



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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July 13, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to construct a 558 square foot addition to a single-family residence, demolish the existing garage and storage shed, construct a new two-car garage with a roof deck and construct a new trellis with a raised deck, located at 3719 Olive Avenue. The property is a contributing structure located within the California Heights Historic District. (District 7)

APPLICANT: Brian Dines
3719 Olive Avenue
Long Beach, CA 90807
(Application No. HP15-188)

DISCUSSION

The subject site at 3719 Olive Avenue is located just north of 37th Street between Lime and Myrtle Avenues (Exhibit A – Location Map). The site is located within the R-1-N (Single Family Residential District with Standard Size Lots). The site is improved with a 1,358 square foot, single-story single-family residence, a detached two-car garage and a detached storage shed. Built in 1929, the home was constructed in the Spanish Colonial Revival architectural style and is a contributing structure within the California Heights Historic District (Ordinance C-7702).

The home still retains many character defining features of the Spanish architectural style such as red roof tiles, smooth stucco walls, an arched arcade leading to the entry door, a tower element and decorative clay vents. The home also retains many of the original wood windows and exterior doors (Exhibit B – Plans & Photographs). The existing detached two-car garage, located directly behind the residence features a flat roof and stucco exterior walls.

The applicant is proposing to construct a 558 square foot, one bedroom and one bathroom addition to the existing two-bedroom, two-bathroom residence. This new addition features smooth stucco exterior, wood framed sash windows, a wood framed French door and a flat roof that will match the existing home. The applicant is also

requesting to remove the exterior door and aluminum-framed window on the rear elevation in order to enlarge the opening to accommodate a new French door system. Staff is supportive of these modifications as they are located on the rear elevation and will be not visible from the public right of way.

The existing garage and storage shed will be demolished in order to enlarge the home. A new 412 square foot, two-car garage will be attached to the rear of the new addition and will feature stucco exterior walls and a roof deck. The new, attached garage will feature a higher roofline than the new addition. The intent of this higher roofline is to mimic the tower feature located at the rear corner of the home. The plans illustrate that the height of the garage will total 13 feet-8 inches. The zoning code restricts the maximum height of an accessory structure to 13 feet. A condition of approval is recommended requiring the garage height to be reduced to not more than 13 feet in order to meet this zoning code requirement. A metal panel garage door will be installed on to the new garage. A condition is recommended requiring the garage door to be either wood or wood composite in order to better complement the architectural style of the home. The applicant is also proposing a roof deck to be located on top of the new garage. Staff is not supportive of this rooftop deck as this feature was not commonly found on homes of this architectural style and the feature is uncommon to the neighborhood and the historic district.

A new trellis structure will be attached to the side of the new addition. The plans indicate that the posts and beams for the trellis system will be wood and the deck will be constructed utilizing a composite "Trex" material. The raised deck which will be set 18-inches above the natural grade.

A window and a door on the side elevation were previously replaced with an aluminum-framed system without the benefit of a permit. As the window and door are located along the side of the home and can be seen from the public right of way, a condition is recommended to require the window and door to be replaced with a wood framed system that will match the original windows and doors on the residence.

The applicant is seeking approval of a Certificate of Appropriateness to construct a 558 square foot addition at the rear of a single-family residence, demolish the existing garage and storage shed, construct a new 412 square foot, two-car garage with a roof deck above and construct a new trellis raised deck. Staff is supportive of the proposed improvements as the addition and new garage are located behind the existing home and will not be visible from the public right of way. Furthermore, the addition and new garage has been designed to complement the architecture style of the existing residence. Staff is not supportive of the roof deck over the new garage and has added a condition recommending removing this from the proposed project.

Staff is supportive of the addition and new garage has been designed to complement the architecture style of the residence. Additionally, the proposed improvements are located behind existing residence and will not be visible from the public right of way. Staff is not supportive of and

CULTURAL HERITAGE COMMISSION

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Staff has analyzed the proposed project and has determined that the project 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 (Ordinance No. C-7702). Staff is recommending 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 29, 2015 and a notice was mailed to the California Heights Heritage Association. Staff has received two letters of opposition.

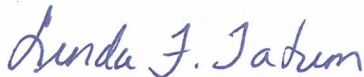
ENVIRONMENTAL REVIEW

In accordance with the 15301(e) Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single family residences.

