

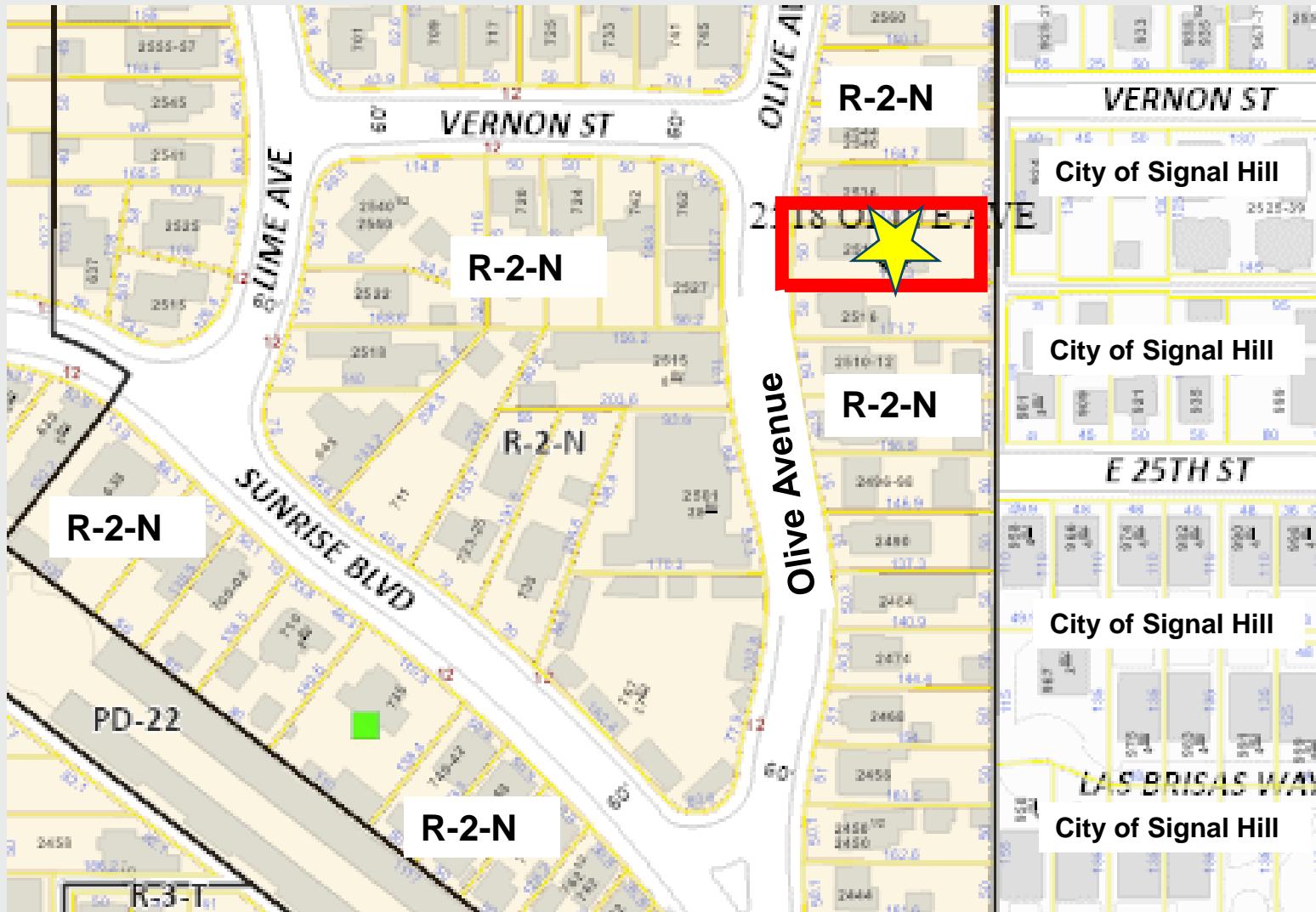
A wide-angle photograph of a sunset over a coastal city. The sky is filled with warm, orange and yellow hues, transitioning into a cooler blue at the top. In the foreground, the ocean waves are visible. The middle ground shows a beach with a few small buildings, including a blue lifeguard stand. The background features a dense city skyline with numerous buildings of varying heights, and a range of mountains is visible in the far distance.

Certificate of Appropriateness

2518 Olive Avenue

Cultural Heritage Commission
September 27, 2022

VICINITY MAP



BACKGROUND

- Lot Size: 8,600 S.F.
- Built in 1920
- One-story 828-square-foot single-family residence and a 240-square-foot detached one-car garage.
- Sunrise Boulevard Historic Dist. – Contributing Structures
- Craftsman Architectural Style
- Zone: R-2-N zone (Two-Family Residential, Standard Lot).

