



Certificate of Appropriateness 2721 E. 3rd Street

Cultural Heritage Commission
September 29, 2020

VICINITY MAP



BACKGROUND

- Existing structure is two-stories in height
 - 1,972-square-foot duplex over a two-car garage and accessory storage area.
 - Setback approximately 55 feet from the front property line.
- Built in 1923
- Lot Size: 4,542 S.F.
- Zone: R-2-A (Two-family Residential District, Standard Lots)
- Bluff Heights Historic District – Contributing Structure

EXISTING SITE CONDITIONS



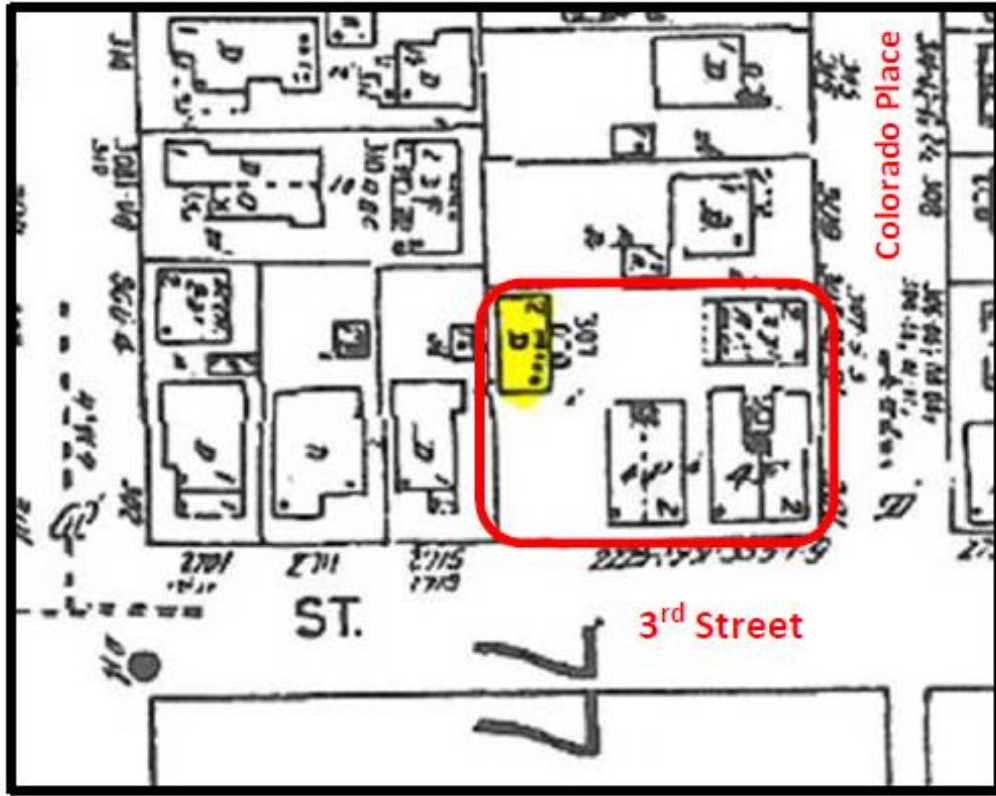
Front View



