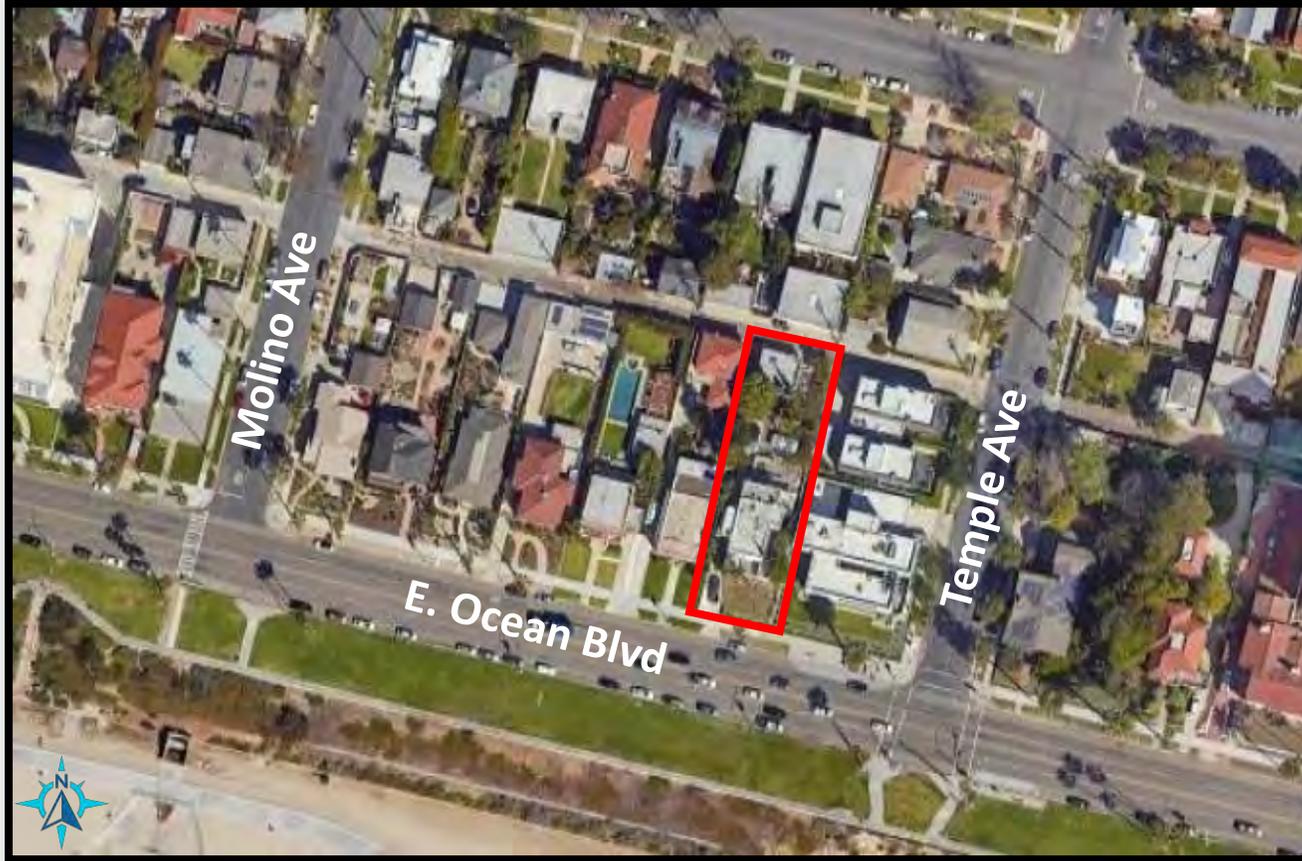




Cultural Heritage Commission

November 29, 2022

2749 E. Ocean Boulevard
Certificate of Appropriateness
COAC2203-01



- North of East Ocean Boulevard
- Lot Size – 11,000 square-feet
- Zone: R-2-L
- Two-story, 3,608 square-foot dwelling with a basement
- Detached two-car garage with an attached accessory structure at the rear
- Built in 1919 – Modern Style
- Contributing Structure – Bluff Park Historic District
- Designed by Master Architect Irving J. Gill

