



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

December 11, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for the construction of a new detached 910-square-foot one-story unit with an attached 357-square-foot two-car garage on a property with an existing one-story single-family residence and detached two-car garage located at 900 Coronado Avenue. The existing front home on the site (not a part of this action) is a contributing property within the Rose Park Historic District. (District 2)

APPLICANT: Rand and Andrea Relatores
1203 Big Canyon Place
San Pedro, CA 90732
(Application No. HP17-493)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness for the construction of a new detached 910-square-foot single-story unit with an attached 357-square-foot two-car garage on a property with an existing one-story single-family residence and detached two-car garage located at 900 Coronado Avenue. The new unit and garage would be attached to the existing two-car garage in the rear half of the lot. The proposed project would also include the demolition of an existing non-historic shed.

BACKGROUND

The subject property is located on the east side of Coronado Avenue between East 10th Street and East 8th Street (Exhibit A – Location Map) within the R-2-N Zoning District (Two-Family Residential District, Standard Lot). The R-2-N Zoning District allows for a maximum of two residential units on lots over 6,000 square feet. The lot size of the subject property is 6,255 square feet, and two residential units would be allowed on the site under current zoning.

The property is developed with a 1,094-square-foot, one-story single-family residence located in the front half of the lot and a 420-square-foot detached two-car garage. The one-story single-family residence was constructed in 1953, according to Los Angeles

County assessment records. Building permit records indicate that the existing detached, two-car garage was relocated to its current location off the alley in 1960. An existing curb cut and concrete parking pad remain in the front yard setback.

The existing front home on the site is a contributing property within the Rose Park Historic District. The existing residence is a late example of Minimal Traditional architectural style typical of post-war construction. The residence features a hip roof, stucco exterior siding, window awnings, an off-centered entry and porch, and large casement windows. The building is well preserved and retains most of its original architectural features.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because the size of the new unit exceeds 250 square feet. 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 new 910-square-foot single-story unit and 357-square-foot two-car (compact) garage will be located at the rear half of the lot and will be attached to the existing garage (Exhibit B – Plans & Photographs). The existing two-car garage will remain in place and serve as the required parking for the existing residence. The proposed unit will consist of two bedrooms, two bathrooms, a living room, a kitchen, and a covered porch. The existing and proposed garage will take access from the alley similar to existing conditions. The exterior design of the unit and garages will be consistent with the materials on the existing structure, and include stucco siding, a gable roof system, an off-center entry and porch, composition roof shingles, and single hung wood windows. No changes are proposed to the existing residence.

The new unit and garage will be consistent with the development standards for the R-2-N zone. The new unit will be set back 71 feet from the front property line and will maintain a 17-foot separation distance between the existing primary residence. The garage will maintain space for two compact parking spaces measuring 8 feet by 15 feet in size. The primary pedestrian access to the new unit from Coronado Avenue will be taken from the walkway on the south side of the existing single-family residence, which is within the 8-foot-wide side setback along the north elevation of existing residence.

The height of the new unit and garages will be 15 feet-11 inches measured from the finished grade to the highest ridge on the new roof. The overall height of the existing residence is 13 feet-5 inches high, measured from finished grade to top of the highest ridge, and will generally screen the full height and width of the proposed residence and attached garage from view in the public right-of-way. The new residence and attached garage will stand alone from the existing residence.

With regard to evaluating the scale of subject site, the proposal will not alter or change the existing scale or massing already established for the property. The proposed building height, roof lines, and scale will remain in character with the neighborhood

scale and context of the block as the properties within the immediate area consist of a mixture of one and two-story structures with one and two-family dwellings and non-conforming multi-family residential uses. The new unit and attached garage will be in full compliance with the City's residential development standards and the zoning regulations applicable for this property.

Several architectural features are incorporated into the building design to integrate the proposed unit and attached garage with the existing residence's Minimal Traditional architectural style, including stucco siding and an off-center entry and porch. A gable roof system and single hung wood windows will be included in the design of the new unit. The wood windows will not have any grilles or lites. The proposed garage doors would not be visible from Coronado Avenue, but will feature carriage house design with a light finished texture. The materials for the proposed unit and garage will match the existing residence and are materials found throughout the Rose Park Historic District.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states the new construction will not destroy historic materials, features, and spatial relationships that characterize the property. There are no alterations proposed to the character-defining features on the existing residence. The existing two-car detached garage was relocated in 1960 after construction of the contributing building. The location of the new residence and attached garage will be completely separated from the existing primary historic structure. Furthermore, Standard No. 9 states that it's important that the new addition be visually distinguished from the historic building. The addition should 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 existing one-story residence has stucco as the predominant exterior material. The new residence and garage will be one-story and consist of only smooth stucco on all exterior sides. The new unit will feature a gable roof system and single hung wood windows to differentiate the new unit from the primary structure. The new residence and garage will also maintain an appropriate scale in size, mass, and density in the context of the historic district which consists of one and two-story structures with one to two dwelling units and non-conforming multi-family residential uses. Lastly, the materials and architectural features used will be compatible with the Minimal Traditional architectural style.

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 Rose Park Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 910-square-foot single-story residence with an attached 357-square-foot two-car garage. The proposed project is compatible in overall scale, massing, proportions, and materials to the architectural style of the existing structure on the property and in the context of the Rose Park Historic District and,

therefore all the findings can be made in the affirmative for the proposed improvements. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on November 21, 2017. As of this date, no objections have been filed as it relates to the project.

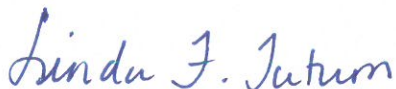
ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for a new construction or a second dwelling unit in a residential zone.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Christopher Koontz".

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in blue ink, appearing to read "Linda F. Tatum".

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER
LFT:CK:mc

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