



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

July 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request for a 494-square-foot, one-story addition and remodel to an existing single-family residence located at 3761 Walnut Avenue within the boundaries of the California Heights Historic District. (District 7)

APPLICANT: Valery Augustin, Architect  
13432 Beach Avenue, Suite A  
Los Angeles, CA 90292  
Application No. HP 16-209

## REQUEST

The applicant requests approval of a Certificate of Appropriateness for the construction of a 494-square-foot addition to an existing residence and to replace the detached garage. This request also includes replacement of six (6) non-original vinyl windows with wood windows.

## BACKGROUND

The subject property is located on the west side of Walnut Avenue between 37<sup>th</sup> Street and East Bixby Road (Exhibit A – Location Map). The site is located within the California Heights Historic District and has a zoning designation of R-1-N (Single Family Residential District) on a 25-foot wide lot. The parcel is 3,187 square feet in size (25 feet x 127.5 feet) and is improved with a 665-square-foot, one-story, single-family residence and a detached 280 square-foot-garage. The residence and detached garage were constructed in 1949.

The residence is designed in the late 1940s vernacular and is a non-contributing structure. The front of the residence features a low-pitched shed roof with prominent placement of the chimney on the front elevation. The shed roof slopes upward, then transitions vertically down to a lower-pitched roof in the rear. The residence has horizontal wood siding that has been painted various colors throughout the past several decades; it is currently painted a cream color with sage green trim. The existing detached single-car garage, located to the west behind the house and takes access from the alley, is a nearly-flat-roofed structure that matches the residence in appearance.

The addition and remodel of the residence would add a master bedroom suite and guest room, and improve the general functionality of the residence, which currently has one bedroom and one bathroom.

The property is a 25-foot-wide lot, which is considered a narrow lot. Construction of over 450 square feet on lots less than 27' inch width requires approval of a Site Plan Review. The proposal includes a 494-square-foot-addition, along with a new detached garage. The Site Plan Review Committee reviewed this application on June 8, 2016, and determined that the addition would not have impacts to adjacent properties. The requested Certificate of Appropriateness is the final required entitlement to approve the project.

### **ANALYSIS**

The standard of review for properties with non-contributing structures is to maintain a visual cohesion with the district as a whole. Any new improvements should be compatible with the district as a whole since non-contributing buildings do not contribute to the district either because they were built out of a district's period of significance or have been significantly altered. District compatibility can be achieved by providing a size and scale that is compatible with other buildings in the district and by using building materials found in the district. In addition, a determination is necessary as to whether the improvements comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures (Guidelines).

The existing residence's relationship to the streetscape is the primary consideration in reviewing an addition to a non-contributing structure. The proposed addition is designed at the rear the residence in order to not alter the front façade. The addition occurs approximately 66 feet from the public right-of-way and there will be no impact to the streetscape. As proposed, the addition limits the alteration to one wall, leaving the appearance and features of the front of the residence intact.

The front of the existing residence is approximately 10 feet in height as measured from grade to the midpoint of the shed roof. The proposed addition at the rear would be in a flat-roof style, with a parapet wall measuring 12 feet from grade. Due to the existing low ceilings, the applicant desires to transition to a taller ceiling height to allow more openness and lighting in the new addition. The proposed roofline of the addition is consistent with the already-disjointed roofline of the existing home, but creates an opportunity for roof-mounted mechanical equipment. The applicant has demonstrated that the equipment will be out of sight from public view.

The addition is designed to be architecturally consistent with the existing residence, with vertically-oriented wood windows located at the same header height. The applicant proposes to use wood siding on the exterior of the addition. A slight reveal is designed on the sides of the home to transition from the existing siding to the new siding. The entire house will be painted the same color – a light beige, with a darker taupe trim color. Since the addition is located in the rear portion of the lot and will not be visible from the street, it allows improving functionality while retaining the relationship between the residence and the neighborhood streetscape.

To create the space needed for the home addition and to achieve outdoor space, the applicant proposes to replace the existing single-car garage with a two-car garage. The new garage would be in the same architectural style as the addition and include one full-size space, one compact space and an accessory half-bath.

Previously approved Certificates of Appropriateness for the home include:

- 2010 – Reroof, repaint the residence cream with sage green trim, install water heater and enclosure, replaced fixed window at rear of home with French doors and install new wood siding on west elevation.
- 2006 – Construct new addition onto rear of structure and add a second story (never constructed).

### **RECOMMENDATION**

Staff has analyzed the proposed project and has determined that it 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 California Heights Historic District Ordinance. Staff supports approval of the Certificate of Appropriateness for the 494-square-foot addition and new detached garage, as well as the window replacement on the north and south elevations. All findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, materials and colors to the architectural style of the existing home and in 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 June 22, 2016, and a notice was sent to the California Heights Neighborhood Association. Planning staff has received no comments, inquiries or statements from the public as of the writing of this report.

### **ENVIRONMENTAL REVIEW**

In accordance with Section 15303(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), small additions to single-family residences are categorically exempt from environmental review.

Respectfully submitted,

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

CHRISTOPHER KOONTZ, AICP  
ADVANCE PLANNING OFFICER

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

LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

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