



Certificate of Appropriateness 365 Coronado Avenue

Cultural Heritage Commission
March 30, 2020

VICINITY MAP



BACKGROUND

- Existing 1,408-square-foot , single story house and a two-car garage.
- Built in 1921
- Lot Size: 6,750 S.F.
- Zone: R-2-A (Two-family Residential District, Standard Lots)
- Bluff Heights Historic District – Contributing Structure

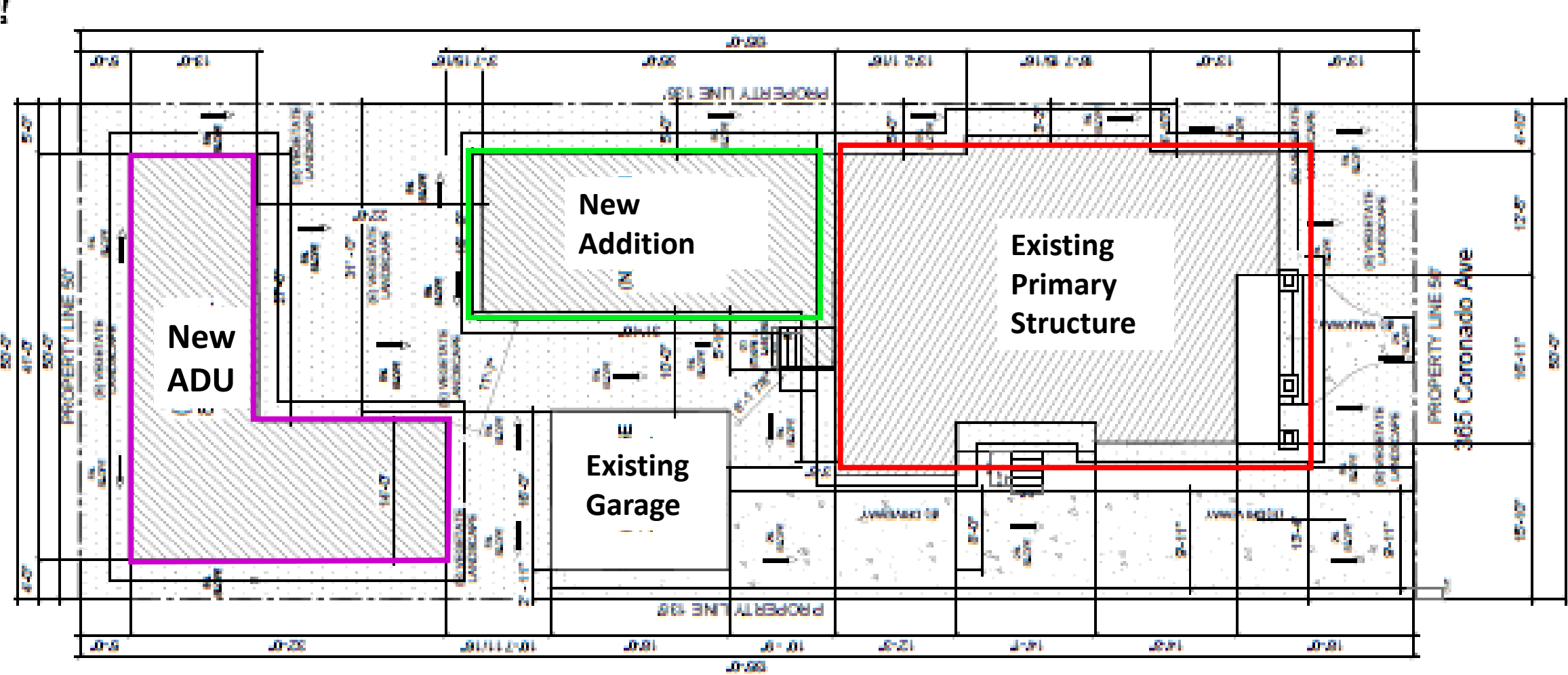
EXISTING SITE CONDITIONS

Attachment B



- Construct a 534 square foot, one-story addition to an existing single-family structure; and
- Construct a new detached one-story, 800-square-foot Accessory Dwelling Unit (ADU) located at the rear of the lot.