 Project Site



Front of dwelling



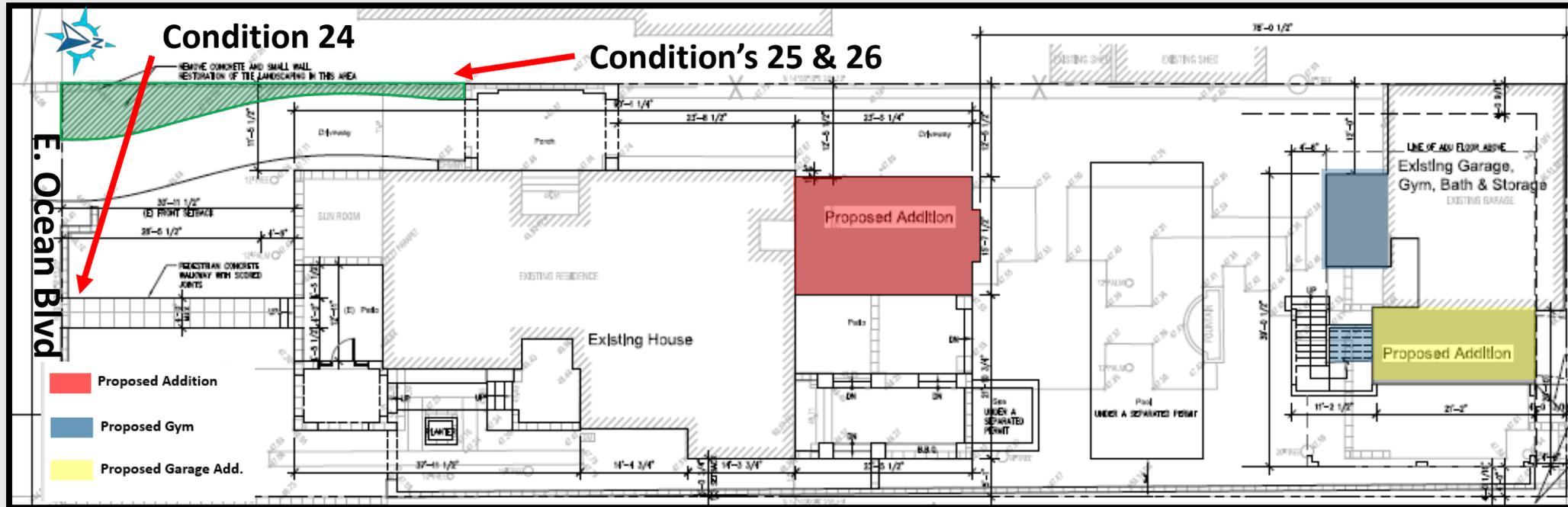
Rear of dwelling



