

**CERTIFICATE OF APPROPRIATENESS
HP17-576
FINDINGS AND ANALYSIS
535 Orizaba Avenue**

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 535 Orizaba Avenue, on the west side of Orizaba Avenue between East 6th Street to the north and East 5th Street to the south. The property has a zoning designation of R-2-N and is improved with a single-family residence and a detached one-car garage. Based upon City records, the original primary residence consists of a 1,016-square-foot one-story residence with a detached one-car garage built in 1939. The primary structures are contributing structures within the Rose Park South Historic District.

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 codes.

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. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The garage and second floor Accessory Dwelling Unit (ADU) will be located in the rear half of the lot. While the new two-story structure will be higher than the ridgeline of the existing residence, the design of the proposed improvements and materials are compatible with the structure's Altered Bungalow architectural style, including the same stucco siding, composition shingles, and hung windows and trim. The original primary residence has been altered from its historic style and materials. There will be no alterations made to the original residence which will not remove any remaining character-defining features of the original residence.

The new detached garage and second floor ADU will maintain an overall height of 23-feet 11½ -inches measured from top of curb to the top of ridge of the new roof and will be visible from Orizaba Avenue given that the height and massing of the existing primary residence will not completely screen the new second floor ADU. Both the new garage and ADU will be placed in rear half of the lot with a second-floor step back of the ADU from the south side of the new garage. The property is adjacent to two-story flat-roof structures to the rear (east) and north. The new rear garage and ADU will screen the multifamily property to the rear, while also providing a transition in massing to the one-story structures to the south.

The existing structure is altered from its historic style and materials. The size, placement, and height of the new garage and ADU will not adversely impact any remaining historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The project will meet the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-2-N District. The property is currently located in a parking impacted area. The proposed three-car garage will bring the property in compliance with current parking requirements for the existing residence and provide one surplus parking space over Zoning Code requirements.

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 garage and second floor ADU is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure. The new ADU would be accessory to the primary residence and would be consistent with the requirements of the Zoning Code and California Government Code Section 65852.2 pertaining to ADUs.
- Character – The remaining character defining features of the original primary residence will remain unchanged. The property is in a parking impacted area and the new three-car garage will improve the parking conditions in the area. The improvements will be compatible in size, scale and exterior building materials to the primary residence, adjacent properties, and other buildings in the District.

- Changes to Historic Features – The proposed improvements will be made in the rear of the lot and will be separated from the existing residence. The existing historic features of the primary residence will remain intact.
- Historic Significance – The proposed improvements will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed improvements will not change the distinctive features of the existing building or property. The existing roof slope, composition shingle, and stucco siding will remain in place and be incorporated into the design of the new garage and second floor ADU.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. Many of the historic features and materials of the primary residence have been altered or removed.
- Damage to Historic Materials – The new garage and second story ADU will not cause damage to the historic features on the existing 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 garage and second story ADU will not destroy historic materials that characterize the property.
- Form and Integrity – The new garage and second story ADU will not cause damage to the essential form and integrity of the existing structure or the District.

The new garage and second story ADU has a size, scale, and profile that is larger than the scale of the existing residence, but has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the Rose Park South Historic District.

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

The subject property is contributing property within the Rose Park South Historic District. The Guidelines for the Rose Park South Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the remaining historic character of the primary structure since no changes will be made to the original residence which was built in 1939. As such, the proposed improvements will be limited to the demolition of the existing one-car garage. All changes proposed would be in the rear of the property and separated from the existing residence. The new two-story structure represents an increase in the massing over the existing residence but is setback at the rear half of the lot and the design considers the context of the adjacent structures. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 535 Orizaba Avenue

Application No.: HP17-576

Hearing Date: December 11, 2017

1. This approval is for the demolition of an existing one-car garage and construction of a new detached 668-square-foot, three-car garage with a 568-square-foot second floor Accessory Dwelling Unit (ADU) on a property with an existing one-story single-family residence located at 535 Orizaba Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in November 2017, 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 2.63.080(I), this approval shall expire within two years 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(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. All conditions of approval 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. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
8. The new garage and ADU shall be painted to complement the existing home. Final selection of the paint colors for the new structure shall be reviewed and approved by Planning Bureau staff prior to painting the new garage and ADU. The applicant would be required to obtain a Certificate of Appropriateness for the exterior paint.
9. The new garage must be used for storage of cars only and must never be employed or converted for another use. This must be reflected in the final plans submitted to the Department of Development Services.
10. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
11. 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.
12. 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.
13. The style and type of garage door proposed shall be subject to further review and approval from Planning Bureau staff.
14. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
15. No portions of the proposed garage shall be used as a dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office for the proposed ADU.
16. The proposed driveway gate shall be reviewed and approved by Planning Bureau staff prior to installation.
17. 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.