



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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

December 14, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request for construction a 492 square foot one-story addition to the rear of an existing single-family residence at 3029 East Vista Street in the Bluff Heights Historic District (District 3).

APPLICANT: Alison Engel and Dan Evans  
c/o Zieba Builders  
400 East 3<sup>rd</sup> St.  
Long Beach, CA 90802  
(Application No. HP15-393)

## THE REQUEST

The applicant requests approval of a Certificate of Appropriateness for construction of a 492 square foot master bedroom suite at the rear of a one-story bungalow.

## BACKGROUND

The subject site at 3029 East Vista Street is located on the north side of Vista Street between Orizaba Avenue and Obispo Avenue (Exhibit A – Location Map). The site is located within the R-2-A zone (Two Family Residential District with Standard Lots where one unit is limited to a small accessory unit). The site is improved with a 1,351 square foot one-story single-family residence, and two detached one-car garages (288 square feet and 334 square feet). The residence and original 288 square foot one car garage with driveway access from Vista Street were built in 1918. The second detached garage with alley access was permitted in 2003 and finished in 2015.

The residence is designed in the California bungalow architectural style and is listed as an altered Craftsman in the Bluff Heights Historic District Ordinance. A building permit was issued in the 1930's for a 57 square foot porch and a 120 square foot bedroom addition. According to City records over the past 25 years other minor alterations have taken place including a new roof, electrical service upgrade, kitchen and bathroom remodel, a CMU wall and wood fencing. A Certificate of Appropriateness was issued in 2014 to repaint the home with white trim, dark gray highlights and to stain the front door.

The house retains many character defining features of the California bungalow such as the low sloped roof with wide overhanging eaves and exposed rafter tails, attic vents, projecting beams, and a front facing open porch. All the windows have been changed out to white vinyl with a vertical mullion pattern in the upper portion of the window. There are no building permits on record for the window change out although the structure was listed as an altered Craftsman at the time of adoption. Thus, staff is assuming that the windows were changed out prior to the district adoption in 2004, which is why the structure is listed as altered (Exhibit B – Plans & Photographs). The original detached single-car garage has been altered with a small three-foot extension at the rear and a small two-foot pop out at the front.

The purpose of the proposed expansion is to add a master suite including a bedroom, walk in closet, and full bathroom. The existing house has three bedrooms and two bathrooms. The existing 120 square foot rear bedroom will be converted to a hallway leading to the master suite and a walk-in closet; thus, the number of bedrooms will remain the same. In addition, two new wood sash windows will be installed on the east elevation of the existing rear bedroom. The addition will not alter the front elevation or architectural appearance of the historic structure.

### **ANALYSIS**

Placement of the addition to the residence will be on the north or rear elevation of the building 82 feet from the front property line and four feet from the side property line. The addition is placed far enough away from the front façade and right-of-way that the historic building form is not altered due to the addition. No changes are proposed for the front elevation.

The existing historic residence is approximately 17 feet in height as measured from existing grade to the ridge of the roof. The one bedroom addition added in the 1930's at the rear of the home has a height of 13 feet 6 inches to the ridge. The height of the proposed addition is 15 feet 6 inches so that the addition can be differentiated from the original construction. The roof slope, overhanging eaves, rafter tails and attic vents will match the existing architectural details of the home. Beveled wood siding will be used at the same exposure as the existing siding to maintain consistency in materials.

As designed, the proposed addition will match many of the existing architectural features including the wood siding, window styles and trim, attic vents, roof eaves and decorative beams. The new windows will be wood with the same vertical mullion pattern in the upper portion to be consistent with the existing windows.

Staff has included conditions of approval to ensure exterior colors, siding and roofing materials match the existing improvements and to obtain permits for alterations made without City permits.



### **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 2.63.070 (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 Bluff Heights Historic District Ordinance. Staff supports approval of the Certificate of Appropriateness for the 492 square feet of additional living area. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, materials and colors similar to the architectural style of the existing structure on the property and in the context of the District. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

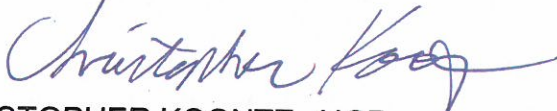
### **PUBLIC HEARING NOTICE**

Public notices were distributed on November 28th, 2015 and a notice was mailed to the Bluff Heights Neighborhood Association. As of this date no letters have been received.