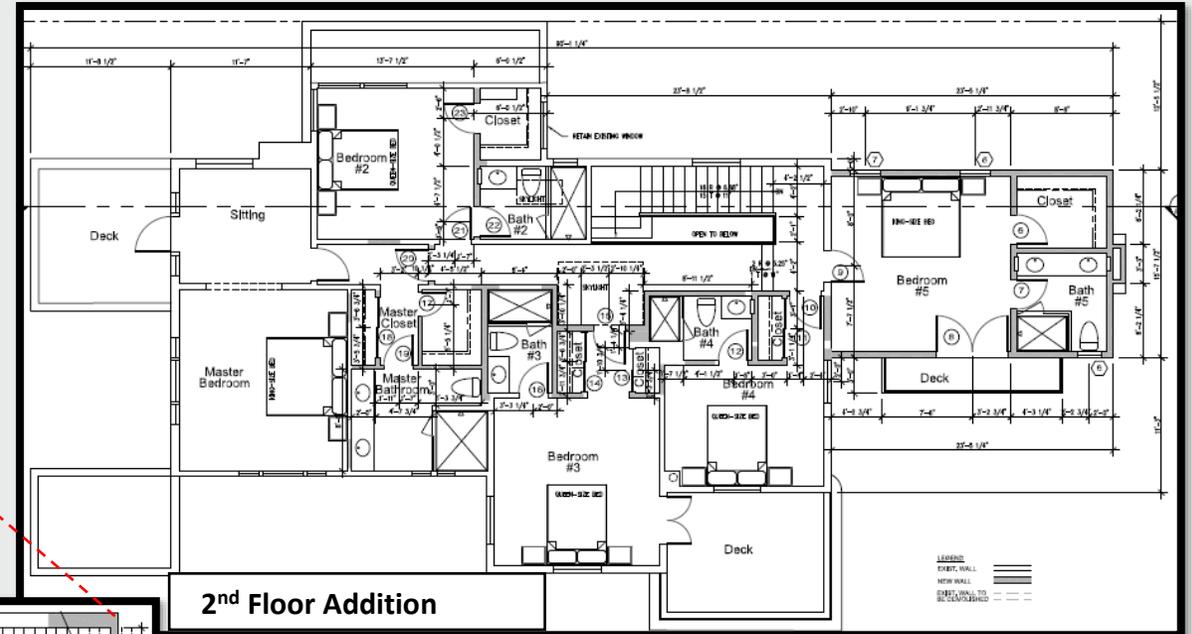
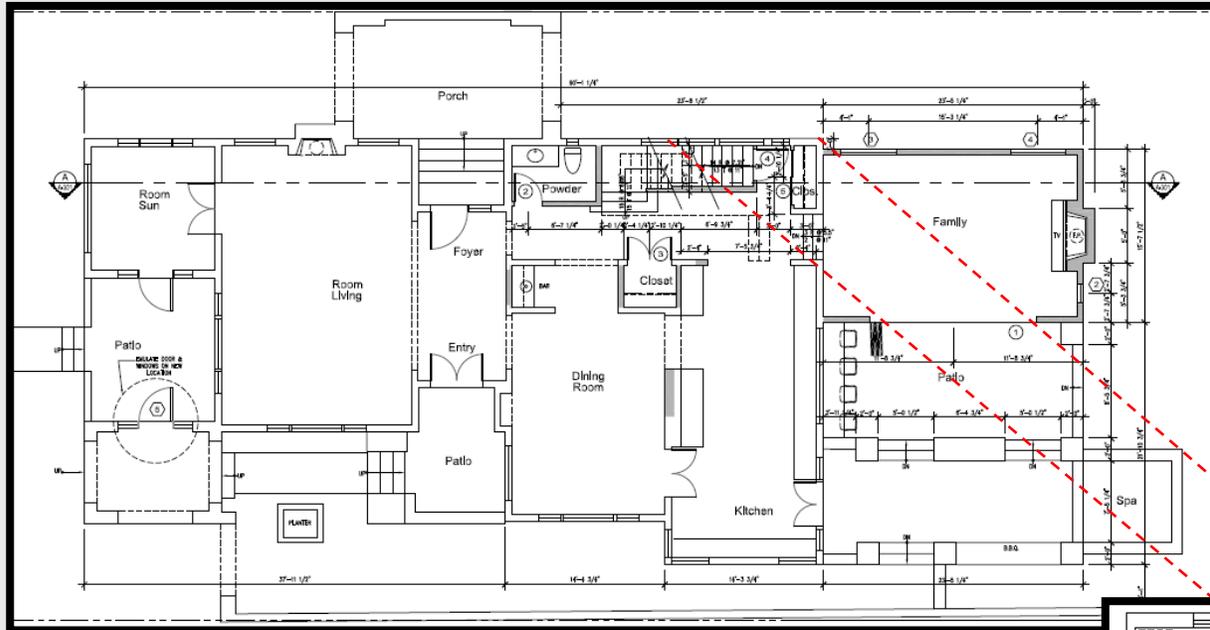
Detached garage