PROPOSED SITE PLAN



PROPOSED FRONT AND REAR ELEVATIONS

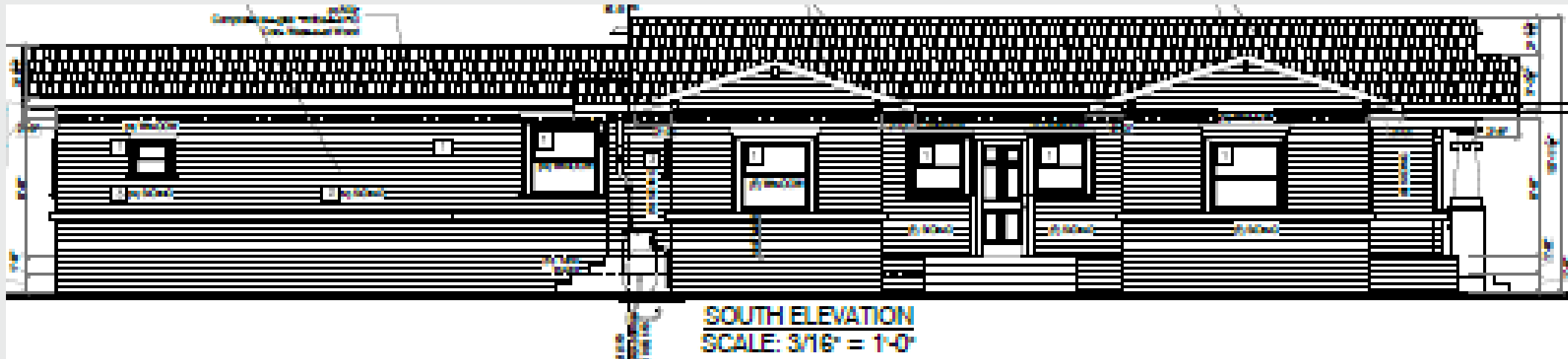
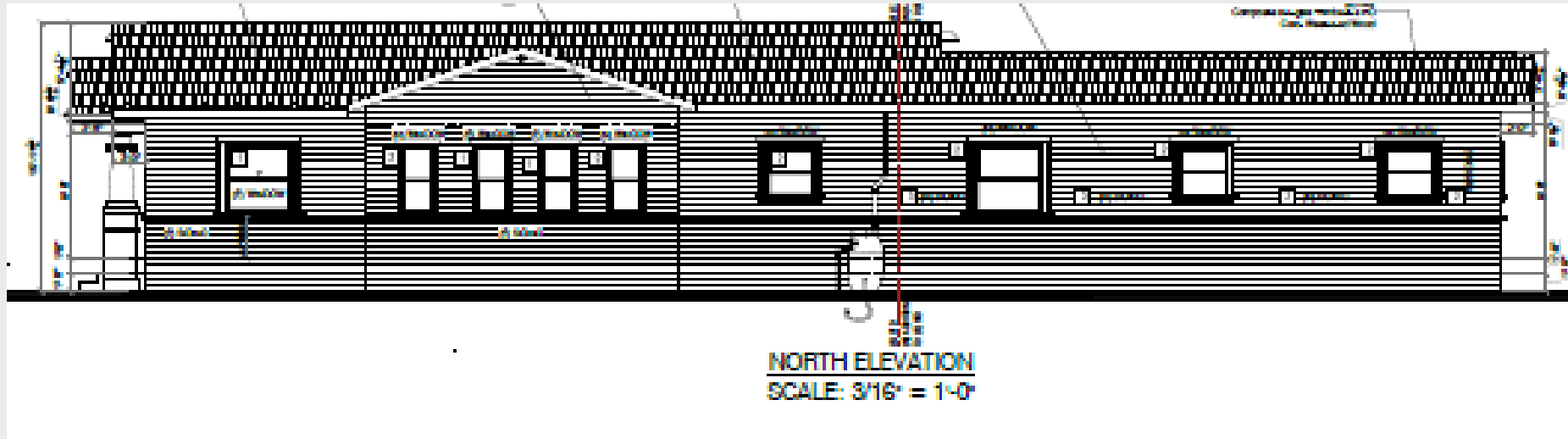


EAST ELEVATION
SCALE: 3/16" = 1'-0"