PROJECT SCOPE

A Certificate of Appropriateness to construct a new detached one-story 990-square-foot Accessory Dwelling Unit (ADU), and new detached single story-1,085-square-foot secondary unit with an attached 400-square-foot two-car garage, subject to Conditions.

STATE LAW

Under State Law, a single-family residential property is allowed both an ADU and a JADU by-right, subject to compliance with unit size requirements and other limited ADU development standards. This application is limited to design review by the Cultural Heritage Commission (CHC), pursuant to Section 2.63.080 of the City of Long Beach Municipal Code for consistency with historic district standards.

EXISTING CONDITIONS

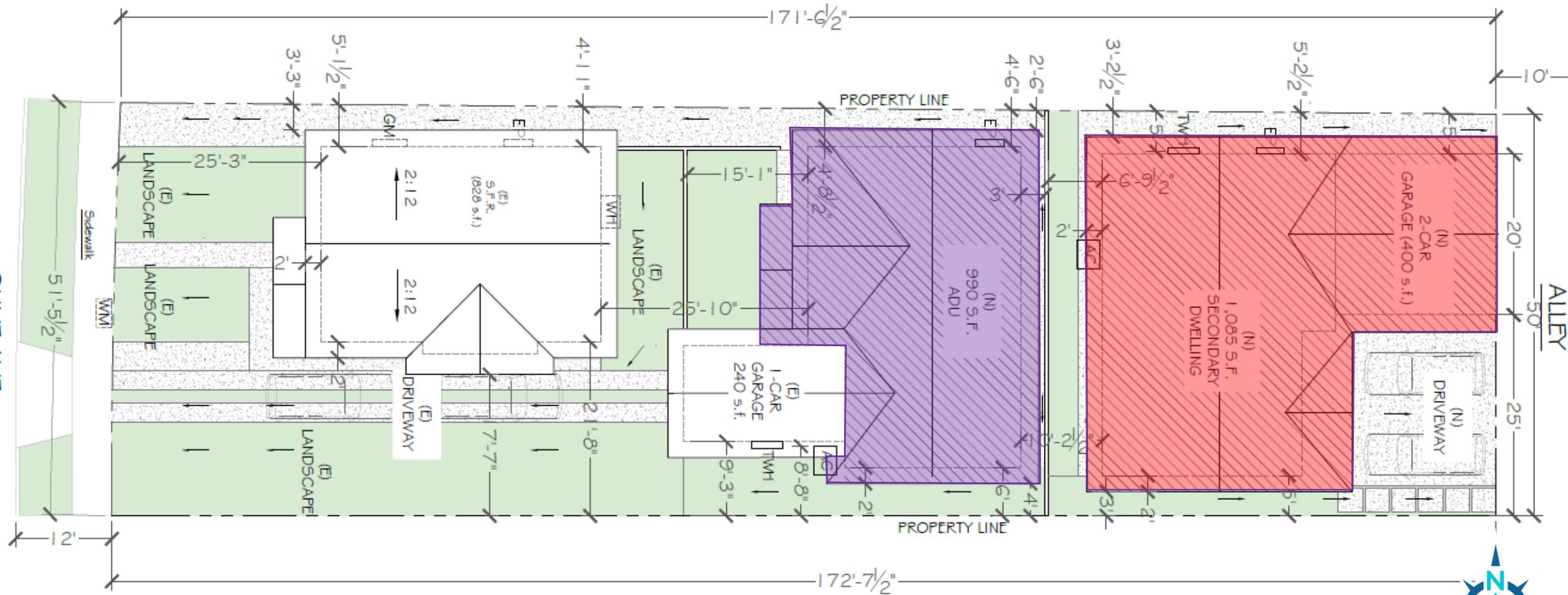


Main Residence



1-Car Garage

PROPOSED SITE PLAN



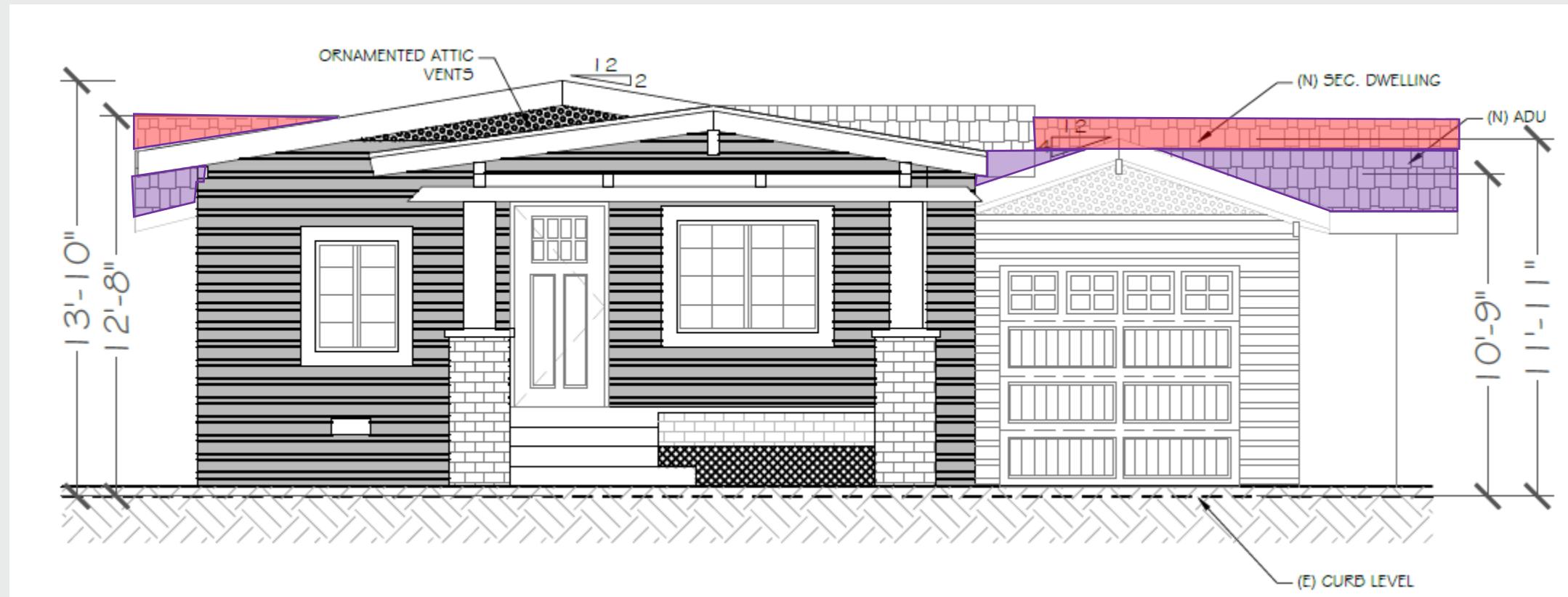
New ADU

New 2nd Unit W/ Garage



CITY OF
LONG BEACH

VISIBILITY FROM THE STREET



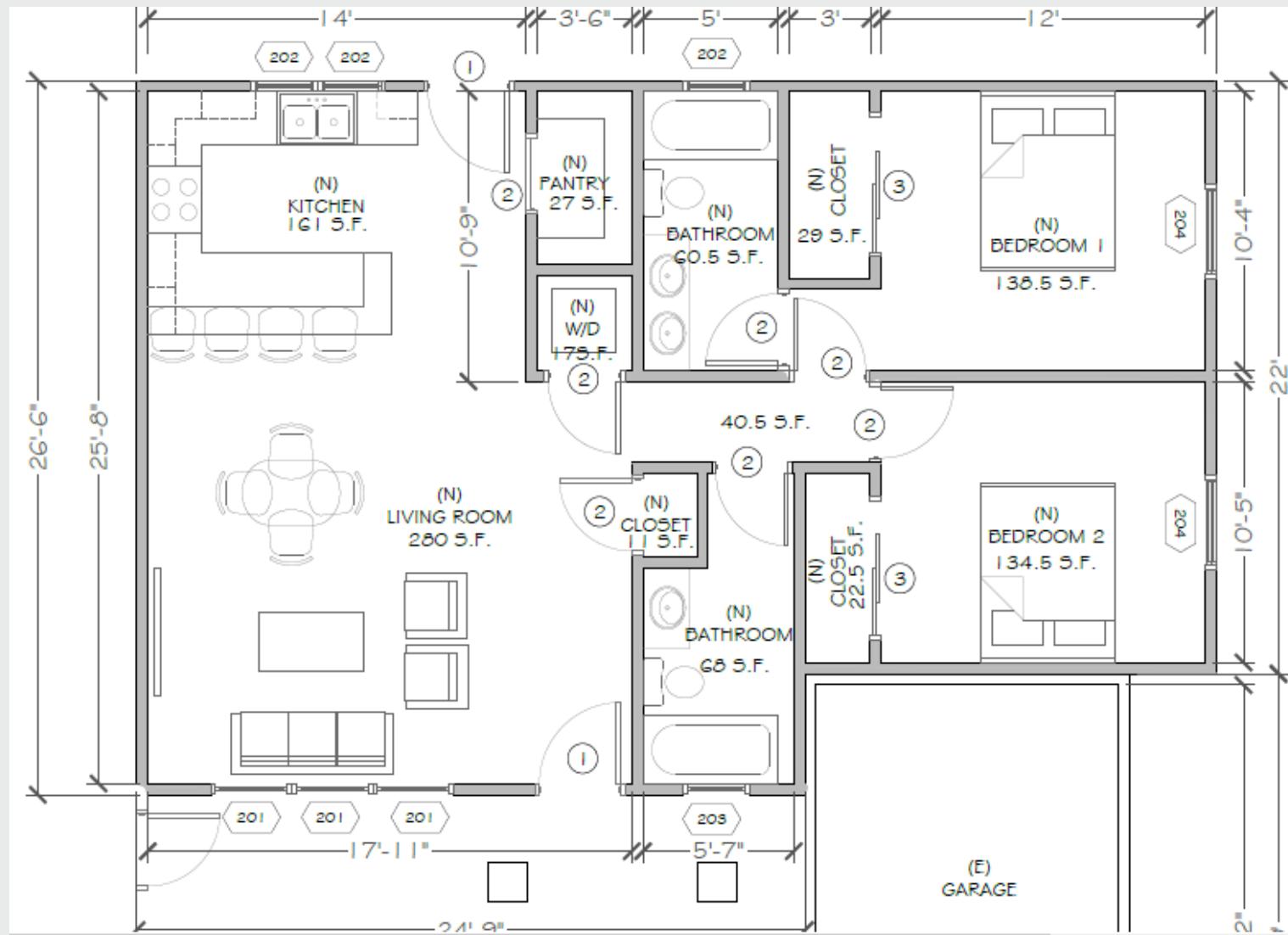
New ADU

New 2nd Unit W/ Garage

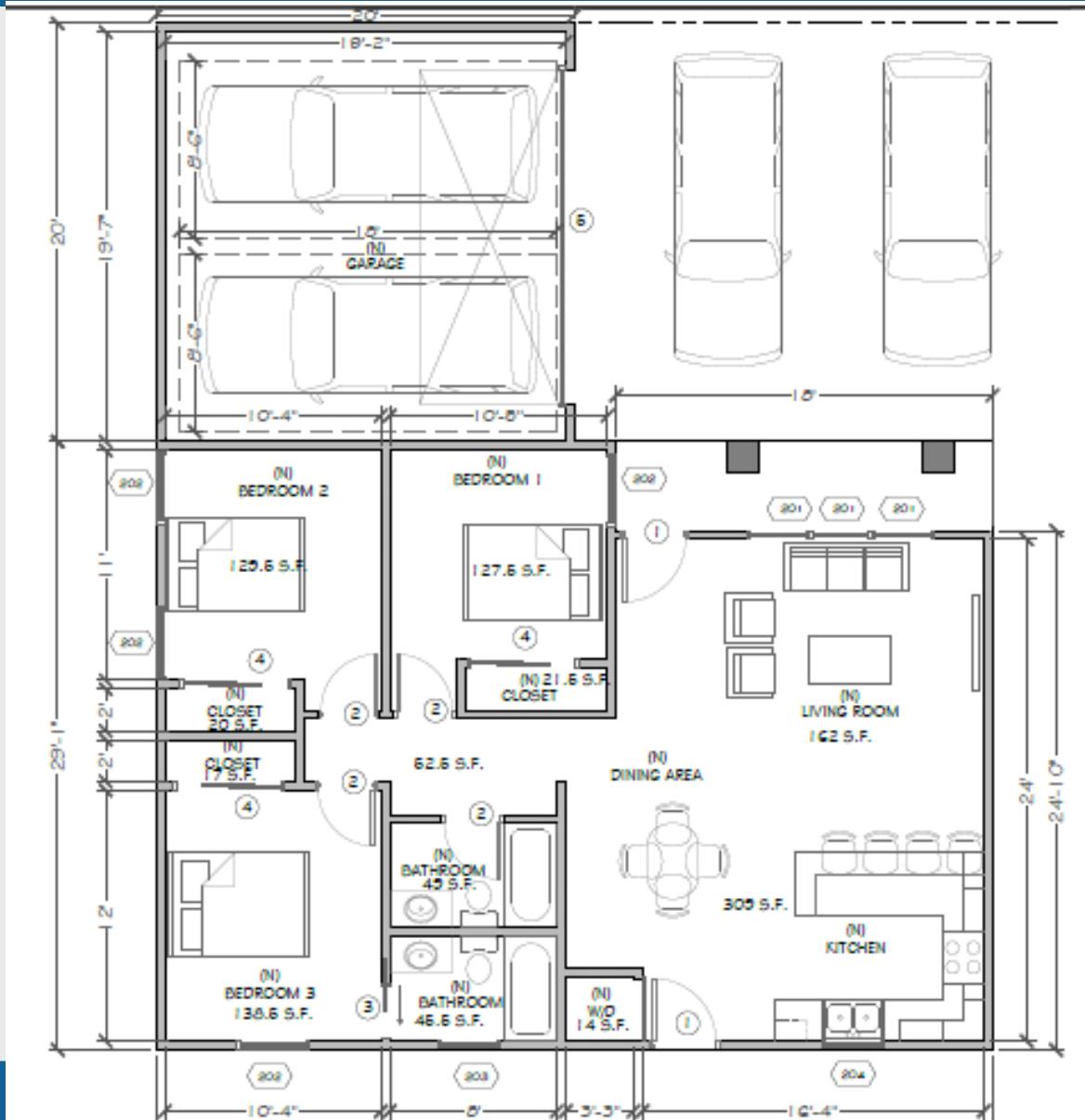
DEVELOPMENT STANDARDS

Development Feature	Residential Development Standards	Existing	Proposed	Meets Requirements
Units Allowed	2 units allowed, 1 JADU and 1 ADU	1 unit	1 unit and an ADU	Yes
Front Setback	15 feet	25'-3"- west side	ADU – 79'-0" 2 nd Unit – 116'-0" Garage – 145'-0"	Yes
Side Setbacks	4 feet	4'-11"- north side 21'-8"- south side	ADU – 4'-6" 2 nd Unit – 5'-2 1/2" Garage – 5'-0"	Yes
Rear Setback*	20 feet	100'-0" plus - east side	ADU – 56'-0" 2 nd Unit – 20'-0" Garage – on P.L.	Yes
Lot Coverage	Maximum of 60%	10%	22%	Yes
Building Height Limit	25 feet	13'-10"	ADU – 11'-6" 2 nd Unit – 12'-10" Garage – 12'-10"	Yes
Parking	2-car garage	1-car garage	2-car garage	Yes
Open Space	6% of lot size per unit	60%	24%	Yes