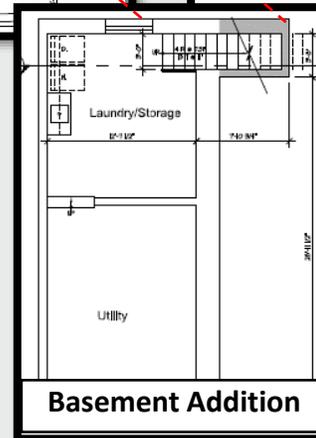
Side of accessory structure



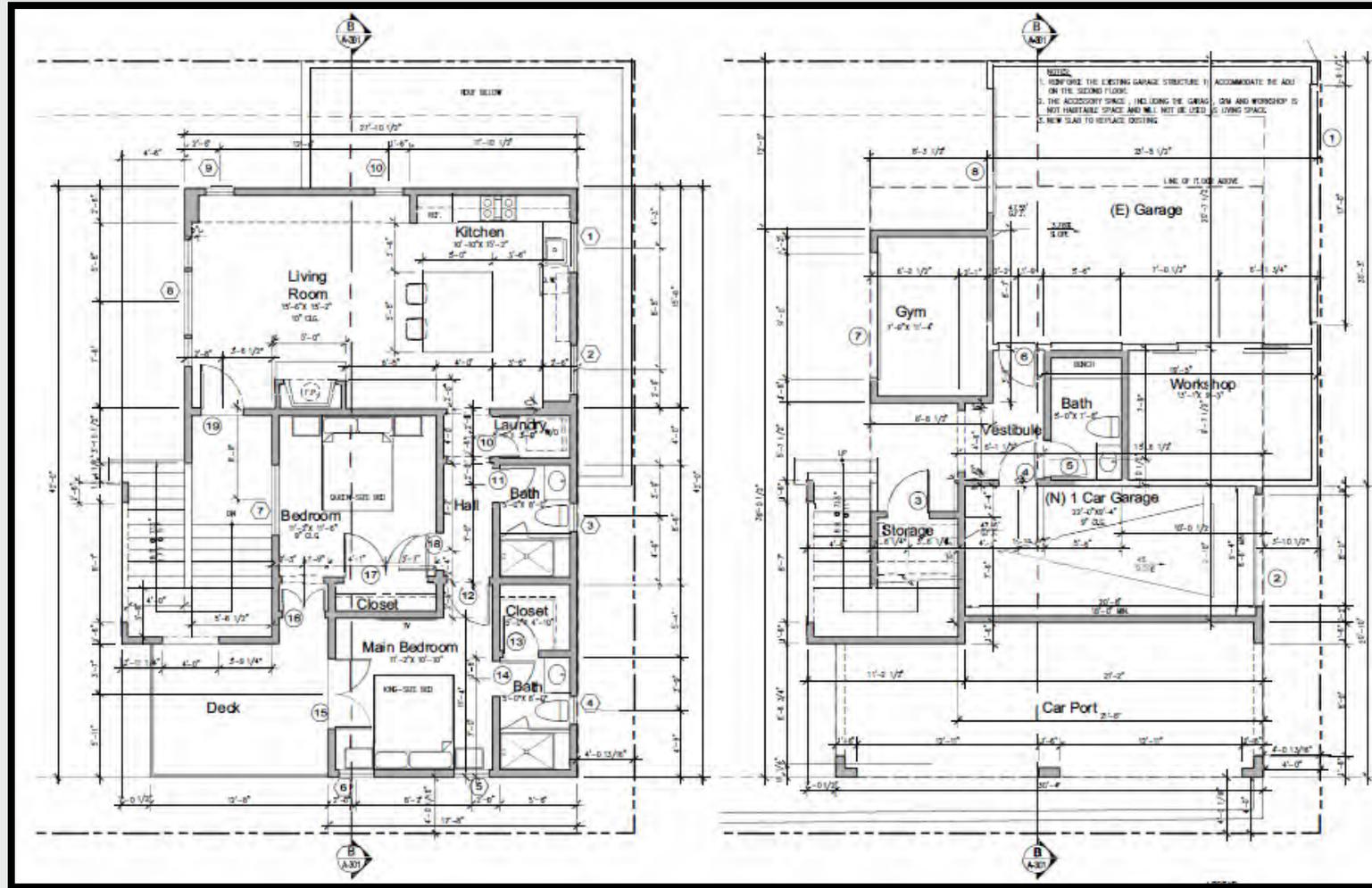
- 637 SF addition to the rear & 56 SF basement level
- Addition setback 98ft from the front property line & 12-ft 5-in from the side (west) property
- 1 ft recession from original footprint
- 215 SF one car garage attached to the existing accessory structure with a carport
- 103 SF accessory structure addition for a gym/storage space
- 965 SF ADU – Approved (*Not part of CHC review*)
- Walkway addition from E. Ocean Blvd to the patio area
- Removal an unpermitted 60 LF low wall along the front/side property line
- Restoration existing driveway