### **ENVIRONMENTAL REVIEW**

In accordance with the 15301(e) Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP  
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

LFT: CK: LF

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

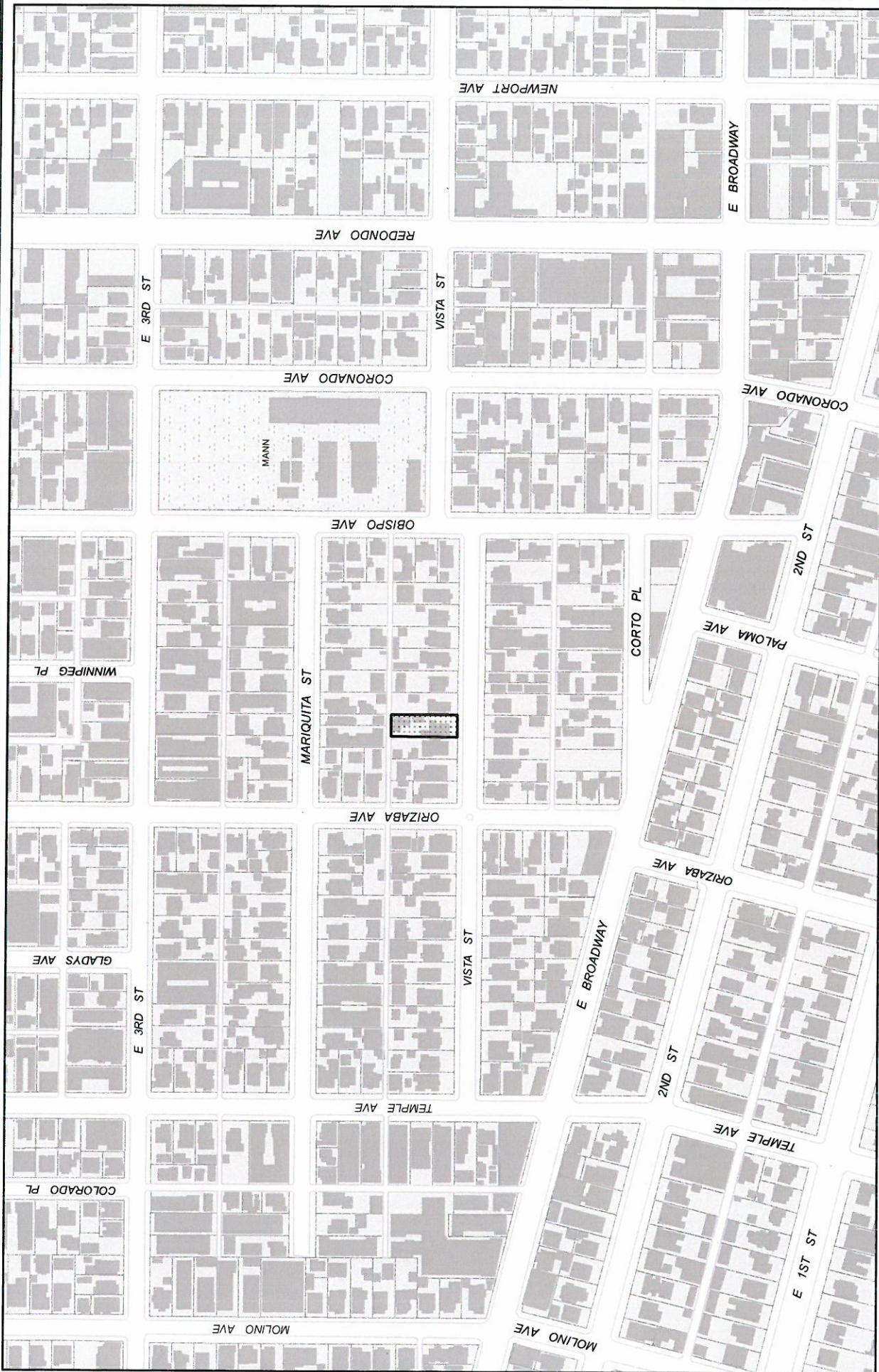
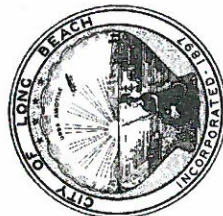




## Exhibit A



**Subject Property:**  
3029 Vista St  
Application No. HP15-393  
Council District 3  
Zoning Code : R-2-A





**CERTIFICATE OF APPROPRIATENESS  
HP15-393  
FINDINGS AND ANALYSIS  
3029 East Vista Street**

**ANALYSIS:**

In compliance with Section 2.63.070 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 is located at 3029 East Vista Street, on the north side of the street between Orizaba and Obispo Avenues (Exhibit A – Location Map). The property has a zoning designation of R-2-A and is improved with a one story, single-family residence, and two detached one car garages. Built in 1918, the home was constructed in the Craftsman bungalow style. This residence is listed as an altered Craftsman within the Bluff Heights Historic District (Ordinance C-7937).

