing contributing structures include both one- and two-story structures that abut both sides of the property on Sunrise Boulevard in the vicinity of the project site and second-story infill projects have been approved on the subject block due to the existing variation in historic building heights. The abutting contributing property to the west (700 Sunrise Boulevard) is one-story in height but features a second-story residential unit over the rear detached garage. The abutting property to the east (730 Sunrise Boulevard) is a locally- designated landmark building (Harnett House) and is a two-story structure.

The size, placement, and height of the proposed second-story ADU will not adversely impact the historic character or features of the existing contributing structure on the site or surrounding properties in the district, nor the subject property's status as a contributing structure.

The project will meet the applicable development standards for the R-2-N Zoning District. The proposed second-story ADU would be consistent with changes in state ADU regulations which became effective January 1, 2020.

**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 proposed project is the construction of an ADU. The project would maintain the residential use of the property, consistent with the property's current use and its zoning. The addition of an ADU to the property would be generally consistent with the two-family residential zoning for the property, subject to the current regulations pertaining to ADUs. Additionally, the primary structure (residential) would continue to be used as it was

historically (Secretary of Interior's Standards for Rehabilitation, Standard No. 1).

- **Character** – The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. Under this standard, the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. As proposed, the addition of the new ADU would limit building alterations to the existing garage, which was constructed outside the period of significance. The overall spatial relationship of the structures on site would not be adversely modified as a result of this proposal. The new ADU would be designed to be compatible with the existing contributing property. The overall design is intended to be secondary to the primary structure, and yet provide a complementary architectural style. The new second-story ADU would be consistent with the context of the district, which contains a mix of one- and two-story buildings in the vicinity of the subject property. Therefore, the proposed improvements would be compatible in scale and massing with the existing primary structure, adjacent properties, and other buildings in the District.
- **Changes to Historic Features** – The proposed improvements would not result in changes to historic features of the contributing structure or the property. Alterations are limited to the existing detached garage, which was constructed outside the period of significance for the district. The proposed new construction will incorporate appropriate features and materials on all elevations to ensure compatibility with historic contributing structure on site (Secretary of Interior's Standards for Rehabilitation, Standard No. 3).
- **Historic Significance** – The existing two-story primary residence is a contributing structure in the Sunrise Boulevard Historic District. The proposed second-story ADU would be designed in manner and architectural style that is consistent with the existing structure and the context of the District as a whole. There are existing two-story, contributing structures in the Sunrise Boulevard Historic District. 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 and a second-story, second unit above a detached garage that measures 20-feet-11-inches in height. Within the context of the properties across Sunrise Boulevard, there are two-story contributing structures in the vicinity of the subject property. The proposed second-story ADU would fit within the context of the district and would not affect the integrity of the district in the vicinity of the properties along Sunrise Boulevard (Secretary of Interior's Standards for Rehabilitation, Standard No. 4).
- **Distinctive Features** – The proposed improvements would not change the height or features of the existing primary (contributing) structure or rear

guest house (Secretary of Interior's Standards for Rehabilitation, Standard No. 5). The existing roof of the garage would be removed to construct the second-story ADU. The garage was constructed outside the period of significance and is accessory to the contributing structure. The proposed ADU would align with the existing roof overhangs on the garage structure. The proposed ADU is designed to be compatible as the building will include a flat roof with clay tile parapet consistent with the Spanish Colonial Revival style.

- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal.
- Damage to Historic Materials – The new addition would not include chemical or physical treatments that would cause damage to historic materials (Secretary of Interior's Standards for Rehabilitation, Standard No. 7).
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known (Secretary of Interior's Standards for Rehabilitation, Standard No. 8).
- Historic Materials that Characterize the Property – The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 addresses the destruction of historic materials that characterize the property and differentiation of new and old work. The original materials of the primary structure would remain with construction of the proposed ADU. The modifications to the existing garage would be limited to the removal of the roof and minor window and door relocations. The spatial relationship of the historic property would not be modified with the proposed project.

The proposed structure is complementary to the existing residence's Spanish Colonial Revival architectural style. The improvements would 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 proposed ADU has been designed to be compatible with the primary structure and the context of the district but has also incorporates features, such as, a flat roof and decorative wood corbels, that differentiate the project from the primary structure. The proposed project will provide a cohesive design between the new ADU and the existing structures on the site.