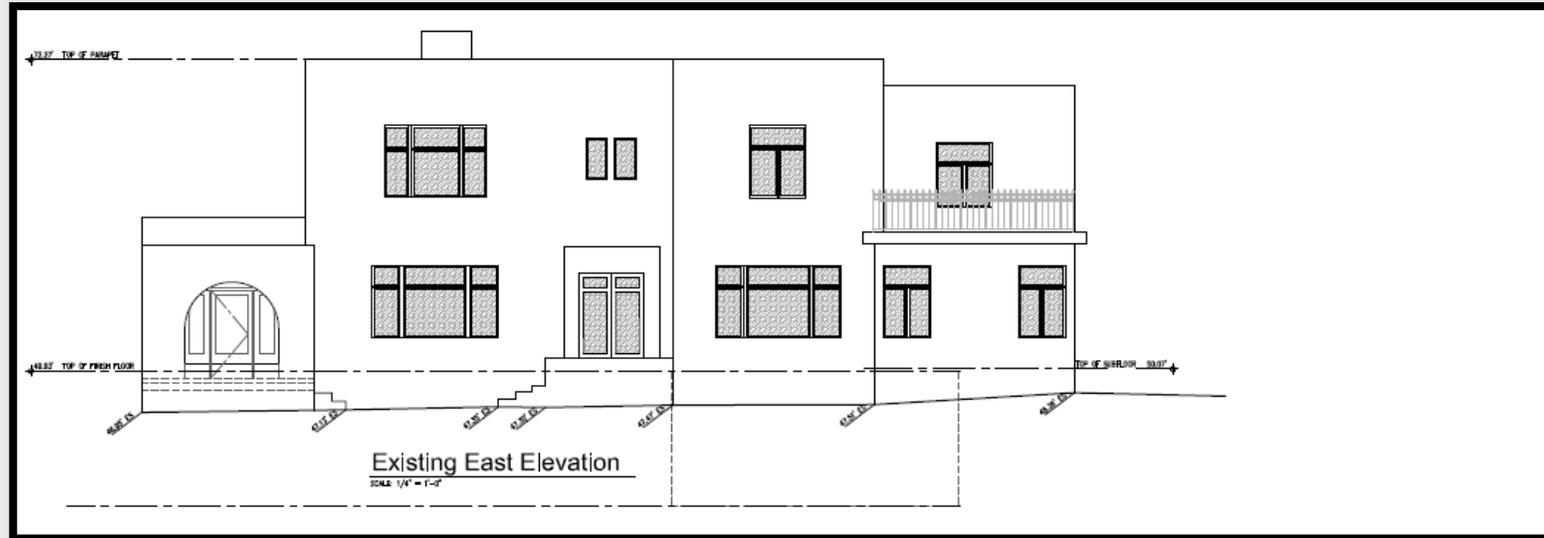


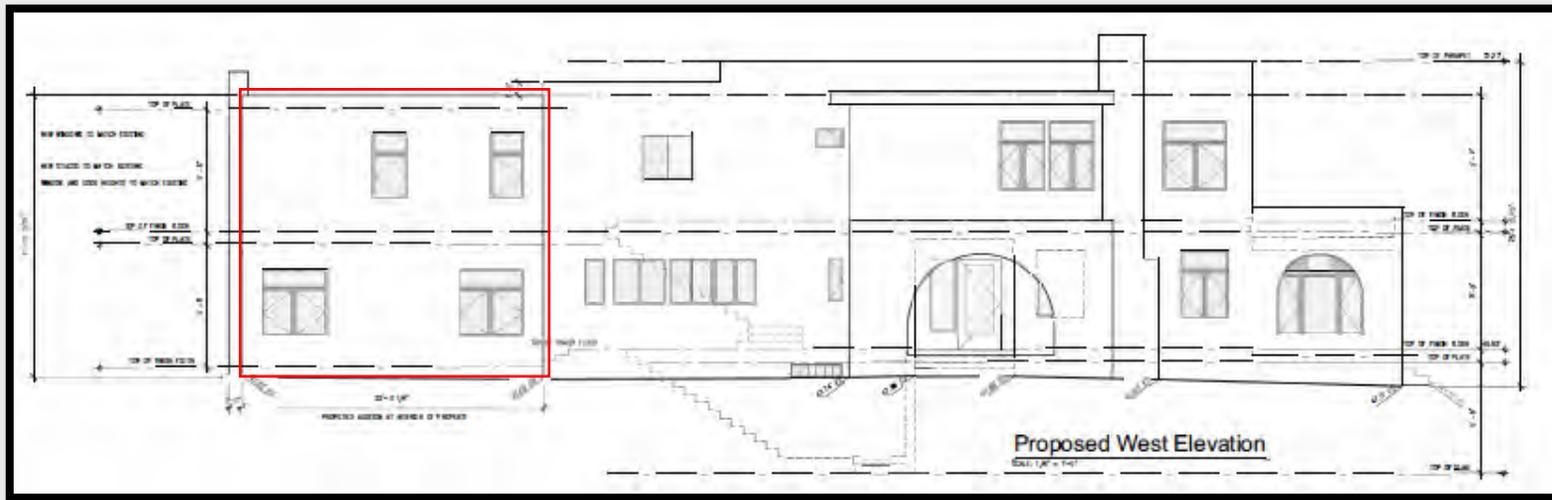
