



# Certificate of Appropriateness 3215 E Ocean Boulevard

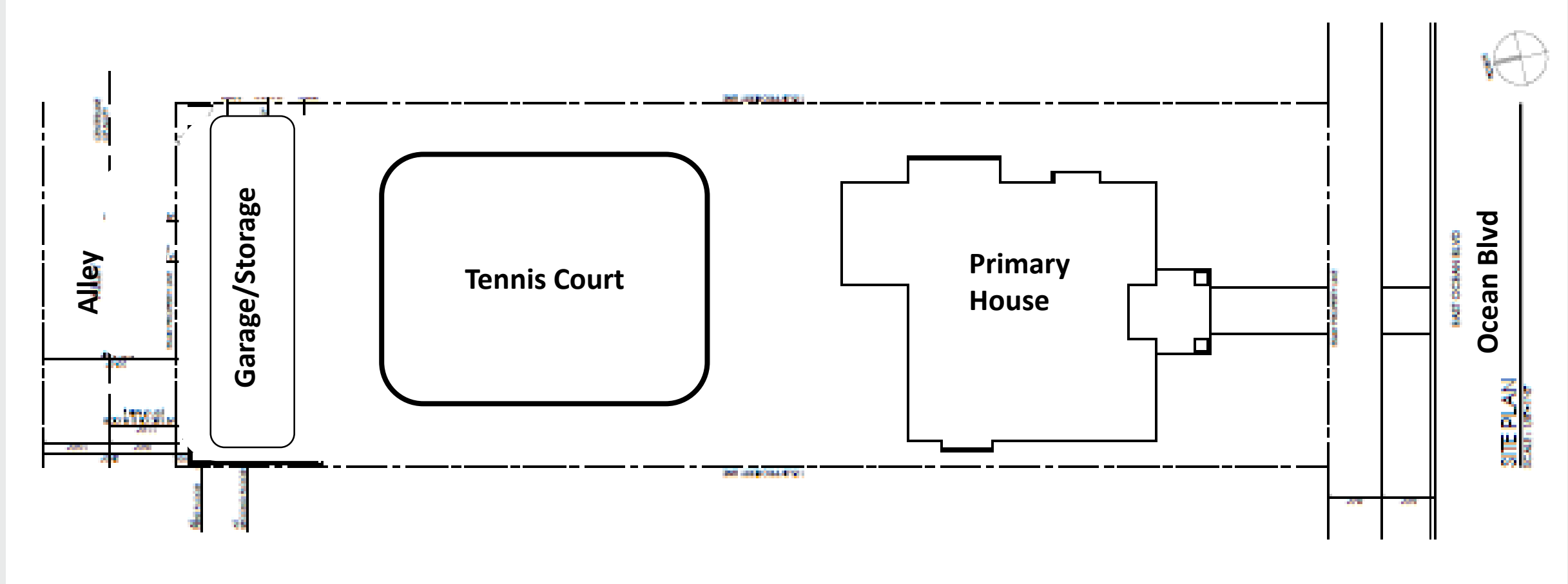
Cultural Heritage Commission  
September 28, 2021

# VICINITY MAP



- Existing 3,264-square foot, two-story residence located at the front of the lot, built between 1922 and 1924.
- Existing detached (10 feet by 48 feet) 480-square-foot non-contributing garage located along the rear of the property built in 1978.
- Lot Size: 11,000 S.F.
- Zone: R-2-L (Single-family Residential District, Large Lots)
- Bluff Park Historic District
- Similar proposal was agendized for review by the CHC in May but was continued

