



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562) 570-6194

FAX (562)570-8068

MARCH 4, 2010

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Deny the Appeal of the Cultural Heritage Commission's decision to approve a Certificate of Appropriateness request to allow the construction of an 800-square-foot accessory residential unit above a new four-car garage located at 340 Gladys Avenue within the R-2-A zone and the Bluff Heights Historic District. (District 2)

**APPLICANT:** Janice Thim-Pederson  
c/o Domingo Ottolia  
5533 Bayridge Road  
Rancho Palos Verdes, CA  
(Application No.: 1001-09 (HP09-0200))

**APPELLANT:** Malinda Brady  
334 Gladys Avenue, #104  
Long Beach, CA 90814

**DISCUSSION**

The subject site, 340 Gladys Avenue, is located on the east side of Gladys Avenue, south of Colorado Street within the Bluff Heights Historic District (Exhibit A – Location Map), and has a zoning designation of R-2-A (Two-Family Residential District). The parcel is 6,500 square feet (50 feet x 130 feet) in area and is improved with a 1,545-square-foot, two-story, Queen Anne style residence built in 1902.

The applicant applied for a Certificate of Appropriateness to add a new 882-square-foot, four-car garage to the rear of the property with an 800-square-foot accessory residential unit above the garage (Exhibit B – Plans and Photographs). The request for the Certificate of Appropriateness was brought before the Cultural Heritage Commission on December 14, 2009. The Commission directed the applicant to revise the design of the new structure at that hearing. The originally proposed two-story flat roof structure was not considered appropriate given the gable roof design of the existing historic residential structure. In addition, the applicant was directed to add window openings to the south façade facing the adjacent condominium building where there were originally no openings proposed. The item was continued to the January 11, 2010 hearing.

## CHAIR AND PLANNING COMMISSIONERS

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At the January meeting of the Cultural Heritage Commission, the applicant presented two revised elevations for the proposed construction. One of the alternatives retained the original flat roof design, but the overall height had been lowered to 21 feet 3 inches (instead of 23 feet 0 inches) and window openings had been added to the south façade facing the adjacent condominium building. The second elevation incorporated a cross-gabled roof similar to the existing residence with an overall height of 24 feet 3 inches, and windows had also been added to the south elevation. After considering the two elevations, the Commission accepted the gable roof design and approved the Certificate of Appropriateness.

The appellant, a resident of the three-story condominium building to the south of the project site, was in attendance at both hearings of the Cultural Heritage Commission. She spoke in opposition to the project and filed an appeal after the Commission approved the project (Exhibit C – Application for Appeal). The appellant feels the proposed structure can be reoriented so as to minimize the effect the new building will have on the view from her unit and, consequently, her property value.

The proposed structure complies with the City's zoning code and does not require any variances to be built as designed. Constraints of the development standards for the R-2-A zone include the requirements for distance between primary structures, open space, parking, and turning radius for the garages. Reorienting the building per the suggestion of the appellant would necessitate a complete redesign, resulting in an inferior design incompatible with the existing Queen Anne building and the Bluff Heights Historic District.

Staff has analyzed the proposed project and found that it is 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 Bluff Heights Historic Landmark District designation ordinance (Ordinance No. C-7937), and the City's zoning codes (Exhibit D – Findings and Conditions of Approval). Staff recommends that the Planning Commission deny the appeal and uphold the Cultural Heritage Commission's approval of the Certificate of Appropriateness.

### **PUBLIC HEARING NOTICE**

Public notices were distributed on February 17, 2010. No responses were received as of the preparation of this report.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 09-096) was prepared for the proposed project (Exhibit E – Categorical Exemption).

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Respectfully submitted,



REGINALD T. HARRISON

INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:AZ

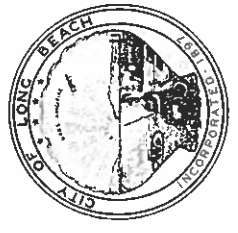
Attachments: Exhibit A – Location Map  
Exhibit B – Plans & Photographs  
Exhibit C – Application for Appeal  
Exhibit D – Findings and Conditions of Approval  
Exhibit E – Categorical Exemption CE 09-096



# Exhibit A



**Subject Property:**  
 340 Gladys Ave  
 Application No. 1001-09  
 Council District 2  
 Zoning Code : R-2-A





# 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

## APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

<input type="checkbox"/> Zoning Administrator	on the <u>11</u> day of <u>Jan</u> , 20 <u>10</u>
<input type="checkbox"/> Planning Commission	
<input checked="" type="checkbox"/> Cultural Heritage Commission	
<input type="checkbox"/> Site Plan Review Committee	

Appellant(s): Malinda Brady

Project Address: 340 Gladys Ave

Reasons for Appeal: see attached

Your appellant herein respectfully requests that Your Honorable Body reject the decision and	<input type="checkbox"/> Approve	this application.
	<input type="checkbox"/> Deny	

	Appellant 1	Appellant 2
Name:	<u>Malinda Brady</u>	
Address:	<u>334 Gladys Ave, # 104</u>	
City/ZIP:	<u>Long Beach, CA 90814</u>	
Phone:	<u>(562) 439-7285</u>	
Signature:	<u>Malinda Brady</u>	
Date:	<u>14 Jan 2010</u>	

Attach additional sheets if necessary for further appellants.

Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).

(Staff Use Only Below This Line)

Received by: AZ App. No.: 1001-09 Filing Date: 1-14-2010

Materials Required:  Plans  Photographs  Special Materials

Fee: 50  Fee Paid Project (receipt) No.: PSPR 11042

P.1

I want you to reconsider my suggestion to relocate the 2 story dwelling in the same direction as the existing house in the back yard, but along the alley side rather than in front of our bedrooms windows.

