



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5<sup>th</sup> Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

January 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness legalizing the demolition of a garage and the construction of a new two-car garage located at 660 Mira Mar Avenue. The property is a contributing structure located within the boundaries of the Belmont Heights Historic District. (District 3)

APPLICANT: Anna Blazevich  
660 Mira Mar Avenue  
Long Beach, CA 90814  
(Application No. HP15-326)

## THE REQUEST

The applicant requests approval of a Certificate of Appropriateness legalizing the demolition of a garage and permitting the construction of a new two-car garage.

## BACKGROUND

This item was continued from the Cultural Heritage Commission hearing on November 9, 2015, at the request of the Commission.

The subject site, 660 Mira Mar Avenue, on the east side of Mira Mar Avenue between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street, is located within the R-1-N zone (Single Family Residential District with Normal Lots) (Exhibit A – Location Map). The site was developed with a 1,312 square foot, single-story, single-family residence and a detached garage in 1923. The lot measures 47.5 feet wide by 130 feet deep, and is bounded by Mira Mar Avenue and a 10-foot wide alley at the rear. The home and garage were constructed in the “clipped gable” Craftsman architectural style. The home features a cross-gabled roof with clipped gables on all elevations, wood siding and wood windows. (Exhibit B – Plans & Photographs).

The original garage was accessed directly from Mira Mar Avenue via the driveway adjacent to the south property line. The applicant had initially proposed to reconstruct

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the garage along the north property line, assessable only from the alley at the rear. Two letters were received that expressed opposition to the new location of the garage. In addition, testimony was heard during the public hearing, which expressed opposition to the proposed location of the garage. Additionally, a wood fence was installed along the front and side property boundary lines of the property. The Commission expressed concern that the fence was not complementary to the architectural style of the home. As a result, the Commission requested to continue the item to allow the applicant time to revise the plan to relocate the new garage in its original location and to modify the fence.

### **ANALYSIS**

The revised plan illustrates the new garage will be located along the south (side) property line, setback 14-feet from the rear property line. The new garage will feature a standard 16-foot wide door on the rear elevation that will provide access directly from the alley and an 8-foot wide carriage style door on the front elevation that will provide access from the driveway.

The new garage will feature wood siding with a cross-gabled roof with clipped gables ends. The applicant proposes to paint the garage to match the paint colors of the house, yellow body and white trims. A condition will be added recommending that the garage door material be either wood or wood composite to complement the architectural style of the home.

The front yard fence will be modified in a Craftsman fence style to complement the Craftsman style of the house. The modified fence will feature wood planks mounted vertical, stained a light brown color.

### **RECOMMENDATION**

Staff supports approval of the Certificate of Appropriateness for the 440 square foot, two-car garage and the new front yard fence. The new garage will be constructed to match the original garage and be located in its original location. The front yard fence will be modified to better complement the architectural style of the home and neighborhood in general. 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 Belmont Heights Historic District Ordinance (Ordinance No. C-7802). 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 architectural style to the existing an surrounding structures. 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**

This item was continued from the November meeting where it was duly noticed.