# EXISTING SITE PLAN

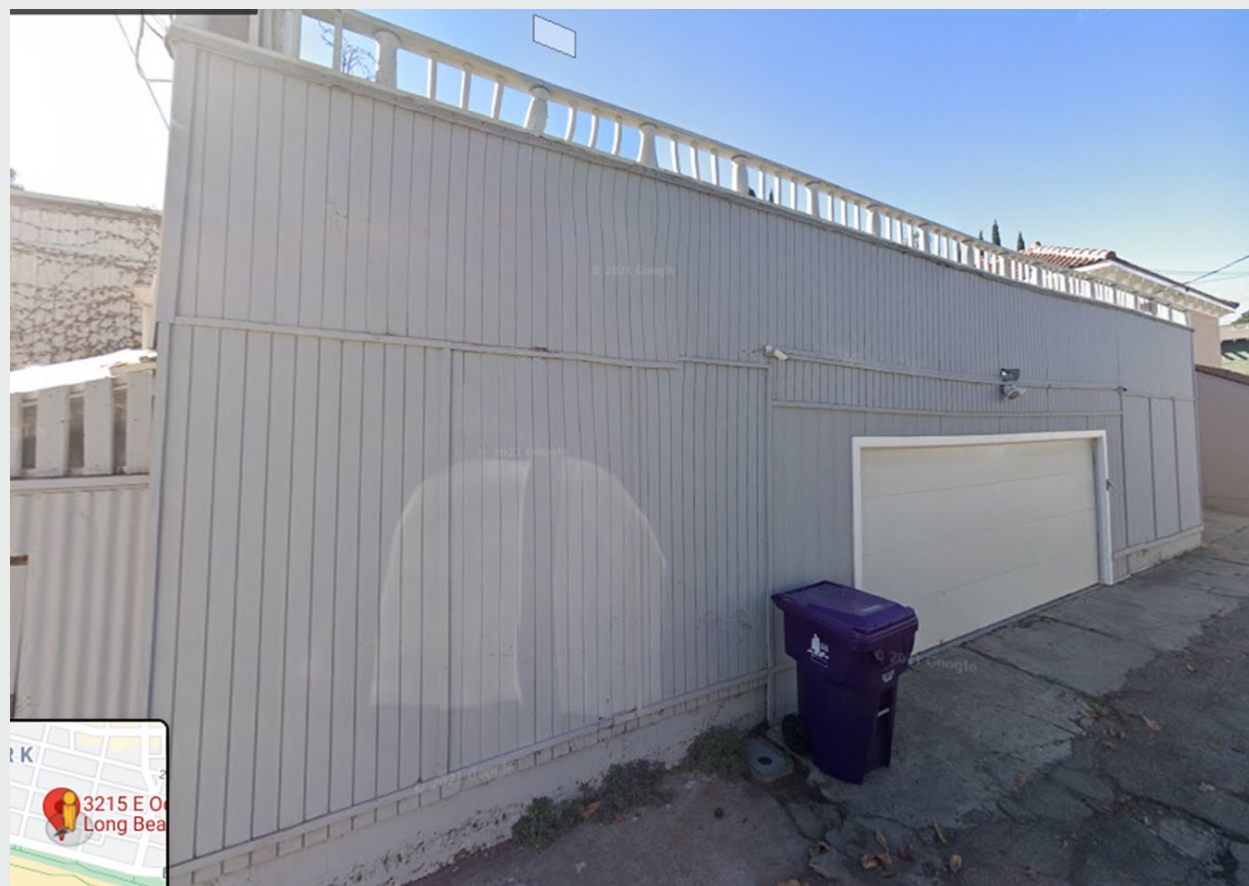


# EXISTING SITE CONDITIONS



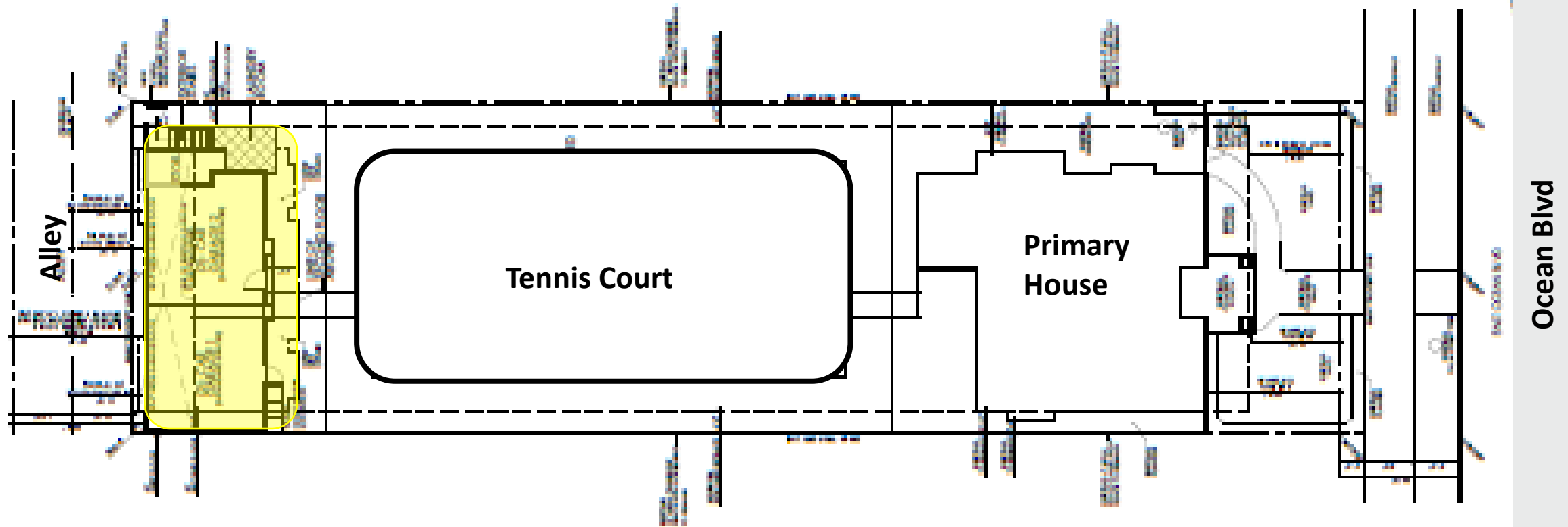


# EXISTING SITE CONDITIONS

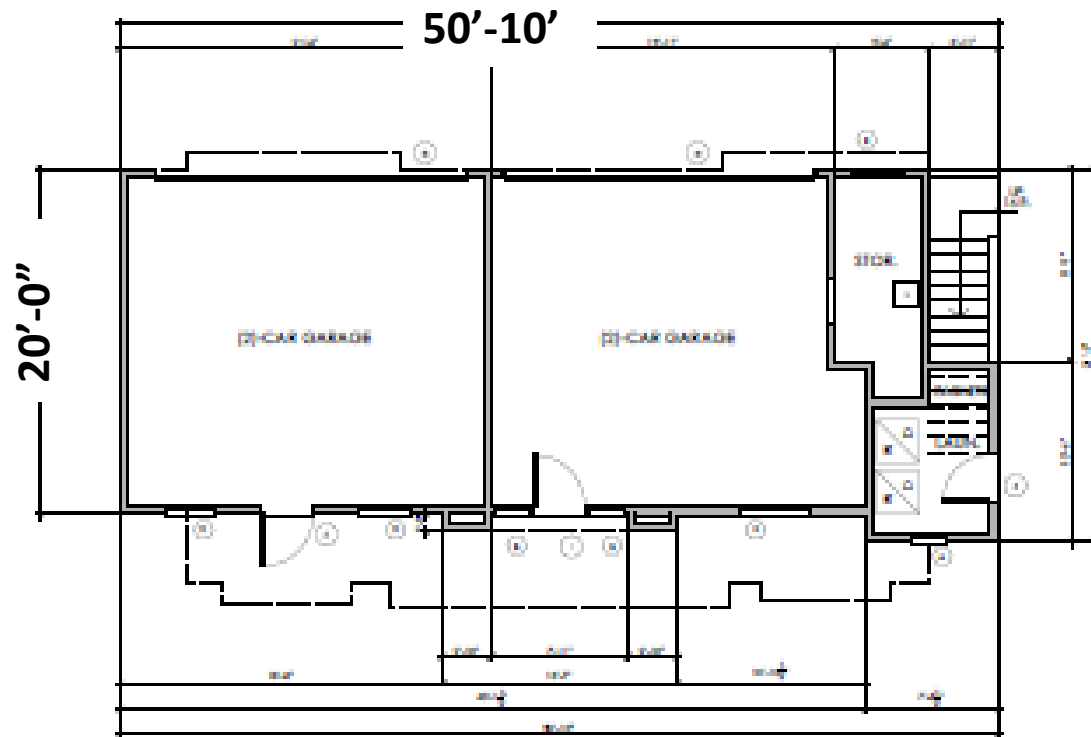


Demolish the existing garage structure and construct a new detached two-story structure, consisting of a four-car garage and second story ADU with a roof deck. The new garage and ADU will be constructed at the rear of the property in the same location as the existing structure.