Side Views



PROPERTY HISTORY



Sanborn Map



Arial Map

SURROUNDING PROPERTIES



PROJECT SCOPE

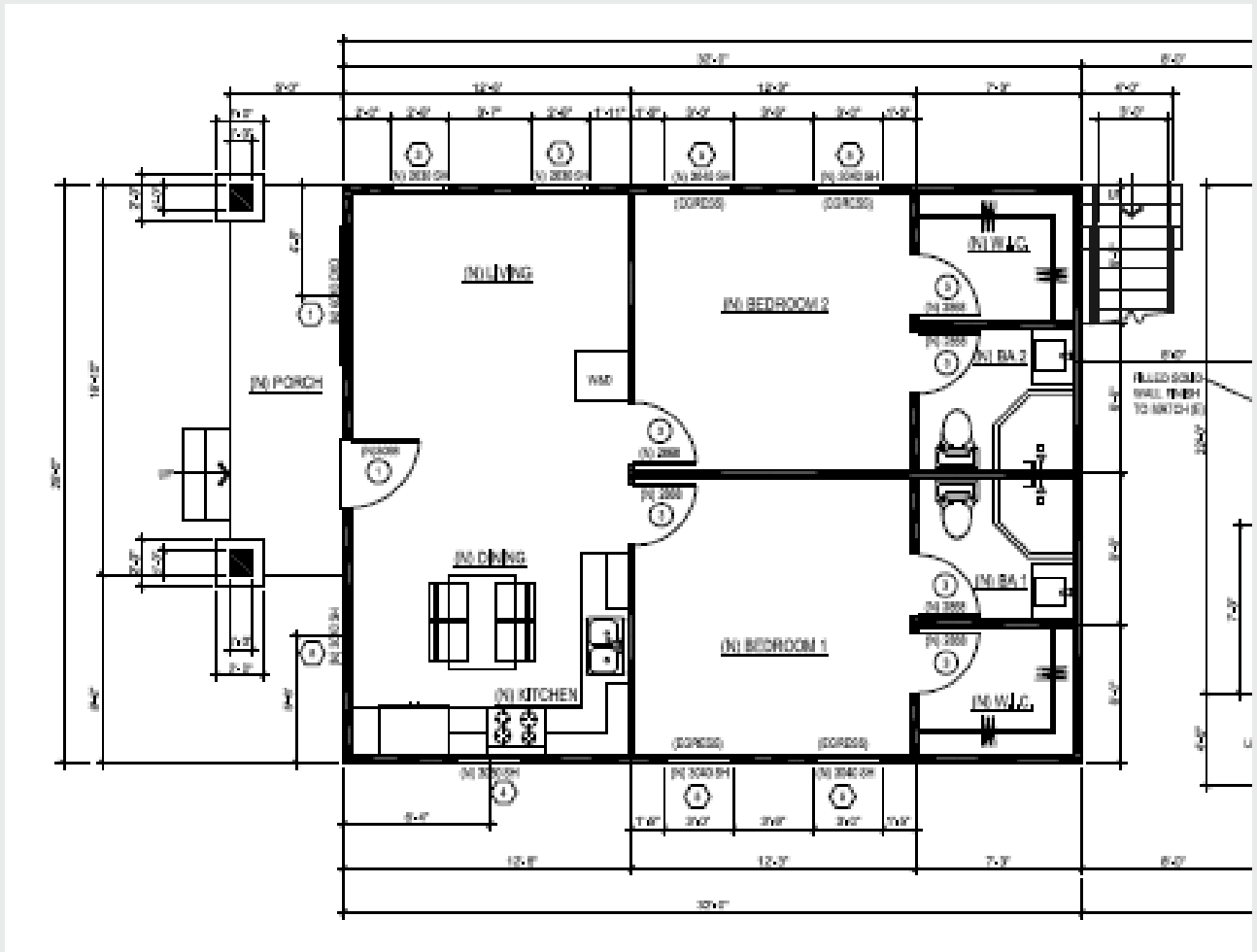
- Construct a new two-story residential building consisting of two Accessory Dwelling Units (ADUs), each 800 square feet in size, in the front of the lot
- Convert an existing garage and accessory recreation room into an 800-square-foot Accessory Dwelling Unit (ADU) on the ground floor of the existing rear structure
- Construct a new 478-square-foot, two-car garage attached to the existing rear structure on a lot

