

**CERTIFICATE OF APPROPRIATENESS
FINDINGS**

Address: 3065 E. Ocean Boulevard

Application No.: HP18-452

Hearing Date: May 13, 2019

ANALYSIS:

In compliance with Section 2.63.080 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 3065 E Ocean Boulevard, is located at the northwest corner of Ocean Boulevard and Paloma Avenue. The site is located within the R-2-L zoning district (Two-Family Residential District with Large Lots). The site is developed with a three-story, 7,092-square-foot multi-family residential building and a detached two-car garage built in 1913. This building is a contributing structure to the Bluff Park Historic Landmark District (original Ordinance number C-5869 [adopted in 1982] and amended Ordinance number C-6835 [adopted in 1990]).

In compliance with Section 2.63.080 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 code.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness 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 subject property. The new garage will be located closer to the residential structure, accessed via a new curb cut along Paloma Avenue. The new garage will be oriented to Paloma Avenue. It will be setback 20 feet from side property line and approximately 6'-0" from the residential structure. A new ribbon style driveway will lead to the garage entrance. The new garage will total 536 square feet in area (22'-6" by 23'-10"). A 102 square foot (12'-0" by 8'-6") laundry room is proposed along the west side of the new garage.

Designed similar to the original garage, the new garage will feature smooth finish stucco walls, a mansard shaped roof system and an 18-foot wide, carriage style

garage door. The new garage will be setback 20-feet from the side property boundary line (along Paloma Avenue) which complies with the 20-foot setback required by code. The location of the new garage is consistent with the existing neighborhood as many of the existing garages and residential units maintain a setback of between 15 and 20-feet along Paloma Avenue. The location of the new garage is compatible to the historic district as it maintains similar setbacks to the existing structures within the neighborhood.

The new garage has been sensitively designed in size, scale, setback, height, massing, materials, and architectural style to protect the overall character of the historic district. All proposed improvements will be consistent with Title 21 of the City's Zoning Code, Section 2.63.080 (Cultural Heritage Commission) of the City of Long Beach Municipal Code, the Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Bluff Park Historic District Ordinance and Guidelines.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The property is currently zoned R-2-L, which accommodates multi-family residences. The property is developed with a four-unit residential two-story building and a detached two car garage. The parking on the lot is legal non-conforming as the municipal code requires two enclosed parking stalls for each unit. The property was recently subdivided which created two separate lots. The existing multi-family residence located on Lot 1 will remain intact. The existing two car garage located on Lot 2 will be demolished and a new two car garage will be constructed on Lot 1 as a requirement of the subdivision.
- Character – The new garage maintains a modest size and is architecturally compatible with the primary residential structure and the size of the lot. The proposed improvements will not affect the character and massing of existing structures on the property and will be consistent in size and scale with existing structures on the block.
- Changes to Historic Features – The project will replace an existing garage currently located on a newly subdivided portion of the lot. The primary

structure/residence will remain untouched and will continue to retain its historic features.

- Historic Significance – The new garage will not change the historic significance of the property or impact the integrity of the district given the primary residence will be preserved. The existing detached garage will be demolished; however, it is not considered to be a significant resource. The new garage will be designed to complement the existing structure in style, massing and shape.
- Distinctive Features – The new garage will be designed similar to the original garage, the new garage will feature smooth finish stucco walls, a mansard shaped roof system and an 18-foot wide, carriage style garage door.
- Deteriorated Historic Features – The proposed project is the construction of a new two-car garage and it does not include repairs to the existing multi-family structure on the lot.
- Damage to Historic Materials – The new garage construction will not cause damage to the historic features on the existing primary structure.
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The new construction will not cause damage to the historic features on the existing structure.
- Form and Integrity – The new detached garage will not change the form and integrity of the existing residence. The project will be consistent with the architectural style, scale and materials of the existing home and of other properties in the Bluff Park Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The adopted Design Guidelines for the Bluff Park Historic District provides guidance for garages and new accessory structures. The Guidelines specify that garages should be appropriate to the existing residence, be detached and the structure should be compatible both in terms of size and design with the primary building on the lot and the relation to lot it is located on. The new garage complies with both the ordinance and is in relation to the guidelines, as it maintains a modest size and is architecturally compatible with the primary residential structure. The new two car garage will replace the existing two car garage currently located on the newly subdivided, northerly portion of the lot.

In accordance with the Secretary of the Interior's Standards for Rehabilitation, Standard No. 9 states the new addition will not destroy the historic materials, features, and spatial relationships that characterize the property. As proposed, the 536-square-foot detached garage meets all current zoning regulations and

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the Bluff Park Historic District Ordinance and the Bluff Park Historic District Design Guidelines.

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL**

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1. This approval permits the demolition of the existing two-car garage and the construction of a new 536-square-foot, two-car garage and attached 102 square foot laundry room as shown on plans received by the Department of Development Services – Planning Bureau. 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 proposed project has 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 2.63.080, 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 2.63.080 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. All conditions must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
7. The primary structure shall not be modified under this permit. The applicant shall obtain a separate Certificate of Appropriateness for any additional exterior changes to the site.
8. Final paint colors for the new garage shall be reviewed and approved by Planning Bureau staff prior to painting. The applicant shall obtain a Certificate of Appropriateness for the exterior paint.
9. Prior to obtaining final approval from the Building Bureau for the demolition of the garage, the applicant shall construct a new concrete block wall along the west property boundary line, to match the existing block walls in height, style and color, to close the gap between the existing west property boundary walls as a result of the demolition of the existing garage.
10. Prior to issuance of Certification of Occupancy for the new two car garage, the applicant shall submit an assigned parking plan for the site for review and approval to the satisfaction of the Director of Development Services.
11. The applicant shall revise the garage floor plan to illustrate two, separate enclosed parking spaces prior to issuance of a building permit for the new garage.
12. All proposed wood windows and doors shall be 100% wood. Wood clad windows are not permitted.
13. The applicant shall revise the plans to illustrate two single garage doors comprised of wood or a wood composite material and a ribbon driveway that will accommodate a tandem parking configuration, to the satisfaction of the Director of Development Services.
14. All scuppers, downspouts, electrical cabinets shall be painted to match the house color.
15. All exterior light fixtures shall be period appropriate and be installed with light shield to prevent light from spilling across property boundary lines.
16. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed to match the exterior features of the house. Exterior wood siding and the roof slope shall match those features found on the house, subject to the satisfaction of the Director of Development Services.

17. 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.
18. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
19. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code. A landscape plan shall be submitted prior to the building permit issuance.
20. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.