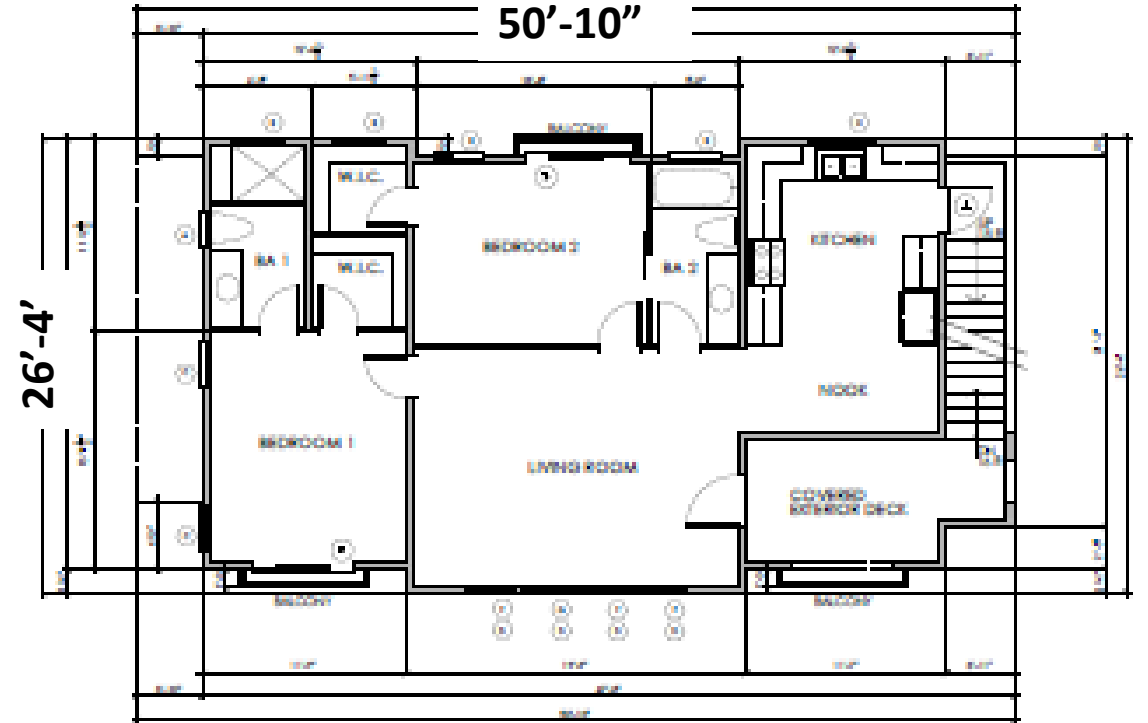
# PROPOSED SITE PLAN



# PROPOSED FLOOR PLAN



Ground Floor

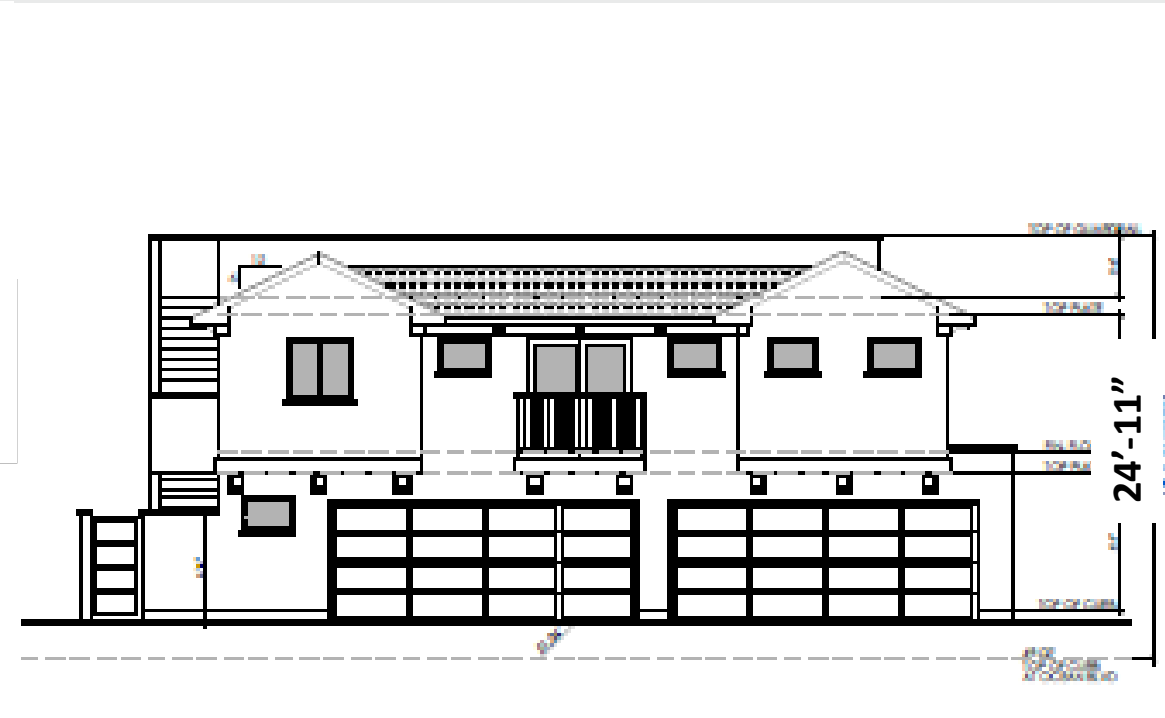


Second Floor

# PROPOSED FRONT AND REAR ELEVATIONS



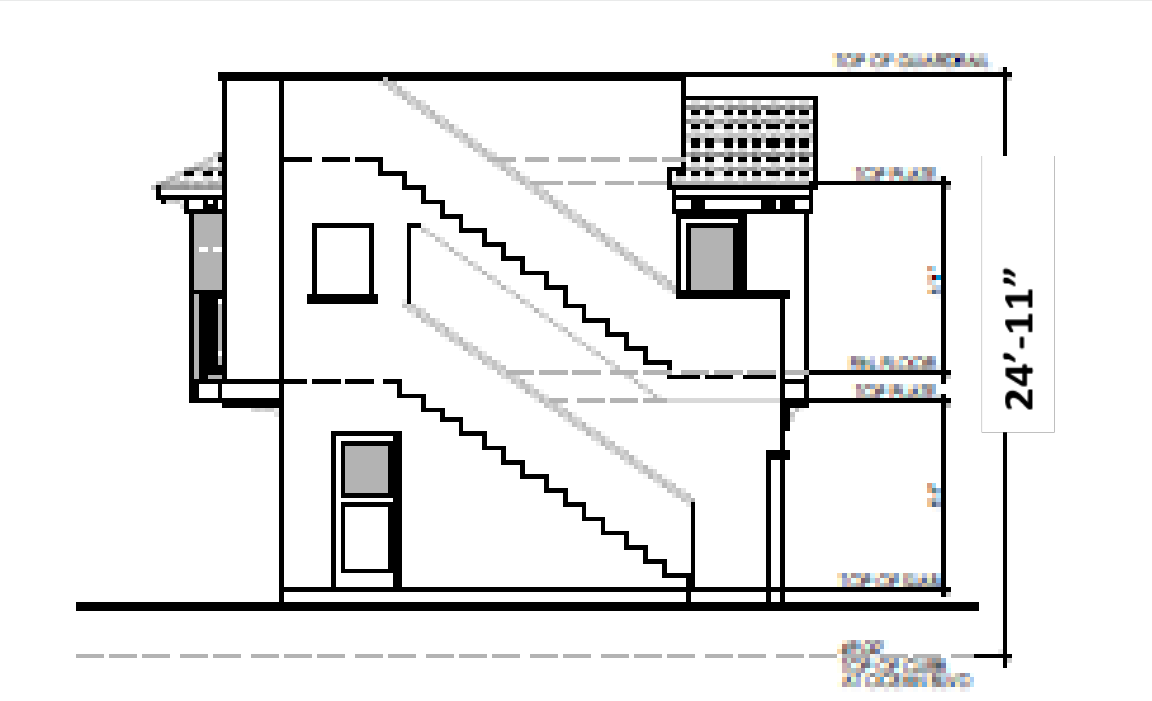
South Elevation



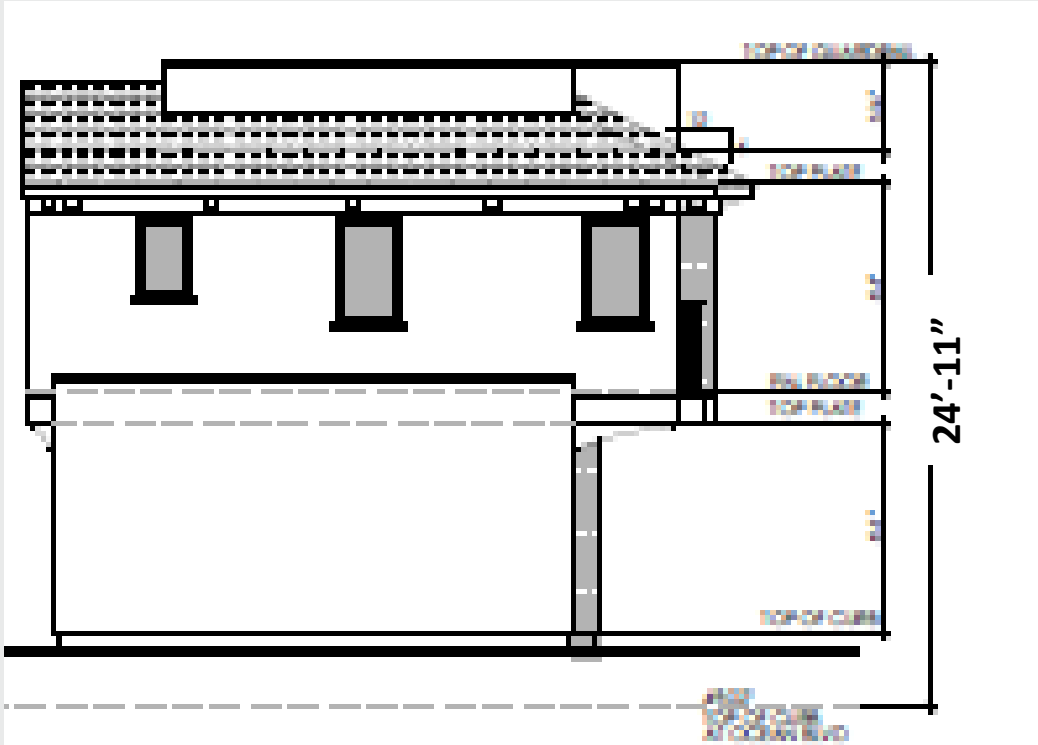
North Elevation



# PROPOSED SIDE ELEVATIONS



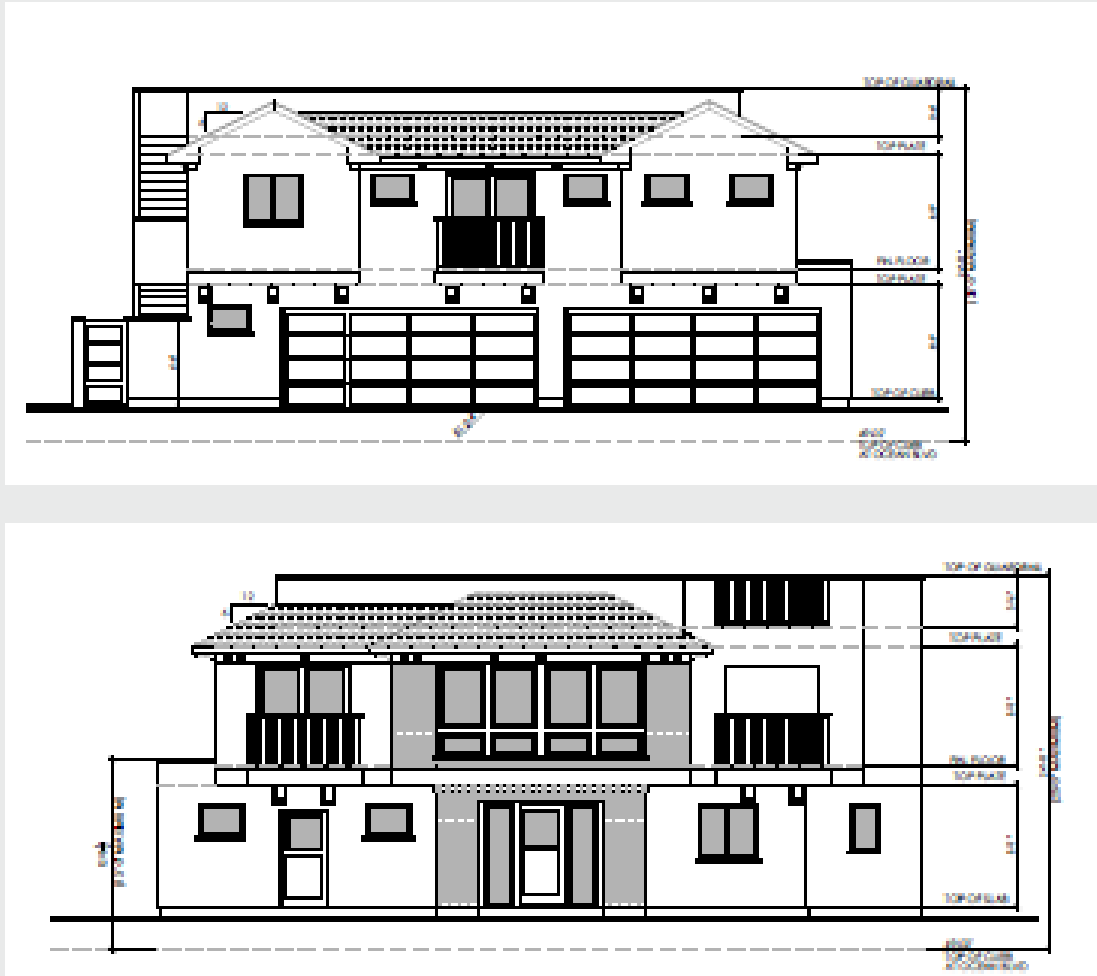
East Elevation