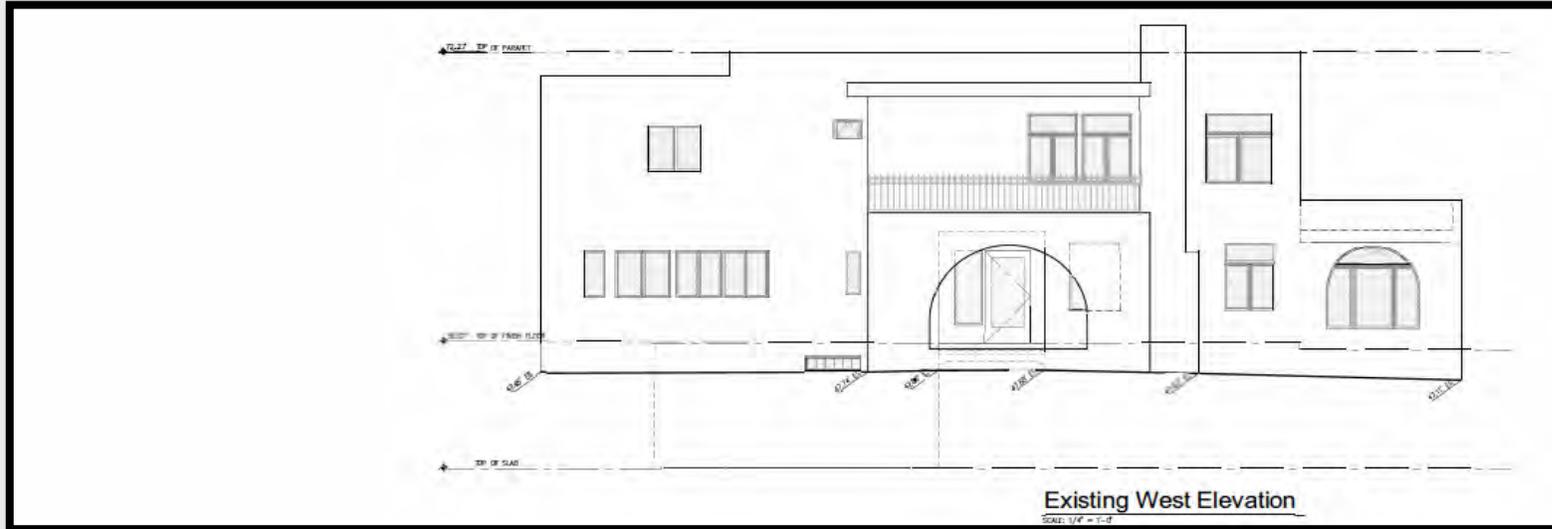
2nd Floor Addition