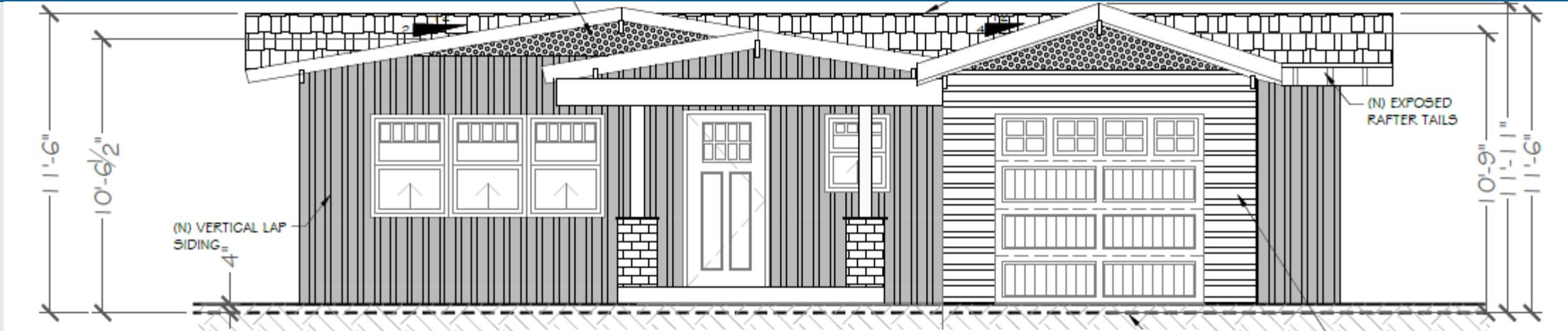
PROPOSED ADU FLOOR PLAN



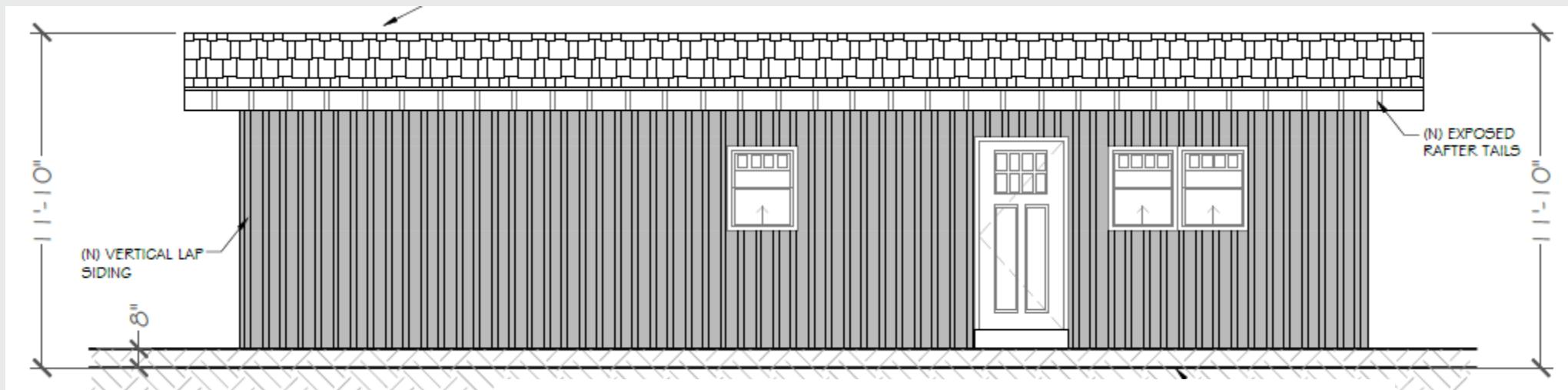
PROPOSED 2nd UNIT AND GARAGE



ADU ELEVATIONS

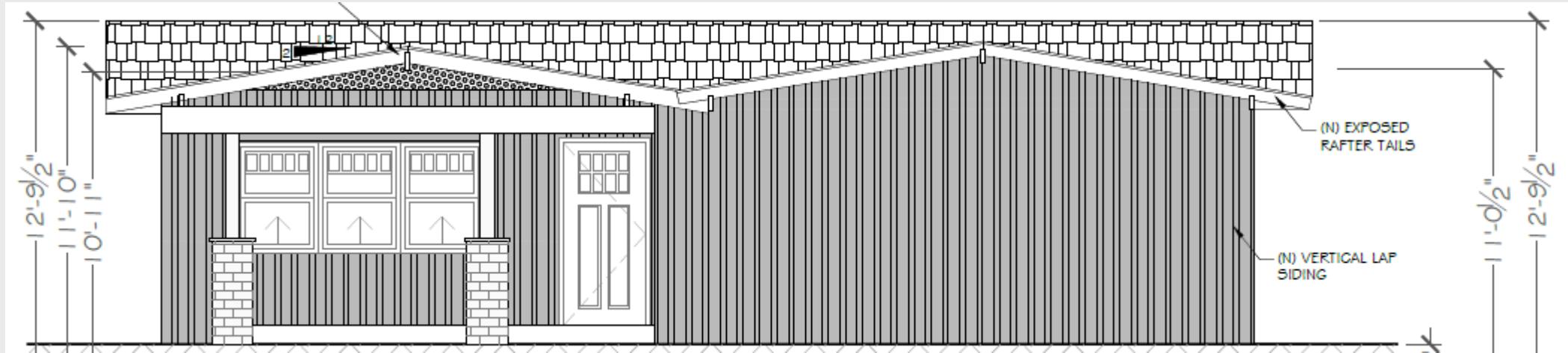


West Elevations (fronting Olive Avenue)

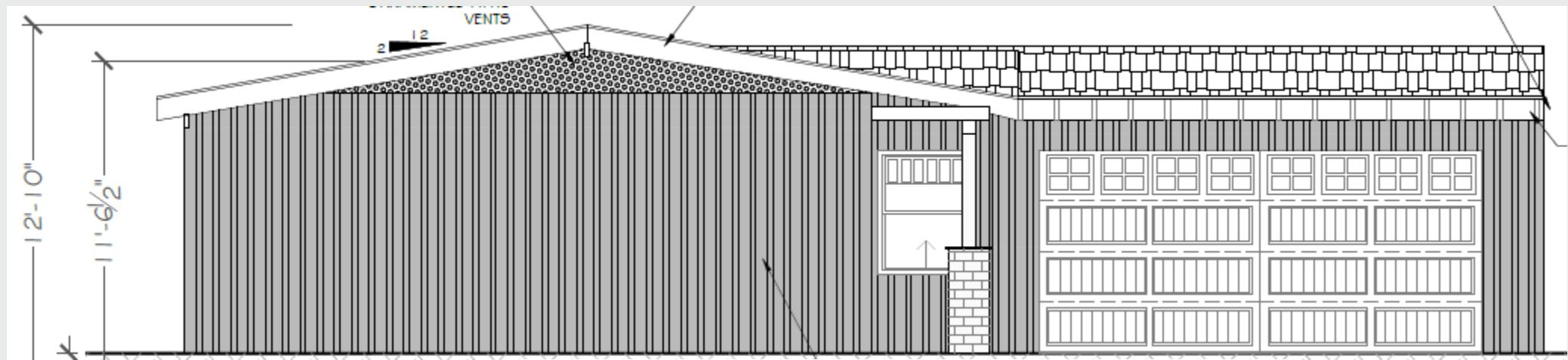


East Elevations (facing the rear of the property)

2nd UNIT AND GARAGE ELEVATIONS



West Elevations (facing the existing rear alley)



South Elevations (facing the side of the property)

COMPATIBILITY

The project incorporates the principles of the Sunrise Boulevard Historic District Design Guidelines as follows:

- New accessory dwelling units and new construction must be compatible in design, materials, and architectural style to the primary building on the lot with minimal visibility from the street.
- New accessory buildings and secondary units should not be taller than existing roof lines.
- New construction should blend in with the main residence in terms of size, setbacks, height, massing, design materials and architectural style yet not provide an exact match to the contributing structures.