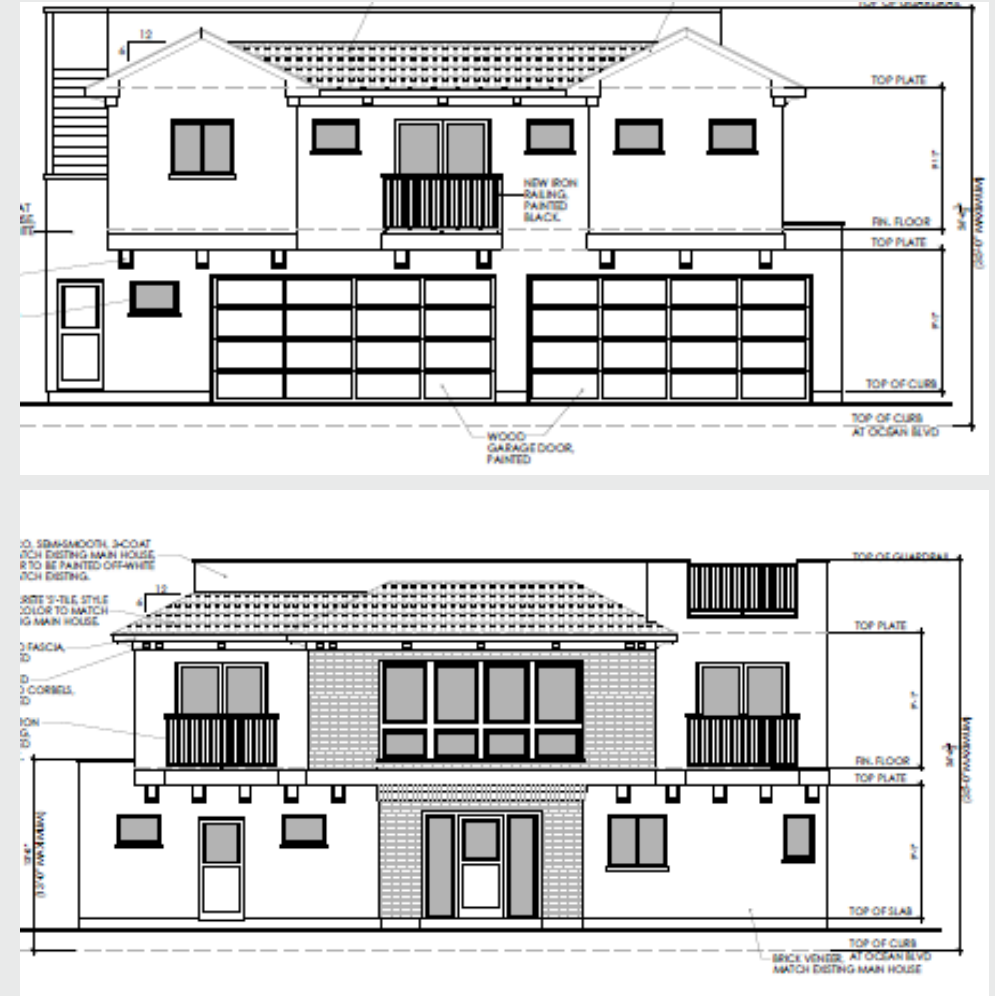
West Elevation

# COMPARISON

## CURRENT ADU PLAN



## PREVIOUS SECOND DWELLING (MAY AGENDA)





# PUBLIC COMMENTS

- Concerns that the primary house being used as Abnb (Short term Rental)
- Concerns that the property line wall is failing creating and unsafe condition
- Concerns over the negative impacts (noise) related to the primary house usage as a Abnb.
- Concerns that the new unit will be used as a Abnb.