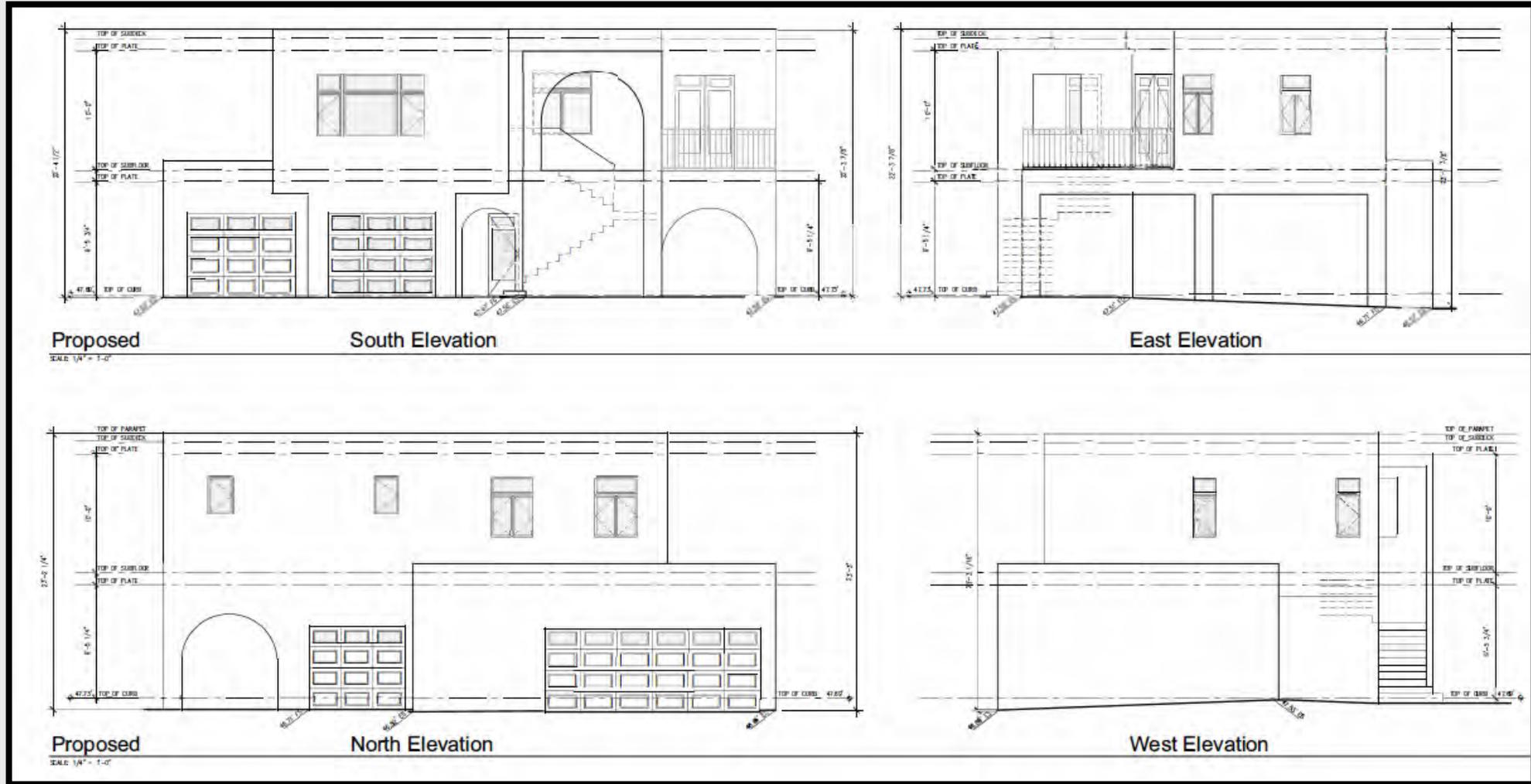


Basement Addition









As proposed, the proposed project is:

1. In compliance with the Zoning Code;
2. Bluff Park Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C – 6835 Bluff Park Historic District;
5. Certificate of Appropriateness Findings.

Conditions

- Retain and shift the larger window on the existing 2nd floor rear elevation a few inches
- Remove 60 LF low wall, in the front yard area
- Remove portion of expanded driveway and restore with landscaping
- Restore the patio doorway on the west archway of the patio, matching the existing sunroom

CEQA

- This project is exempt per Section 15303 “New construction or conversion of small structures” as scope of work includes interior improvements, an addition to the existing dwelling and expanded accessory structure space.

Public Comments

- Only Irving Gill development in Long Beach
- Concerns with the proposed rear addition
- Dwelling should not be altered and preserved in its original condition
- Allow the addition as the project is consistent with the Secretary of the Interior’s Standards and the Bluff Park Ordinance and it will not be visible from Ocean Boulevard

Staff Recommendation

- Approve the COA to allow a 637 SF two-story addition to the rear of the dwelling, a 56 square-foot expansion to the basement, a 215 SF single- car garage addition with an attached carport, and a 103 SF accessory addition to the garage.



Thank you

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