- Form and Integrity – The new structure would not be structurally integrated into the existing primary structure. The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses that additions or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment

would be unimpaired. The new ADU would be detached from the existing primary structure and entirely constructed over a garage that was constructed outside the period of significance for the district, and therefore, would allow for its removal without impairment of the essential form and integrity of the existing contributing structure. As noted above, while, the proposed ADU is visible from the public right-of-way, the design, massing, and orientation would be generally consistent with existing development patterns and compatible with the surrounding context of the Sunrise Boulevard Historic District. The introduction of the proposed ADU would not interrupt the form or integrity of the District.

The new ADU will have a size, scale, and profile that is compatible with the scale of the existing contributing structure on the site and has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the Sunrise Boulevard Historic District. The overall scale, size, and design of the ADU does not detract from the existing primary structure.

**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 Sunrise Boulevard Historic District, the District ordinance requires that projects within the district comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address the design of ADUs and accessory structures. The proposed project would comply with the design guidance, as the proposed ADU would feature building components inspired by the Spanish Colonial Revival architectural style, which is a style found within the district.

As noted, the proposed structure incorporates a number of features characteristic of the Spanish Colonial Revival architectural style that integrates the proposed structure with the primary dwelling and the overall District. The structure would feature stucco with a float or dash finish. The rear elevation would feature a deck at the second-story ADU entry with an angled overhang with rows of clay tile roofing consistent with the rear balconies at the primary residence. Fixed, hung, and awning wood windows would be located on the elevations to provide privacy for adjacent onsite structures and abutting properties. Simple wood railings, columns, and stairs are proposed. The roof is designed with a flat roof with a clay tile capped parapet similar to the predominant roof style and materials commonly found in for the Spanish Colonial Revival architectural style.

The scale and massing of the structure would be compatible with the existing two-story structure at the front of the property. The combination of an approximately 8-foot difference in roof height from the primary residence and the proposed flat roof properly define the accessory structure as secondary to the primary residence.

The construction of the second-story ADU above an existing garage would not remove or damage any character-defining features on the existing primary

structure. The proposed style of architecture, use of materials, and exterior finishes are not uncharacteristically different from the predominant architectural styles found on site or its surroundings. No changes are proposed to the primary structure and thus its original character would remain intact with construction of the ADU.

**CERTIFICATE OF APPROPRIATENESS**  
**COAC2001-05**  
**CONDITIONS OF APPROVAL**  
**710 Sunrise Boulevard**

1. This approval is for the construction of 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.
2. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in April 2020, as amended by the conditions of approval. These plans are on file in this office, except as amended herein.
3. The project shall 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 has been constructed in accordance with approved plans and in compliance with all conditions before occupancy hold can be released.
4. There is an 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.
5. 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.
6. 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.
7. 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.

8. The exterior walls of the garage shall remain in place during construction. If the exterior walls of the garage require removal or substantial modification to accommodate the second-story ADU, the applicant shall provide a structural report documenting the building code requirements for the demolition of the existing garage.
9. All deck and stairway railings, exterior stairs, and vertical posts shall be constructed of wood material.
10. The exterior finish of the garage and proposed second-story ADU shall be a consistent stucco with a light dash or float finish, consistent with the Spanish Colonial Revival Style Guide.
11. All utility apparatuses shall be fully screened from view from adjacent public rights-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters and electrical panels. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures.
12. All windows on the ADU shall to be constructed of wood materials. To ensure the proposed window is of high-quality materials, the window manufacturer specifications and samples 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 existing structure. Vinyl windows are not permitted as a building material.
13. The existing primary residence and the garage with the proposed second-story ADU shall be painted with a compatible color palette, in accordance with the Sunrise Boulevard Historic District Guidelines and the Spanish Colonial Revival Style Guide. The applicant shall obtain a certificate of appropriateness to paint the exterior of the proposed ADU and/or existing primary structure prior to plan check approval. No certificate of occupancy for the proposed project may be issued until a certificate of appropriateness for paint is approved by the Planning Bureau.
14. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
15. 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.
16. 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.



17. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
18. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
19. 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.