- Support for the project regarding compatibility to the historic district



**As proposed,  
the addition  
to the primary  
residence is:**

1. In compliance with the Zoning Code;
2. Bluff Park Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinances C-6835 – Bluff Park Historic District
5. Certificate of Appropriateness Findings



# RECOMMENDATION

With the added condition, Staff recommends approval of the Certificate of Appropriateness to:

- Construct a new detached two-story structure, consisting of a 986-square-foot, four-car garage with storage and laundry area and, to
- Construct a new 998-square-foot Accessory Dwelling Unit (ADU) located on the second floor and a 624-square-foot roof deck.

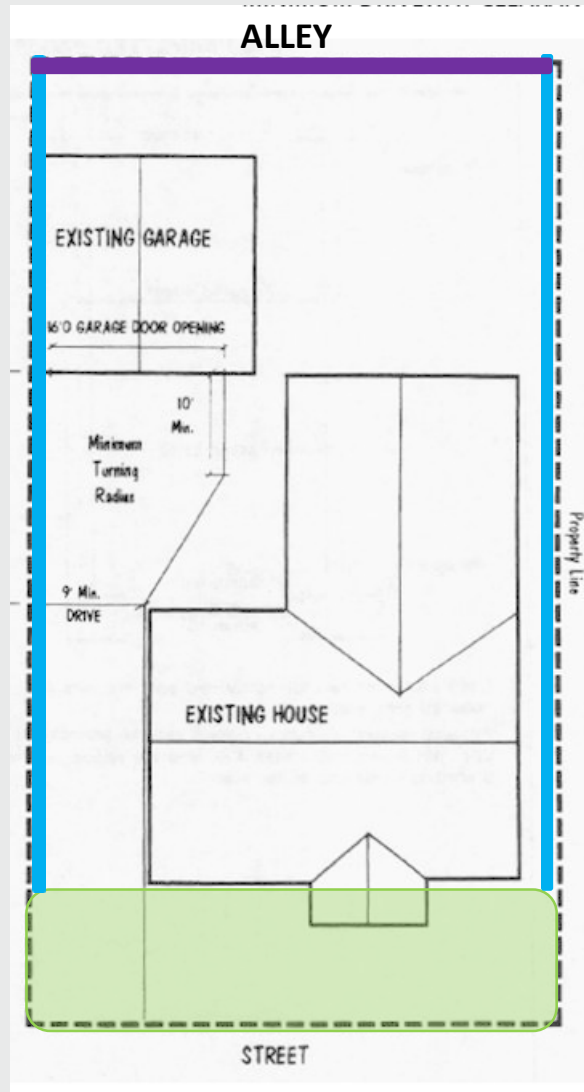


**Thank you**

**Gina Casillas**  
Gina.Casillas@longbeach.gov  
562-570-6879



# Extra Slide- fencing heights locations



Zone Districts	Maximum Permitted Height(a)
1. Residential	
-Front yard	3 ft. (b), (f)
-Other yard area	6 ft. 6 in.
-Outside of required yard area	10 ft.
-Abutting a nonresidential district or use	8 ft.
-Abutting an alley, flood control channel, or other public right-of-way other than a street	8 ft. (c)
-Abutting a major arterial/regional corridor	8 ft. (d)