22

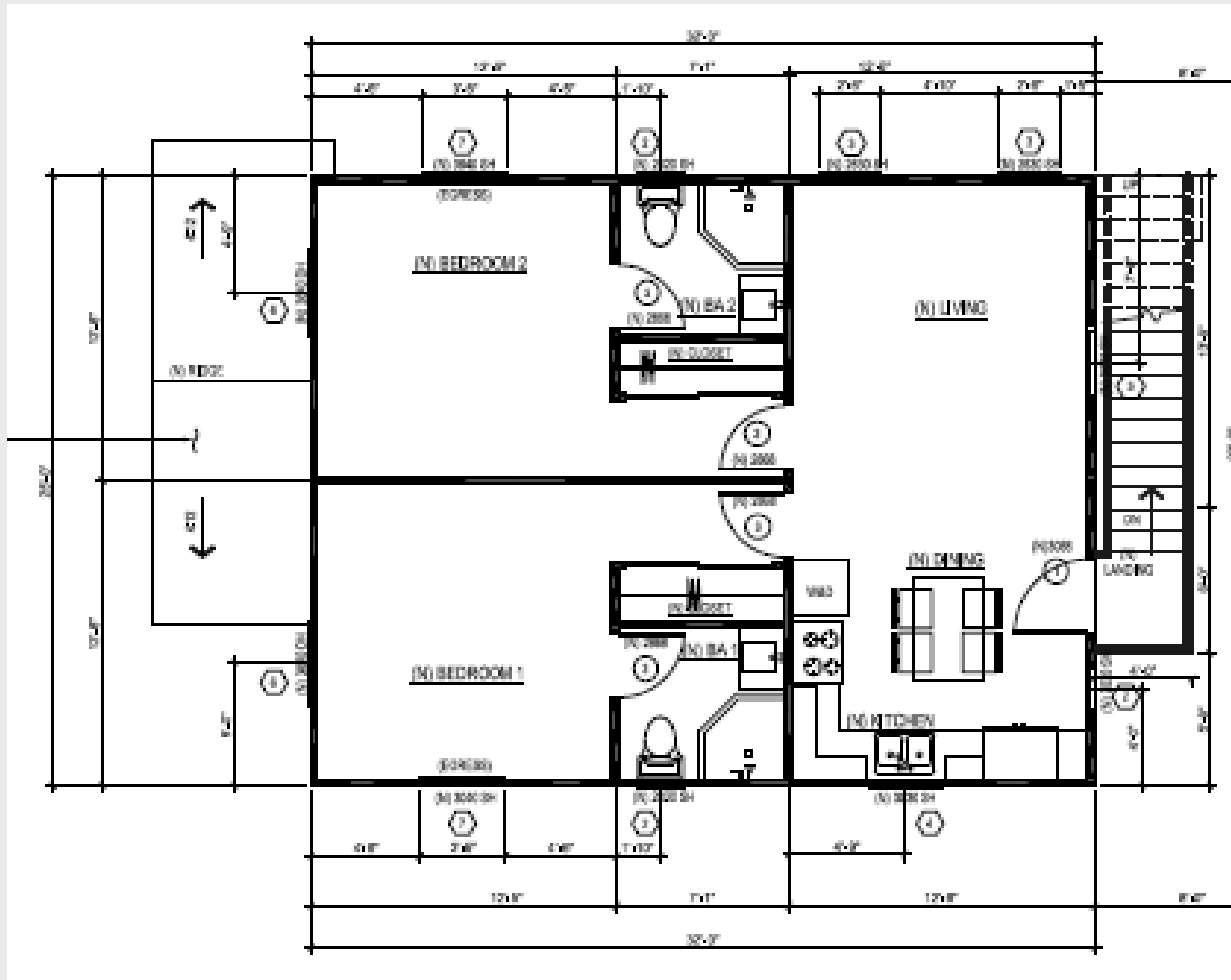


11/11/2019

PROPOSED FLOOR PLAN



First Floor

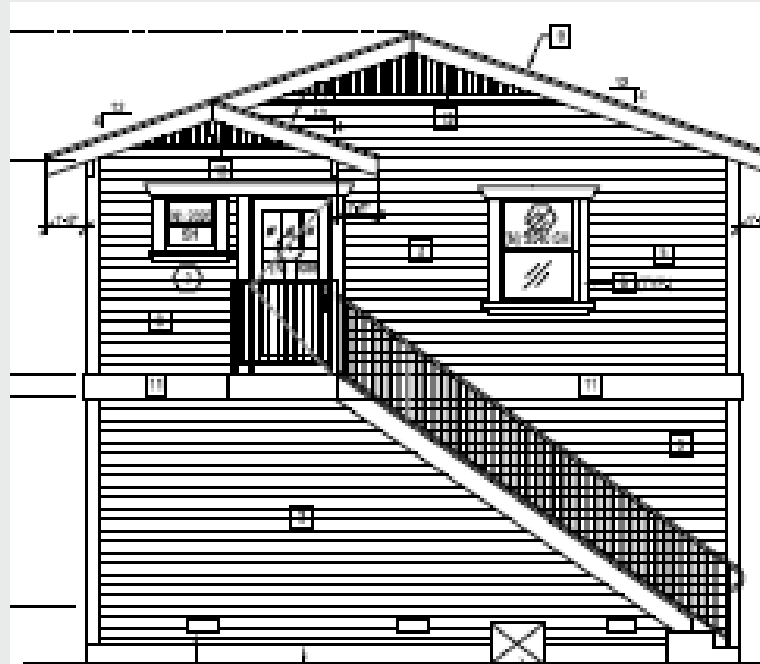


Second Floor

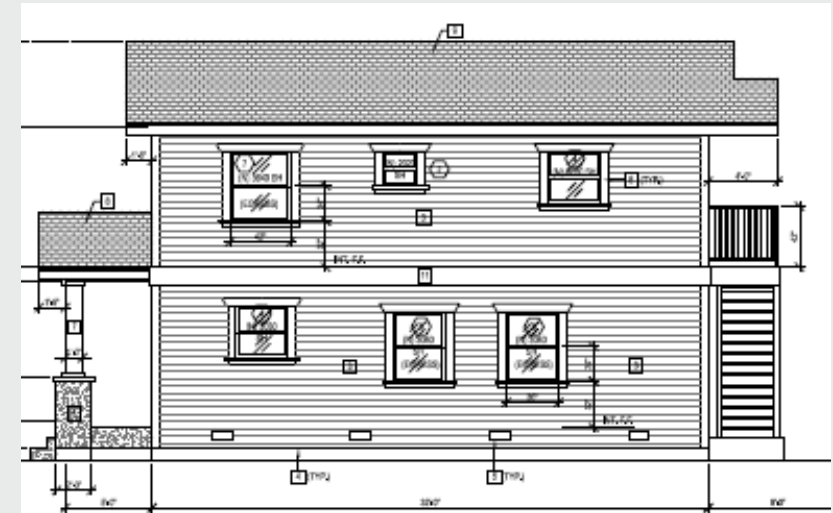
PROPOSED ELEVATIONS



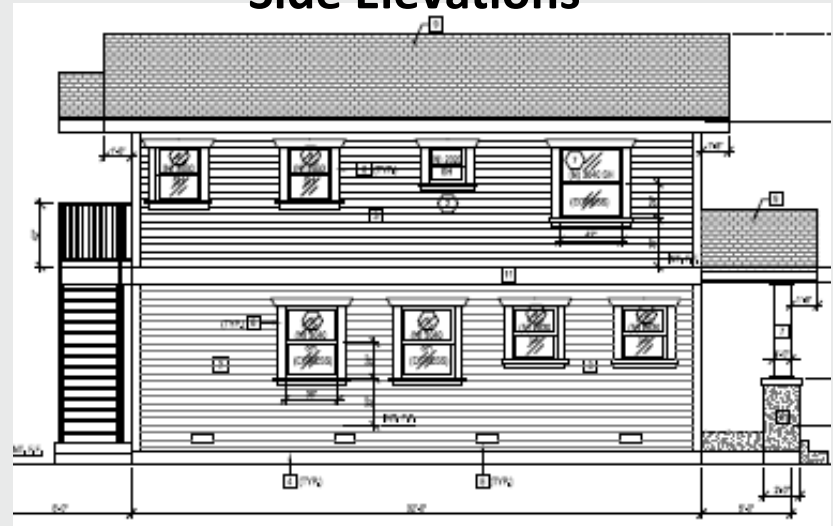
Front



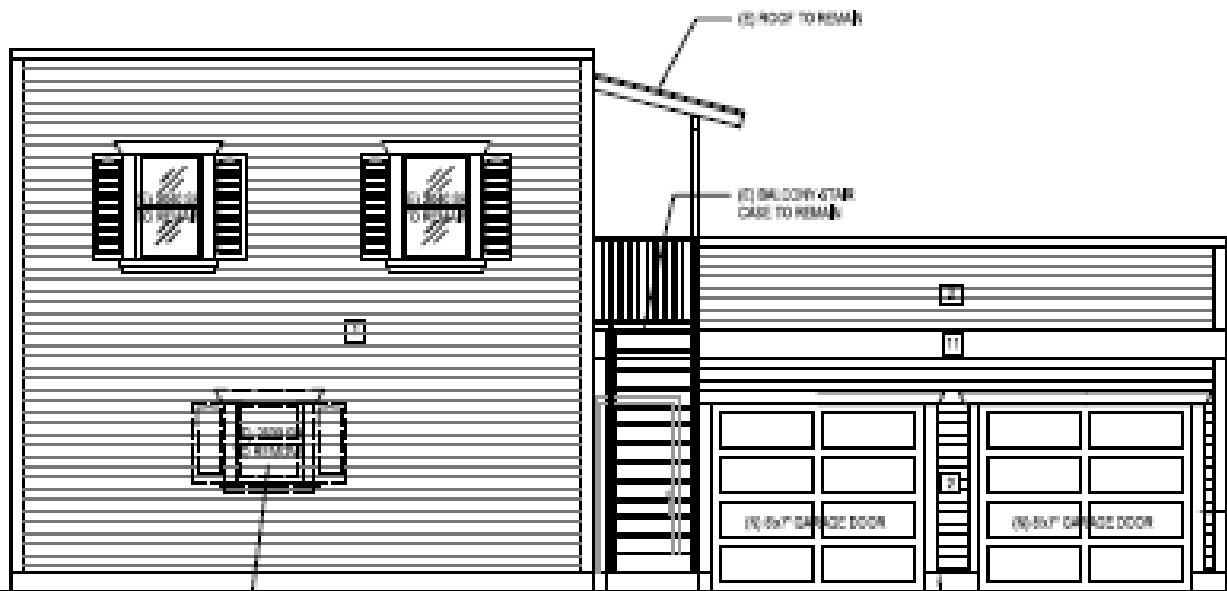
Rear



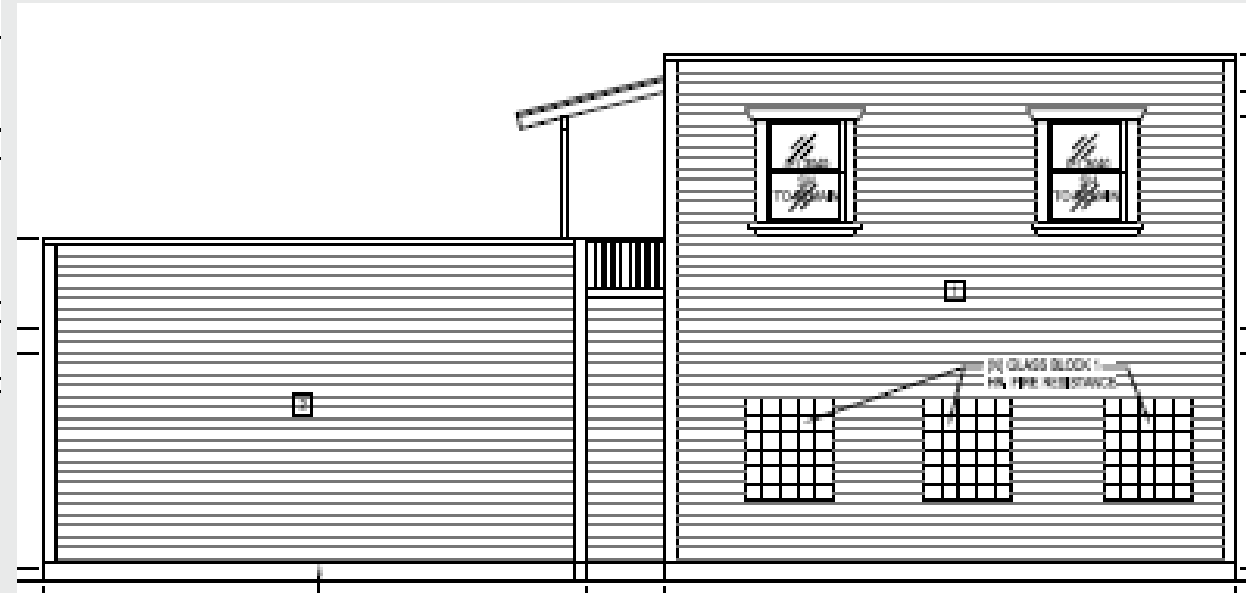