**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 accessory structures.

Respectfully submitted,



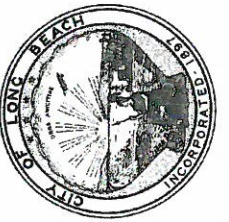
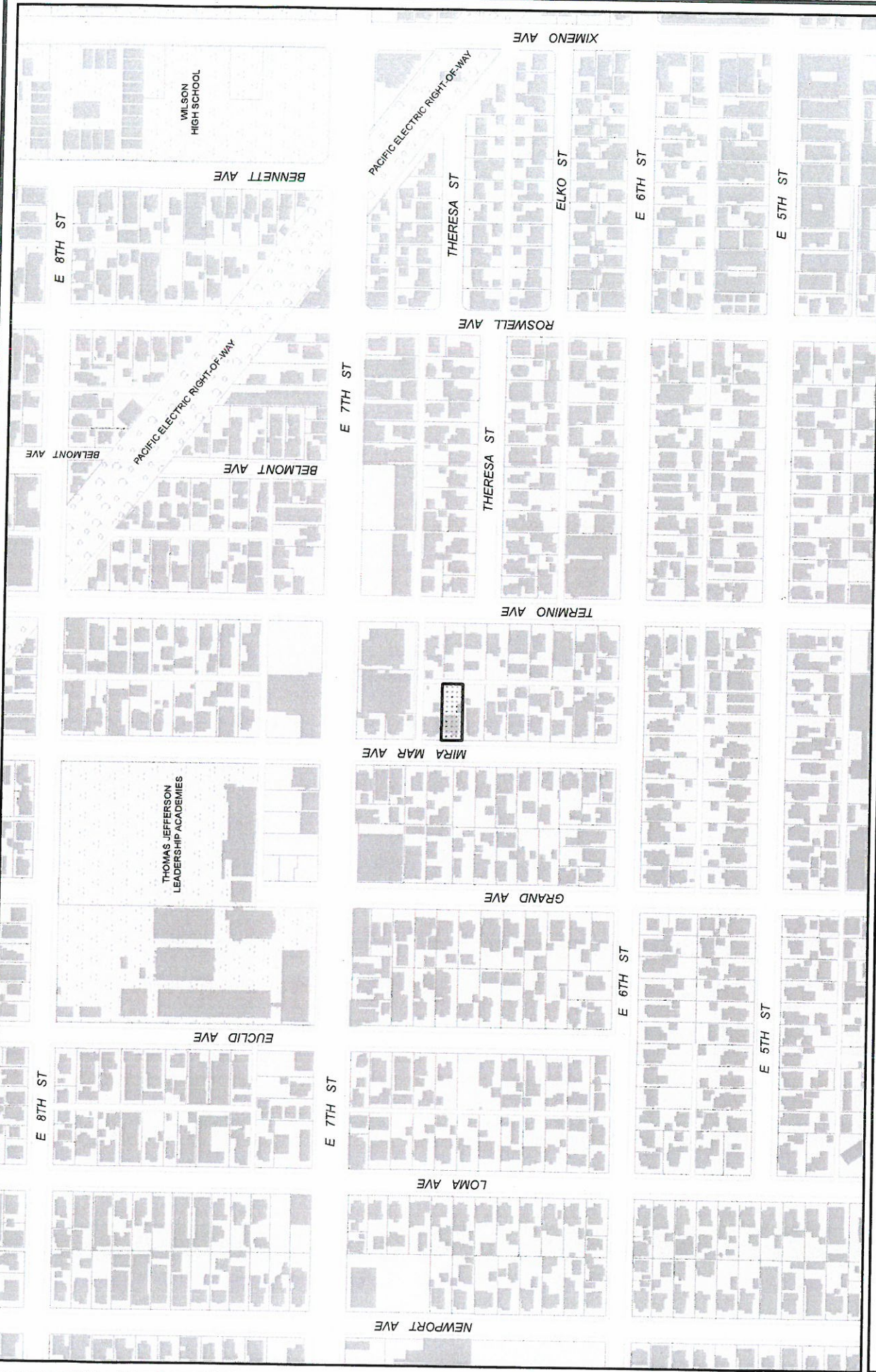
CHRISTOPHER KOONTZ, AICP  
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

LFT:CK:gc

Attachments: Exhibit A – Location Map  
Exhibit B – Plans & Photograph  
Exhibit C – Findings & Conditions of Approval  
Exhibit D – Staff Report, Findings and Conditions of Approval dated November 9, 2015



**Subject Property:**  
 660 Mira Mar Ave  
 Application No. HP15-326  
 Council District 3  
 Zoning Code : R-1-N

**Exhibit A**



**CONDITIONS OF APPROVAL**

**Address: 660 Mira Mar Avenue**

**Application No.: HP15-326**

**Hearing Date: January 11, 2016**

1. This approval is for the legalization for the demolition of original garage and the construction of a new 440 square foot two car garage and a new front yard fence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on December 3, 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 garage door on the west elevation facing the driveway shall match the barn style doors found on the original garage to the satisfaction of the Director of Development Services.
10. The garage door facing the alley shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.
11. The garage shall be painted to match the existing house with the same body, trim and accent colors to the satisfaction of the Director of Development Services. .
12. The wood fence located in the front yard area shall be modified to mimic a craftsman style wood fence. The fence shall be finished in a light brown stain or painted to match the house.
13. All proposed exterior light fixtures shall be period appropriate.

Exhibit B





# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5<sup>th</sup> Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

November 9, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness legalizing the demolition of a garage and the construction of a new two-car garage located at 660 Mira Mar Avenue. The property is a contributing structure located within the boundaries of the Belmont Heights Historic District. (District 3)

APPLICANT: Anna Blazevich  
660 Mira Mar Avenue  
Long Beach, CA 90814  
(Application No. HP15-326)

## THE REQUEST

The applicant requests approval of a Certificate of Appropriateness legalizing the demolition of a garage and permitting the construction of a new two-car garage.

## BACKGROUND

The subject site, 660 Mira Mar Avenue, on the east side of Mira Mar Avenue between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street, is located within the R-1-N zone (Single Family Residential District with Normal Lots) (Exhibit A – Location Map). The site was developed with a 1,312 square foot, single-story, single-family residence and a detached garage in 1923. The lot measures 47.5 feet wide by 130 feet deep, and is bounded by Mira Mar Avenue and a 10-foot wide alley at the rear.

The home and garage were constructed in the “clipped gable” Craftsman architectural style. The home features a cross-gabled roof with clipped gables on all elevations, wood siding and wood windows. (Exhibit B – Plans & Photographs). The original garage was accessed directly from Mira Mar Avenue. The driveway which is located adjacent to the south property line, lead to the garage.

Building records indicate that building permits were issued for a kitchen and dining room remodel in 2014. This permit was finalized on November 26, 2014 (Permit No.