Respectfully submitted,



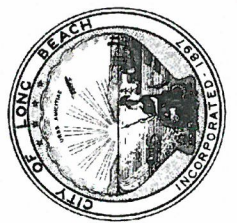
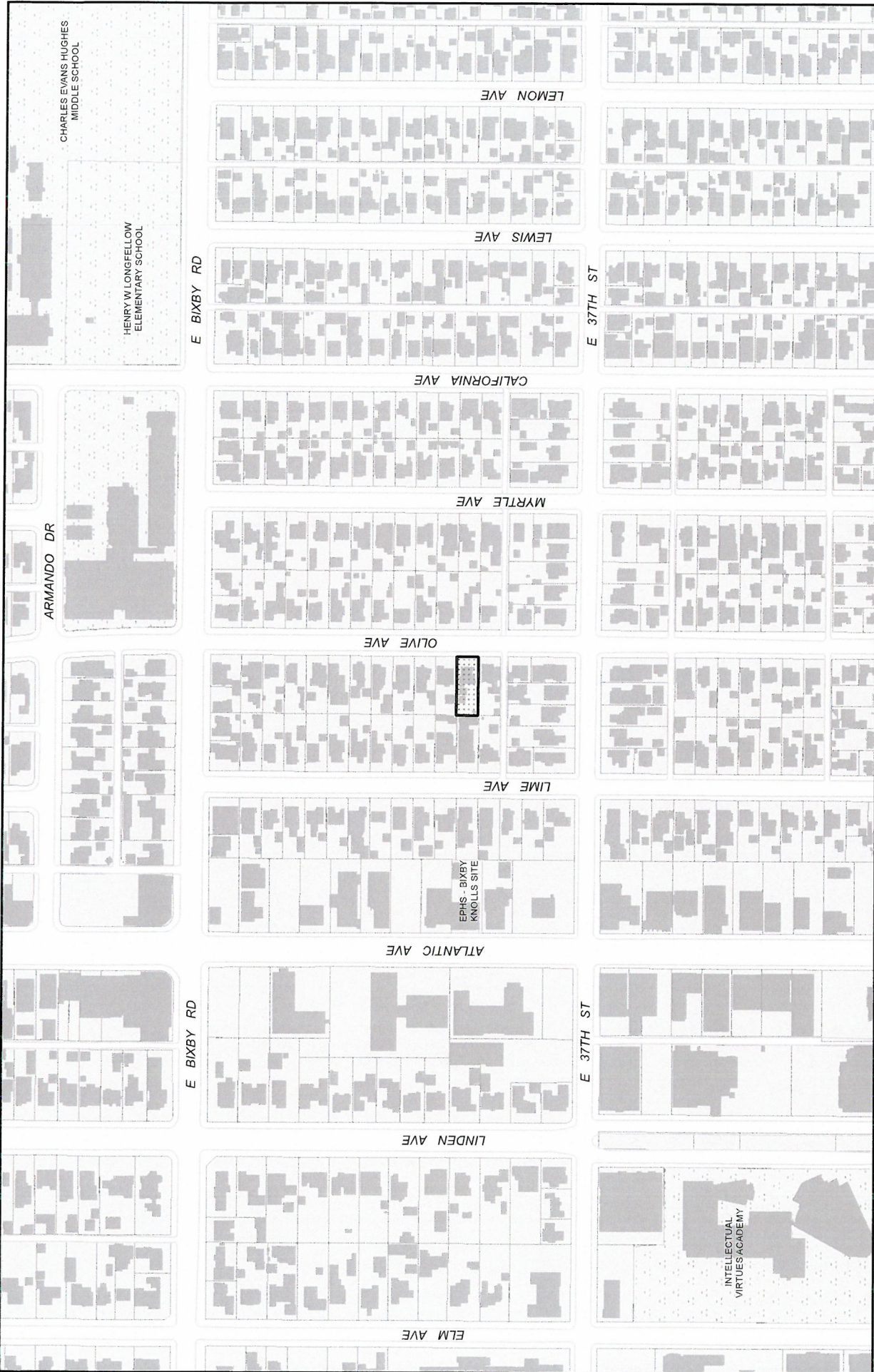
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:gc

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photographs
Exhibit C – Findings & Conditions of Approval
Exhibit D – Letters of Opposition



Subject Property:
3719 Olive Ave
Application No. HP15-188
Council District 7
Zoning Code : R-1-N

Exhibit A

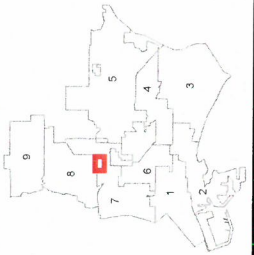




Exhibit B





**CERTIFICATE OF APPROPRIATENESS
HP15-188
FINDINGS AND ANALYSIS
3719 Olive 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):

The subject site is located at 3719 Olive Avenue, just north of 37th Street between Lime and Myrtle Avenues (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a single story, single-family residence, a two-car garage and storage shed. Built in 1929, the home was constructed in the Spanish Colonial Architectural style. This home is a contributing structure within the California Heights Historic District (Ordinance C-7702).

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), staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes.

