



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 13, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness to demolish the existing two-car garage and construct a new two-car garage located at 3065 East Ocean Boulevard. This property is a contributing structure in the Bluff Park Historic District. (District 3)

APPLICANT: Robert J. Tavasci  
3351 Oranewood Avenue  
Los Alamitos, CA 90720  
(Application No. HP18-452)

## THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to demolish an existing two-car garage and construct a new two-car garage.

## EXISTING CONDITIONS

The subject site, 3065 East Ocean Boulevard, is located at the northwest corner of Ocean Boulevard and Paloma Avenue (Exhibit A – Location Map). 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]).

The site is bounded by Ocean Boulevard to the south, Paloma Avenue to the east and Bronce Way to the north. The subject site totals 20,000 square-feet in area. The existing three-story residence fronts on Ocean Boulevard. The existing garage sits on or very near the west property boundary line and is setback approximately 150-feet from Ocean Boulevard and approximately 50-feet from the rear property line. Vehicular access to the site is provided from the existing driveway approach along Ocean Boulevard and the alley at the rear of the property.

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The three story, 7,092-square-foot residential structure contains four dwelling units. Constructed in the Shingle architectural style, the home features smooth stucco on the first-floor walls and wood shingles on the entire second-floor walls. The structure features an "A-line" roof system with two front facing gables. (Exhibit B – Photos).

On July 6, 2017, the Planning Commission approved a subdivision and a Local Coastal Development Permit (Application 1702-15 /TPM17-001, LCDP17-004) for the subject site (Exhibit C – Planning Commission Staff Report). The subdivision divided the 20,000 square foot lot into two separate lots. Lot 1 will total 12,000 sf of area and Lot 2 will total 8,000 sf of area. The three-story residence will remain on Lot 1, fronting on Ocean Boulevard. The existing two-car garage is currently located on Lot 2. As a condition of approval for the subdivision, a new two-car garage is required to be constructed on Lot 1.

The applicant has submitted a Certificate of Appropriateness application requesting to demolish the existing garage located on Lot 2 and to construct a new two-car garage on Lot 1. No application or plans have been submitted for the development of Lot 2. The proposed project requires approval of the Cultural Heritage Commission because the size of the garage exceeds 250-square feet. In order to grant approval, the project must comply with the Secretary of the Interior's Standards and meet the criteria for a Certificate of Appropriateness.

### ANALYSIS

The applicant is proposing to construct a 536 square foot, two-car garage and a 102 square foot laundry room attached to the new garage. The new garage will be oriented towards Paloma Avenue, accessed via a new curb cut on Paloma Avenue. It will be setback approximately 6'-0" from the primary structure and 20 feet from side property line. The garage will be 14'-4" in height similar in height to the existing garage. A new ribbon style driveway is proposed leading to the garage entrance. The new garage will measure 22'-6" by 23'-10" and the laundry room will measure 12'-0" by 8'-6". The laundry room will not be visible from the street as it is located on the west facing elevation of the new garage (Exhibit D – Plans).

Designed similar to the original garage, the new garage will feature smooth finish stucco walls painted to match the primary structure, a mansard shaped roof system and an 18-foot wide, carriage style garage door. The Bluff Park Historic Ordinance states that "*Construction...shall conform to the bulk, mass, scale and height of the majority of existing structures on both sides of the block...The style of architecture, use of materials...shall not be uncharacteristically different from the predominant style of the immediate surroundings.*" The Bluff Park Design Guidelines specify that garages should be appropriate to the existing residence and the size of the backyard and should be compatible in design to the primary building. The new garage complies with both, as it maintains a modest size, height and is architecturally compatible with the primary residential structure.

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As stated above, 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 15- to 20-foot setback 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.

As stated previously, the existing garage sits along the west property boundary line. The exterior wall of the garage serves the function (of a portion) of a property boundary line wall shared between the adjacent property located at 3151 E. Ocean Boulevard. With the garage being demolished, this barrier will be removed leaving a gap between the existing concrete block walls. A condition has been added requiring a matching new wall to be constructed that will close the gap between the existing property boundary walls.

The Bluff Park Neighborhood Association submitted a letter of support for the new garage (Exhibit E – Letter from Bluff Park Neighborhood Association). The letter also expressed concerns that the relocation of the garage would create onsite and offsite parking impacts that would negatively impact the neighborhood. Per the Association letter, the tenants have historically parked their vehicles in the garage, on the driveway and on the paved surface behind the garage adjacent to the alley and in the rear yard of the property. The letter expressed concerns that the loss of surface parking and the smaller lot size would result in more vehicles utilizing the street to park their vehicles. The Association has requested that a parking plan be implemented to help address this potential parking impact.

In an effort to address these concerns related to parking impacts, staff has incorporated a condition requiring that an assigned parking plan be implemented for the property. To facilitate the success of this assigned parking plan, it is recommended that a tandem parking configuration be utilized. Staff has recommended that a wall be installed down the middle of the garage, creating two separate, enclosed parking stalls and replacing the 18-foot wide garage door with two single garage doors. This will allow the occupants to utilize one parking space inside the garage and one parking space, in front of the garage.

A total of four vehicles can be accommodated in the new garage and driveway, and the tandem configuration will encourage the use of the new garage and driveway thus reducing the impact of parking on the street or within the neighborhood. Furthermore, replacing the large garage door with two single garage doors will achieve a more historically appropriate garage appearance from the street view.

In addition to the new garage and new driveway located along Paloma Avenue, the existing driveway located along the west property boundary line (accessed from Ocean Boulevard) will be maintained. This existing driveway can accommodate approximately three vehicles as uncovered, surface parking for the use of the other two unit's occupants.

With the implementation of this assigned parking plan and the changes proposed to the garage, seven parking stalls can be accommodated on the property for the occupants of the four units, minimizing the need to park on the street or within the neighborhood.

### **RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness for the 536 square-foot, detached two-car garage and attached 102 square-foot laundry room. The new garage will replace the original garage, located on the newly subdivided lot (Lot 2). The garage will be slightly larger than the original garage but will be constructed to match the original garage in shape, height and architectural style. 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 Bluff Park Historic District Ordinance (Ordinance Nos. C-5869 and C-6835). All the findings can be made in the affirmative for the proposed improvements, as these improvements will not be visible from the public right of way and the overall scale, massing, proportions, materials and colors are similar to the architectural style of the primary structure and the surrounding structures. Staff is recommending approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit F – Findings and Conditions of Approval).

### **ENVIRONMENTAL REVIEW**

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was found to be exempt from further environmental review.

### **PUBLIC HEARING NOTICE**

Public notices were distributed on March 29, 2019 and a notice was mailed to the Bluff Park Neighborhood Association.

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Respectfully submitted,



GINA CASILLAS  
PROJECT PLANNER



ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER



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ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER

CK:PD:ap:gc

Attachments: Exhibit A – Location Map  
Exhibit B – Plans  
Exhibit C – Site Photos  
Exhibit D - Planning Commission Staff Report for Subdivision dated July 6, 2017  
Exhibit E – Letter from Bluff Park Neighborhood Association  
Exhibit F -- Findings and Conditions