Side Elevations



PROPOSED ELEVATIONS

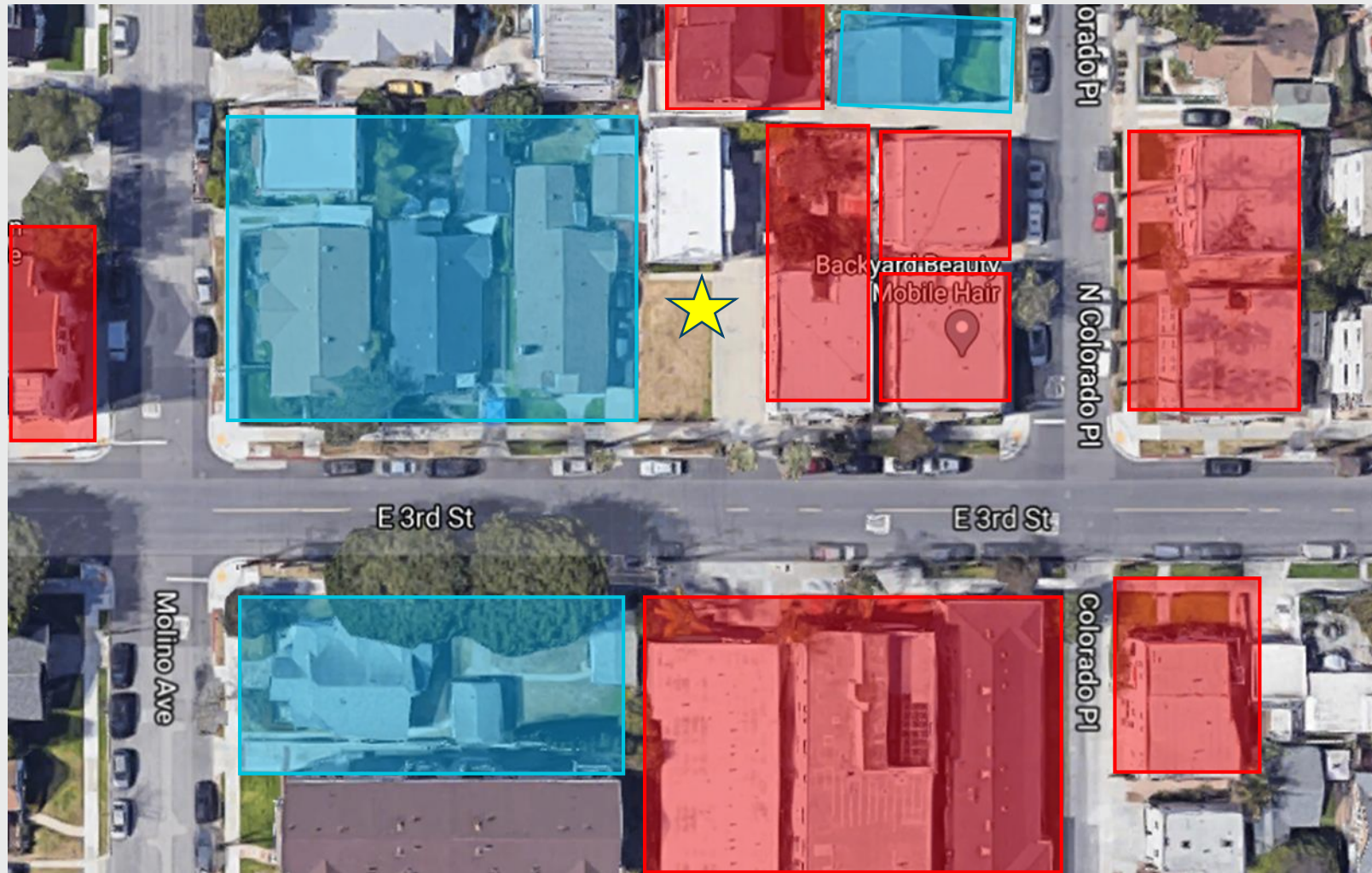



Front




Rear

DISTRICT CONTEXT – BUILDING HEIGHT



 One-story structure

 Two-story structure

**As proposed,
the new
primary
residence is:**

1. In compliance with the Zoning Code;
2. Bluff Heights Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinances C-7937 – Bluff Heights Historic District
5. Craftsman Architectural Style Guide
6. Certificate of Appropriateness Findings

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness to:

- **Construct a new two-story residential building consisting of two Accessory Dwelling Units (ADUs), each 800 square feet in size, in the front of the lot;**
- **Convert an existing garage and accessory recreation room into an 800-square-foot Accessory Dwelling Unit (ADU) in an existing rear two-story structure;**
- **Construct a new 478-square-foot, two-car garage attached to the existing rear structure**



Thank you

Gina Casillas

Gina.Casillas@longbeach.gov

562-570-6879