FINDINGS

As proposed the project complies with the following:

1. In compliance with the Zoning Code;
2. Sunrise Boulevard Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C-6834 – Sunrise Boulevard Historic District;
5. Craftsman Style Guide
6. Certificate of Appropriateness Findings.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness request for the construction of a new detached one-story 990-square-foot Accessory Dwelling Unit (ADU), and new detached single story-1,085-square-foot secondary unit with an attached 400-square-foot two-car garage, subject to Conditions.

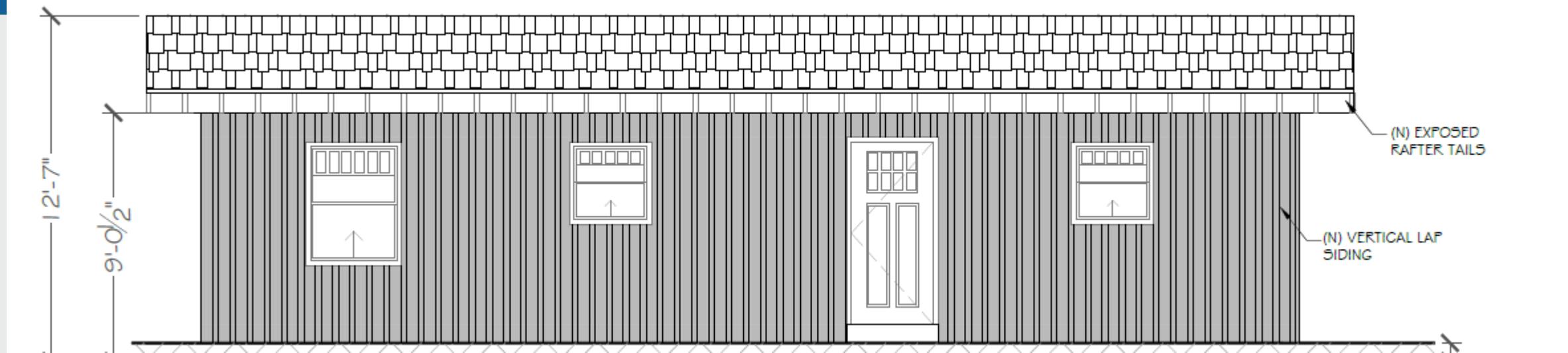


Thank you

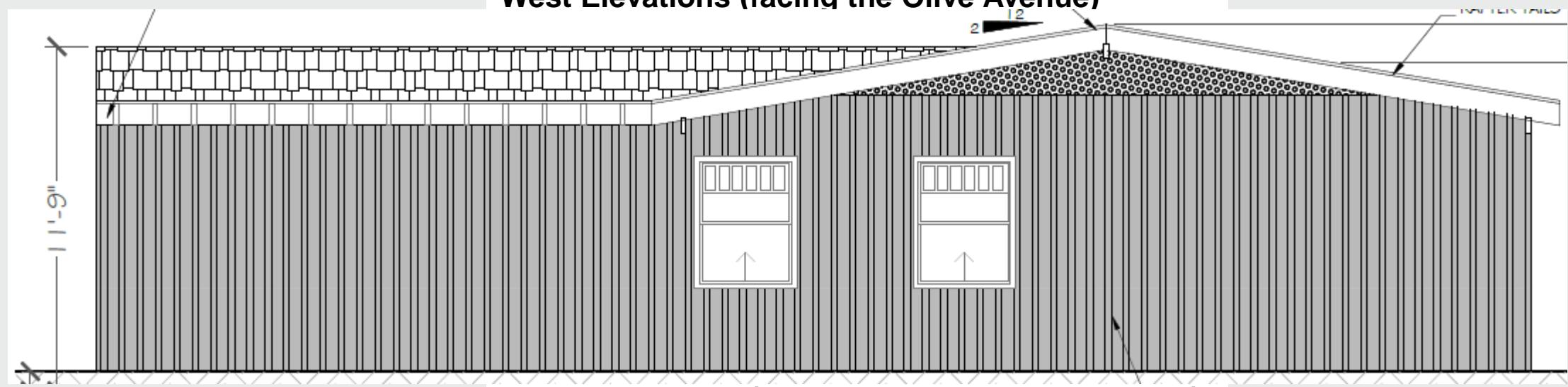
Refugio Torres Campos

Refugio.TorresCampos@longbeach.gov
562-570-6571

Extra 2nd Unit and Garage Elevations

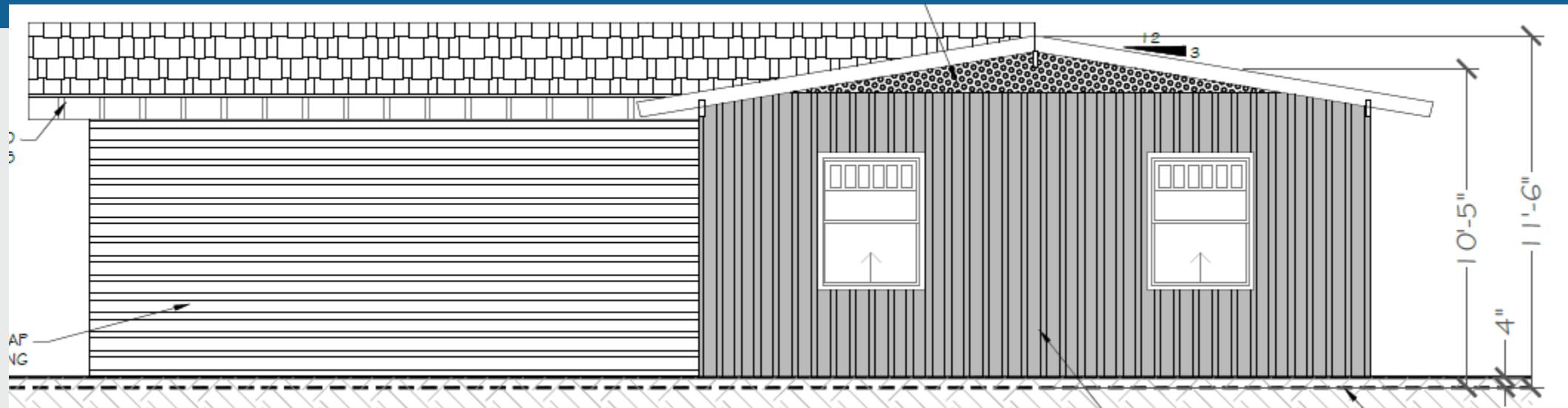


West Elevations (facing the Olive Avenue)

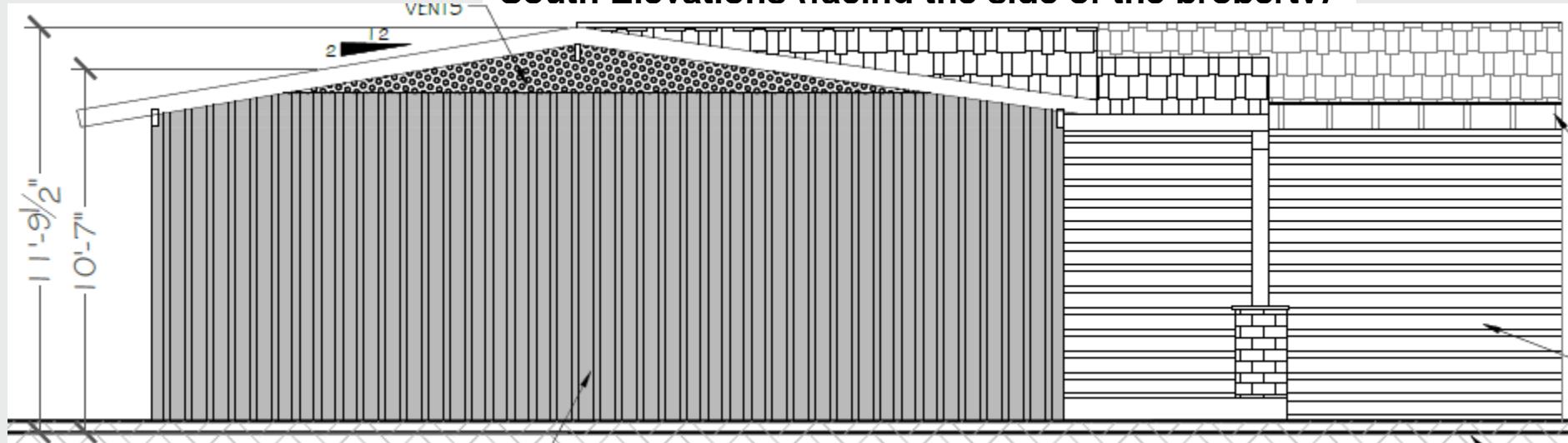


North Elevations (facing the side of the property)

Extra ADU Elevations Continued



South Elevations (facing the side of the property)



North Elevations (facing the side of the property)