BRMD171373). On August 3, 2015, Code Enforcement issued a citation to the property owner for the unpermitted demolition of the detached garage (CEAC222811).

### **ANALYSIS**

The applicant is requesting approval for the demolition of the original garage and the construction of a new garage. A new 440 square foot detached two-car garage will be constructed at the rear of the property in order to comply with a zoning code requirement for two enclosed onsite parking spaces. The applicant proposes to locate the new garage adjacent to the north (side) property line and setback 14 feet from the rear property line, providing the required 24-foot vehicular backup distance. The new garage will take direct access from the alley. The applicant proposes to maintain the front portion of the driveway and the driveway approach. However the rear portion of the driveway (the portion directly behind the driveway gate) will be removed entirely and landscape material will be planted instead.

The new garage will feature wood siding with a single gable roof system. The applicant proposes to paint the garage to match the paint colors of the house, yellow body and white trims. The applicant has proposed to install a paneled garage door on the new garage. A condition will be added recommending that the garage door material be either wood or wood composite to complement the architectural style of the home.

Staff is not supportive of the new garage's roof system because it is not consistent with the unique architecture style of the house. It is recommended that the roof system on the new garage be modified to feature the clipped gable ends present on the original garage and still found on the existing house. Additionally, the new garage should be rebuilt back to its original location along the south property line. Staff is supportive of the garage taking direct access from the alley. However it is recommended that the new structure feature either matching doors found on the original garage or a faux door system that will match the doors on the original garage, installed on the rear elevation (facing the driveway).

A new front yard fence was recently installed in the property without the approval of a Certificate of Appropriateness. The new fence is located along the front and side property boundary lines and features wood planks mounted horizontally and stained a light brown color. Staff is including the new fence with this Certificate of Appropriate application with a condition that the fence be painted to match the house exterior body color to better complement the property.

### **RECOMMENDATION**

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 Belmont Heights Historic District Ordinance (Ordinance No. C-7802). Staff supports approval of the Certificate of Appropriateness for the 440 square foot two car garage

subject to the structure being located in the original location and the redesigned roof system. 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 architectural style to the existing an surrounding structures. 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 October 26, 2015 and a notice was mailed to the Belmont Heights Neighborhood Association. As of this date no letters have been received.

**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 accessory structures.

Respectfully submitted,

 *for CK*

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

**CERTIFICATE OF APPROPRIATENESS  
HP15-326  
FINDINGS AND ANALYSIS  
660 Mira Mar 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 at 660 Mira Mar Avenue is located on the east side of Mira Mar Avenue between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street (Exhibit A – Location Map). The site is located within the R-1-N zone (Single Family Residential District with Normal Lots). The site was developed with a 1,312 square foot, single-story, single-family residence and a detached garage in 1923. The lot measures 47.5 feet wide by 130 feet deep, and is bounded by Mira Mar Avenue and a 10-foot wide alley at the rear.

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, as conditioned, 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 original garage was demolished without the approval of a Certificate of Appropriateness. The new garage will be constructed in the same location and be designed to match the original garage. The design and materials of the garage will be compatible with the style and finish on the home, specifically the clipped gable ends and wood siding exterior.

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

Code Enforcement issued a citation to the property owner for the unpermitted demolition of the detached garage under case no. CEAC222811. The approval of this permit will remedy citation by rebuilding the garage.

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

The 440 square foot garage is conditioned to match the current architectural style of the home. The materials and design of the garage will be compatible with the existing residence as conditioned.

- 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 new garage is replacing the original garage and will be located in the same location and will match the architectural style of the home. The new garage will provide the required enclosed parking for the property.

- 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 scale, mass, proportions, color and materials of the garage is similar to those found on the existing home. The two-car garage will provide ample onsite parking for the property. The massing is similar to adjacent properties, those of this district and the R-1-N zone.

- 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 440 square foot two-car car garage located behind the home 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 garage will not change the historic significance of the property.
- Distinctive Features – The garage 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 garage 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 new garage will not destroy historic materials that characterize the property.
- Form and Integrity – The garage will not cause damage to the essential form and integrity of the structure.

## **CONDITIONS OF APPROVAL**

**Address: 660 Mira Mar Avenue**

**Application No.: HP15-326**

**Hearing Date: November 9, 2015**

1. This approval is for the legalization for the demolition of original garage and the construction of a new 440 square foot two car garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on August 11, 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.

CULTURAL HERITAGE COMMISSION

November 9, 2015

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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 applicant shall revise the development plans to illustrate that the garage will be constructed in the original garage location and that the roof system will include clipped gable ends to match the gable ends on the house .
10. The applicant shall revise the development plans to include either a new door or a faux door on the west elevation facing the driveway. The door or faux door shall match the barn style doors found on the original garage to the satisfaction of the Director of Development Services.
11. The garage door facing the alley shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.
12. The garage shall be painted to match the existing house with the same body, trim and accent colors.
13. The wood fence located in the front yard area shall be painted to match the same body color found on the house.
14. All proposed exterior light fixtures shall be period appropriate.