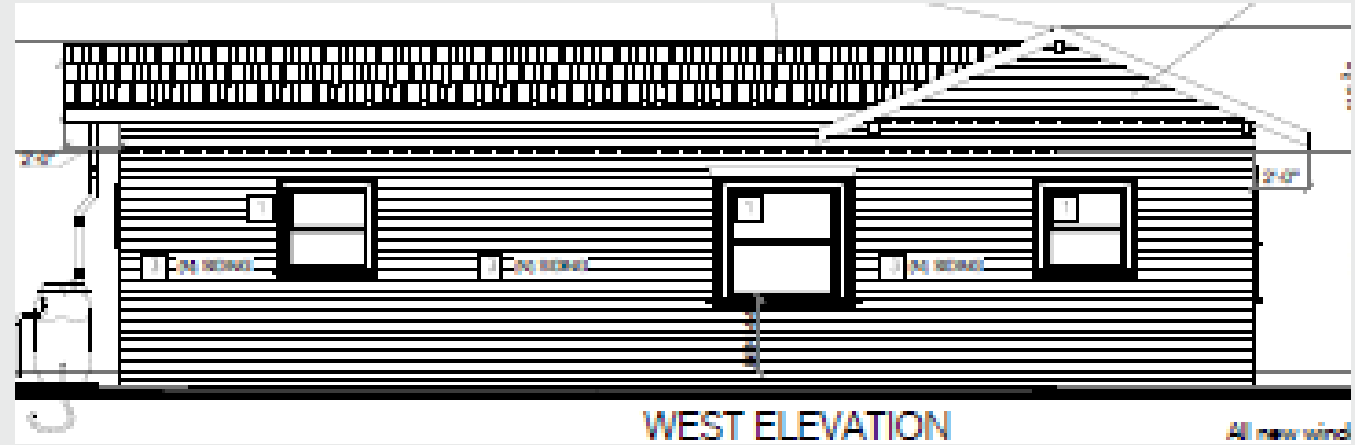
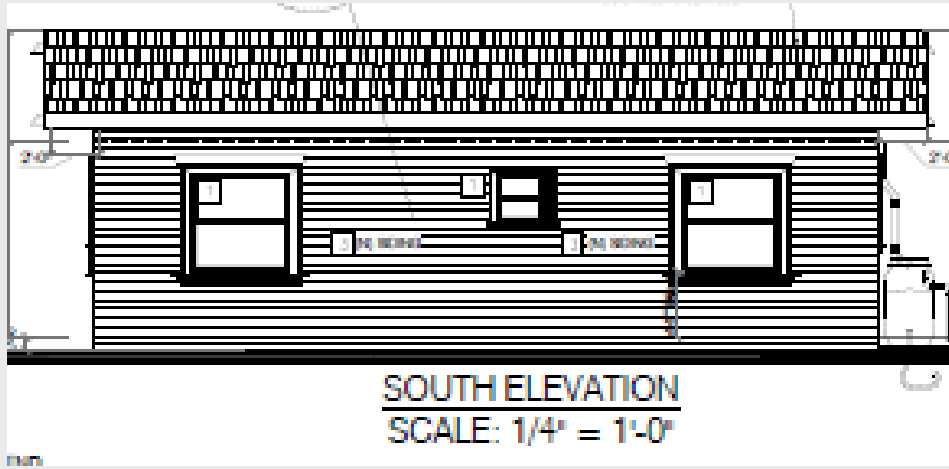
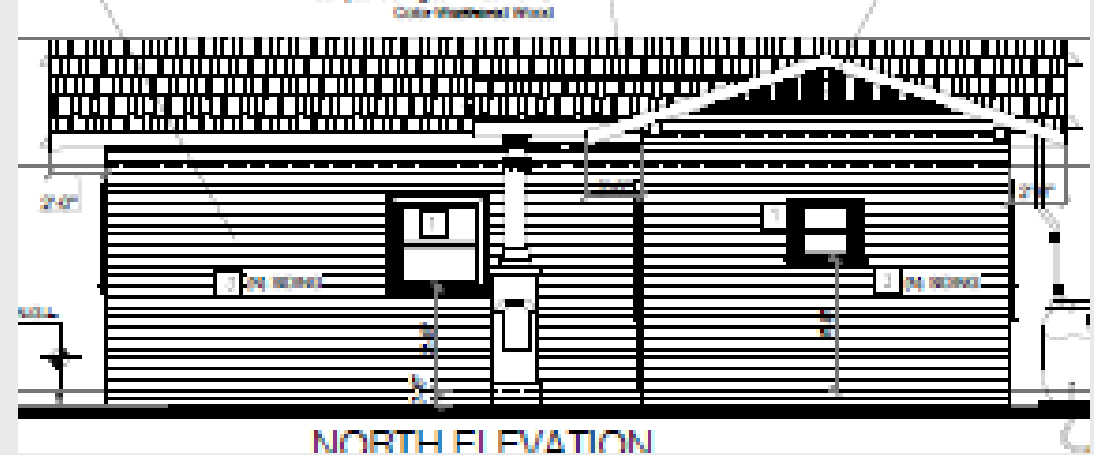


WEST ELEVATION
SCALE: 3/16" = 1'-0"

PROPOSED SIDE ELEVATIONS



PROPOSED ADU



**As proposed,
the rear
addition to
the primary
residence and
the new ADU
is:**

1. In compliance with the Zoning Code;
2. Bluff Heights Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinances C-7937 – Bluff Heights Historic District
5. Craftsman Architectural Style Guide
6. Certificate of Appropriateness Findings

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness to:

- Construct a one-story, 535-square-foot rear addition to an existing single-family house, and
- Construct a new 800-square-foot ADU located at the rear of the lot.



Thank you

Gina Casillas

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