In compliance with Section 2.63.070 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 the City's zoning codes.

**FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)**

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, 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 property or the historic district. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The addition will be setback 82 feet from the front property line and is not visible from the street. The project design and low scale do not overpower the historic building and are compatible with the district. Materials proposed in the addition are compatible with the bungalow style including the low sloped roof with over hanging eaves, wood siding, attic vents and wood sash and awning style windows.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Development Services Department.**

There are no active code enforcement cases at this site.

- 3. The proposed change is consistent with or compatible with the architectural period of the building.**

The proposed addition is consistent with the architectural style of the home. The materials and design of the proposed project are compatible to the Craftsman bungalow style of the house and typical of the period of significance. Conditions have been imposed to assure use of materials compatible with the Craftsman style of the home.

- 4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The Bluff Heights Historic District is made up of a mix of architectural styles from the 1905-1950 period with the predominate style being Craftsman bungalow. The ordinance states more than 50% of the existing contributing structures are California bungalows. The homes on each side of the subject site are also one story bungalows. The proposed project, as conditioned, will not adversely affect the historic district since its architectural style will not be changed. The proposed alterations will provide an architecturally compatible addition to the historic building.

- 5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The proposed addition uses materials, colors and decorative features similar to those found on the existing home. The project scale will be slightly lower than the existing building height and the project materials, colors and fenestration compatible with adjacent structures of a similar period within the Bluff Heights Historic District. The new mass is not visible from the street.

- 6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.**

The addition and garage addition are consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The single-family use of the structure will not change.
- Character – The character of the structure will not change.
- Changes to Historic Features – The historic features of the structure will be preserved and not change.
- Historic Significance – The project will not change the historic significance of the property.
- Distinctive Features – The addition will not change the distinctive features of the property.
- Deteriorated Historic Features – Deteriorated historic features will be repaired and preserved.

## CULTURAL HERITAGE COMMISSION

December 14, 2015

Page 6

- Damage to Historic Materials – The project will not cause damage to the historic features on the structure.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material that Characterize the Property – The addition will not destroy historic materials that characterize the property.
- Form and Integrity – The project will not cause damage to the essential form and integrity of the structure.

## **CONDITIONS OF APPROVAL**

**Address: 3029 East Vista Street**

**Application No.: HP15-393**

**Hearing Date: December 14, 2015**

1. This approval is for the construction of a 492 square foot addition to an existing one-story single family home. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in November 12, 2015, as amended. These plans are on file in this office, except as amended herein.
2. The project must 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 approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day 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.
4. 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 2.63.070(I), this approval shall expire within one year 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 2.63.070(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.
5. 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.
6. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.



8. 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.
9. The new addition shall be painted to match the existing body, trim and highlight colors as approved by Certificate of Appropriateness HP 14-035 in 2014 (body; light gray, trim; white; highlight; dark gray).
10. Any new exterior light fixtures shall be period appropriate to the satisfaction of the Director of Development Services.
11. The roof for the addition shall match the existing composition roof pattern, material and color to the satisfaction of the Director of Development Services.
12. The applicant shall obtain permits for the exterior water heater and shower projection on the north elevation of the home, and the three-foot addition at the rear of the original garage and two foot pop-out on the front of the garage which are not shown on City building records.
13. Prior to issuance of a Certificate of Occupancy for the addition the garages shall be inspected to verify they are available for parking.
14. The dark gray highlight paint color as shown on the approved Certificate of Appropriateness HP 14-035 dated February 14, 2014, shall be applied to the projecting beams and attic vents on the front elevation.
15. There shall be no exterior keyed access for the French doors in the new master suite.
16. A covenant shall be recorded with the Los Angeles County Recorder's Office prior to issuance of a Certificate of Occupancy that states the addition shall be for use as a single family dwelling with one kitchen and there shall be no change, alteration, deletion or addition to the plans without prior approval by the City of Long Beach.
17. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.