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 project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the property or the historic district. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The addition, garage, trellis system and ground level deck will be located at the rear of the home and will not be visible from the public right of way. The design and materials of the addition and new garage will be compatible with the style and finished on the home, specifically the flat roof with red decorative roof tiles, smooth stucco and wood windows and doors.

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

Though there are no active code enforcement cases at this site. This is a voluntary request by the applicant.

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

The proposed addition, garage, trellis and deck are consistent with the architectural style of the home. The materials and design of the proposed project are sensitive to the style of the home and will be compatible with the existing residence. Conditions have been imposed to assure use of material compatible with the Spanish style of the home.

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

The proposed project, as conditioned, will not adversely affect the historic district since its architectural style will not be altered. The proposed change for the addition, garage, trellis structure and deck will provide additional square footage for the property owners and enclosed parking with minimal impact to the existing the residence. The addition is not visible from the street and accessory structures such as trellis and decks are found throughout the district.

- 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 proposed addition, garage, trellis and ground level deck uses materials, colors and decorative features similar to those found on the existing home. The addition, garage and trellis/deck system is located at the rear of the existing home and is not visible from the public right of way.

- 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.**

The addition, new garage, trellis structure and ground level deck is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The use of this structure is not changing
- Character – The character of the structure is not changing.
- Changes to Historic Features – The historic features of the structure are not changing.
- Historic Significance – The addition and new accessory structures will not change the historic significance of the property.
- Distinctive Features – The addition and new accessory structures will not change the distinctive features of the property.
- Deteriorated Historic Features – Deteriorated historic features will be repaired and preserved.
- Damage to Historic Materials – The addition and new accessory structures will not cause damage to the historic features on the structure.

- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material the Characterize the Property – The addition will not destroy historic materials that characterize the property.
- Form and Integrity – The addition and accessory structures will not cause damage to the essential form and integrity of the structure.

CONDITIONS OF APPROVAL

Address: 3719 Olive Avenue

Application No.: HP15-188

Hearing Date: July 13, 2015

1. This approval is for the construction of a 558 square feet addition, the demolition the existing garage and storage shed, the construction a new two-car garage and trellis over a raised deck. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on June 18, 2015, as amended. 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 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., 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 2.63.070(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, 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. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. 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.
9. The aluminum window and the aluminum sliding glass door on the north elevation shall be replaced with wood framed systems to match the existing windows, to the satisfaction of the Director of Development Services.
10. The plans shall be revised to illustrate the height of the garage shall not exceed 13'-0".
11. The garage door shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.
12. The new addition and garage shall be painted to match the existing house with the same body, trim and accent colors
13. The new trellis shall be painted using an earth-toned color to compliment the existing home to the satisfaction of the Director of Development Services.
14. Roof deck and exterior stairs shall not be permitted.
15. Any exterior light fixtures shall be period appropriate.

June 26, 2015

To Long Beach Cultural Heritage Commission,

I am writing to partially oppose a Certificate of Appropriateness for the construction project at 3719 Olive Ave, Long Beach, 90807. I oppose the building of a new roof deck above a newly constructed garage. As far as I know only one garage deck has been allowed on a newly constructed garage in California Heights in 2008. This was only allowed after the homeowners drag the process out for an inordinate period of time! This "allowed" deck provides no privacy for the adjoining neighbors and certainly the deck does not fit any "historic" model. Please do not allow these garage decks to become the" standard for our historic homes. We all deserve our privacy and a garage roof deck should not be allowed!!

If you drive up and down our Cal Heights streets the historic homes set our community apart. Our historic homes make Cal Heights a desirable place to live. Let's keep it that way.

Thank you,

Carol Choate

Carol Choate, homeowner
3732 Lime Ave,
Long Beach Ca 90807

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Planning Bureau

MICHAEL A. NISHKIAN
KAREN L. NISHKIAN
3724 Lime Avenue
Long Beach, California 90807

July 1, 2015

TO: Long Beach Cultural Heritage Commission

Re: Proposed Construction Project
3719 Olive Avenue, Long Beach, CA

Application No. HP15-188

The undersigned homeowners are writing to partially oppose the granting of a Certificate of Appropriateness for the property and application referenced above. We oppose the application to the extent that it allows for the building of a new roof deck above a newly constructed garage. In this regard, we are in complete agreement with our neighbor and homeowner, Carol Choate, who has already submitted her written opposition to this deck.

As stated by Ms. Choate, such a roof deck certainly does not fit any "historic" model for California Heights, and it will result in a significant loss of privacy for adjoining and/or neighboring property owners. The loss of privacy in this case would be even greater than normal, because there is no North-South alley on the block to afford any buffer between the affected properties.

It would seem clear that such a garage roof deck will only serve to adversely lower the property values of neighboring homes. This Commission should not let that happen.

Very truly yours.




Michael A. Nishkian
Karen L. Nishkian

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