The suggestion that I'm making would be more aesthetically pleasing to the entire neighborhood and still fulfill the needs of the original proposal that was submitted. If this would be approved it would not negatively effect property values.

P. 2

If this plan could be approved the view of the trees, sky, the sunlight would not be lost, but preserved. The homeowners in our condominium building would ~~be~~ find it acceptable.

**CONDITIONS OF APPROVAL**  
**Address: 340 Gladys Avenue**  
**Historic District: Bluff Heights Historic District**  
**Application No.: HP09-0200**  
**Date: March 4, 2010**

1. This approval is for activities shown on plans received by the Department of Development Services – Office of Historic Preservation dated October 8, 2009. 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 the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission 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., 10 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 made 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. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. All yard and setback areas shall be attractively landscaped primarily with live plant material. All landscaped areas shall be maintained in a neat and orderly condition with healthy landscaping free from weeds. The landscaping shall be installed prior to the certificate of occupancy being issued.

7. All new siding, vents, window and door trim, horizontal bands, et cetera shall be constructed of the same material as those existing features on the home and finished to match.
8. All new window openings shall be consistent with the trim detail and degree of recess as the existing windows on the residence.
9. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Historic Preservation Office before implementing. 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.
10. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Historic Preservation Officer upon request by the applicant prior to the date of expiration.

**CERTIFICATE OF APPROPRIATENESS HP09-0200  
FINDINGS AND ANALYSIS  
340 Gladys Avenue**

**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), and the Bluff Heights Historic Landmark District designation ordinance (Ordinance No. C-7937):**

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and the Bluff Heights Historic Landmark District designation ordinance (Ordinance No. C-7937). Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-2-A development standards.

The applicant is proposing a new 800-square-foot accessory residential unit above a new four-car garage. The proposed addition of at the rear of the home will add a four-car garage with access to three garage spaces off the alley and access to the fourth space off of Gladys Avenue utilizing an existing driveway. Above the new garage will be an 800-square-foot accessory residential unit with a large outdoor deck accented with a shallow wood pergola projecting from the building. The new two-story structure will feature a flat roof, emulating the look of the original garage on the property. The exterior of the new structure will match the existing dwelling with wood shiplap siding on the first story and wood shake shingles on the second story with horizontal bands painted white separating the two stories and accentuating the roof line. The trim of the doors and windows will be wood to match the existing dwelling. The windows will be wood frame in fixed transom, casement, and awning styles. In addition to the solid garage doors, wood frame French doors are utilized for the accessory residential dwelling and a folding French style door opens into the garage facing the interior of the property.

The new construction does not replicate the original garage in terms of massing and scale, but it does reconstruct the deteriorated garage and add an additional residential unit, which was historically present on the property. In addition, the new construction does follow the architectural character of the existing dwelling by matching the shape of the former garage (i.e., flat roof) and the materials present in the existing dwelling (i.e., wood shiplap siding and shingles) without detracting from the scale and character of the existing streetscape.

Some of the design features, primary the selection of doors and windows, diverge from the existing Queen Anne dwelling at the front of the property. The new windows and

doors will retain the wood trim and wood frame construction found in the existing structure, but the windows will be casement and awning style instead of sash and the doors are French doors with a more modern folding French door proposed for the first floor of the garage facing the interior property. Staff believes that window and door styles proposed recall the original look, but in function they are more modern and speak to the new era in which this construction took place.

With the conditions of approval included in the staff report, staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code, the Bluff Heights Historic District as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

**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 change as conditioned will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition is located at the rear of the home and will not be visible from the public right-of-way.*

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

*The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.*

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

*With the recommended conditions, the changes are consistent with the original design of the structure and will not compromise the integrity of the architectural period of the dwelling. The design, materials, details, and features of the contributing property are incorporated into the addition in a compatible and consistent manner.*

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

*The proposed new construction as conditioned will not adversely affect the historic district or the adjacent contributing properties since its architectural style is compatible with that of the original structure and the character is in keeping*

*with the massing and form of typical accessory structures. In addition, the proposed work will not be inconsistent with the existing contributing structure on-site as the exterior will be clad in the same materials present on the existing structure and the detailing will be in keeping with the Queen Anne characteristics of the Colonial Revival characteristics of the existing home.*

- 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 proposal maintains the proportions, scale, fenestration, and massing of the original structure and those contributing properties surrounding it. Additionally, the location and style of the new construction and the use of appropriate and compatible materials of the addition allow it to be subordinate to the original house.*

- 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.**

*Set at the rear of the property, the proposed two-story structure is subordinate to the primary Queen Anne residence on the site. As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. Further, with the incorporation of the new construction, notable historic fabric on the existing structure will not be radically altered or changed.*



# CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 Fax: (562) 570-6068  
lbds.longbeach.gov

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 09-096

Project Location/Address: 340 Gladys Ave

Project/Activity Description: A request to allow the construction of an 800-square-foot accessory residential unit above a new four-car garage located at 340 Gladys Avenue within the R-2-A zone and the Bluff Heights Historic District.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Janice Thim - Pederson

Mailing Address: 340 Gladys Ave, Long Beach, CA

Phone Number: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: HP09-0200 Planner's Initials: AZ

Required Permits: Certificate of Appropriateness

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15331 Historical Resource (Class 31)

Statement of support for this finding: New addition at rear of property that does not detract from the scale or character of the existing streetscape and incorporates important architectural features of existing structure in new design.

Contact Person: ANGIE ZETTERQUIST Contact Phone: 562 570 6553

Signature: [Handwritten Signature] Date: 12-1-09