



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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LONG BEACH, CALIFORNIA 90802

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January 19, 2012

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Certify a Mitigated Negative Declaration (ND 03-11) and approve a Certificate of Appropriateness for the technical demolition of a historic resource in conjunction with the restoration and reconstruction of the structure to its original condition with a 238-square-foot addition to the rear of the structure located at 3801 E. 5th Street within the Belmont Heights Historic District and the R-1-N zoning district. (District 3)

APPLICANT: Sean Coon
P.O. Box 818
Hermosa Beach, CA 90254
(Application No.: HP11-0296)

DISCUSSION

The subject site, 3801 E. 5th Street, is located on the northeast corner of Grand Avenue and 5th Street (Exhibit A – Location Map). The site is within the Belmont Heights Historic District and has a zoning designation of R-1-N (single-family residential district). The parcel is improved with a one-story 1,544-square-foot Craftsman bungalow built in 1920 and a detached one-car garage.

In the early morning of March 8, 2010, a fire erupted inside the home. Firefighters were able to extinguish the fire, but were unable to rescue the occupants and the home suffered severe fire damage to the interior and exterior. The home has remained in this condition since the date of the fire.

The applicant is requesting to remove more than 50 percent of the linear walls and a majority of the roof resulting in a technical demolition of the contributing structure. After the fire-damaged portions of the structure have been removed, the applicant is proposing to rebuild and restore the home to its original condition. The applicant is also proposing to construct a small, 238-square-foot addition to the back of the rebuilt house (Exhibit B – Plans and Photographs).

The rebuilt and restored residence will feature the character-defining features of a Craftsman bungalow and distinctive features that were documented by the applicant's historic preservation consultant. The character-defining features that will be preserved and reconstructed as part of the proposed project include:

- Raised concrete foundation;
- Wooden clapboard siding;
- Moderately-pitched cross-gable roof;
- Triangular vents with vertical wood slats below each gable peak;
- Three exposed rafter tails under each of the primary gables;
- Dentil bands on the south and west-facing gables associated with the wrap-around front porch;
- Concrete/stone work on the front porch, chimney, and side and rear porches;
- Concrete balustrades along the front porch at the west side entrance;
- Capitals with a circular pattern on the concrete/stone piers supporting the porch roof; and
- Wood-framed double-hung windows with flat wood trim around the openings.

Because the structure is considered a historical resource and will be demolished per the Zoning Code definition, an environmental review is required pursuant to the California Environmental Quality Act (CEQA). Consequently, a Mitigated Negative Declaration (MND) was prepared (ND 03-11) to address the impacts of losing this contributing structure in a designated historic district. The MND concluded that, with incorporated mitigation measures, the loss of the historic resource would be less than significant. This conclusion is supported by the fact that the applicant is proposing to preserve and restore the character-defining features of the house and to rebuild it to its original footprint, with the exception of the small addition at the back of the house.

A Mitigated Negative Declaration prepared under CEQA requires certification by the Planning Commission and no entitlements can be granted before the CEQA document is certified. As a result, staff presented the Certificate of Appropriateness request to the Cultural Heritage Commission (CHC) on January 9, 2012. The CHC forwarded the application to the Planning Commission with a recommendation that the request be approved in conjunction with the certification of the MND.

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), and the Belmont Heights Historic Landmark District Designation Ordinance (Ordinance No. C-7802), staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes (Exhibit C – Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on December 23, 2011, for both the Cultural Heritage Commission and Planning Commission hearings for this project. No responses were received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Mitigated Negative Declaration (ND 03-11) was prepared for the proposed project (Exhibit D).

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:AZ

- Exhibits:
- A. Location Map
 - B. Floor Plan & Photographs
 - C. Conditions of Approval
 - D. ND 03-11



Subject Property:
3801 E 5th St
Application No. HP11-0296
Council District 3
Zoning Code : R-1-N

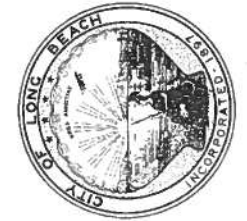


Exhibit A



CONDITIONS OF APPROVAL**Address: 3801 E. 5th Street****Historic District: Belmont Heights Historic District****Application No.: HP11-0296****Date: January 19, 2012**

1. This approval is for the technical demolition and restoration of a severely fire-damaged single-family residence located at 3801 E. 5th Street within the Belmont Heights Historic District. The fire-damaged portions of the structure will be removed and the home reconstructed to its original condition complete with character-defining features and a small 238-square-foot addition will be added to the rear of the home. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in October 2011. 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 made 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. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

6. The following character-defining features shall be preserved when feasible and/or reconstructed in kind when not feasible:

- *Raised concrete foundation;*
- *Wooden clapboard siding;*
- *Moderately-pitched cross-gable roof;*
- *Triangular vents with vertical wood slats below each gable peak;*
- *Three exposed rafter tails under each of the primary gables;*
- *Dentil bands on the south and west-facing gables associated with the wrap-around front porch;*
- *Concrete/stone work on front porch, chimney, and side and rear porches;*
- *Concrete balustrades along the front porch at the west side entrance;*
- *Capitals with a circular pattern on the concrete/stone piers supporting the porch roof; and*
- *Wood-framed double-hung windows with flat wood trim around the openings.*

7. The mitigation measures set forth in ND 03-11 are incorporated herein by reference and are included below:

M1. In order to comply with Standard 9, the design of the new addition should be clearly differentiated from the old construction. This can be done in subtle ways, such as setting back the addition slightly (by a few inches) from the existing wall plane, changing the roof height slightly on the new addition, changing the siding material slightly (different profile or width), or by adding a batten between the old building and new building. Additionally, the windows, attic vents, and decorative ornament on the new building could be similar to, but slightly different from, the original.

M2. If any archeological resources are discovered during construction, work must be stopped until a qualified archeologist investigates the situation and determines the best means for protection and preservation.

M3. The building should be photographed before and after partial demolition to clearly document what is old and what is new. *Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence* and included in the property's file at the City Planning Department.

8. The applicant shall provide brochures of the proposed windows and doors as part of the Building plan check submittal process for staff review.

9. All siding, roofing materials, vents, architectural details, window and door trim, and exposed rafter tails, roof beams, and fascia shall be constructed of the same material as those existing features on the home and finished to match.

10. All new windows shall be wood frame sash style windows and shall match the existing in size and recess.
11. The applicant shall provide material specifications to Planning Bureau staff for review and approval prior to the plan check submittal, specifically for the new siding, windows, doors, and garage doors.
12. The applicant shall obtain a separate Certificate of Appropriateness for any proposed exterior changes, including repainting the exterior of the residence.
13. All yard and setback areas shall be attractively landscaped primarily with live plant material. All landscaped areas shall be maintained in a neat and orderly condition with healthy landscaping free from weeds.
14. 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 in the Office of Historic Preservation 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.
15. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Historic Preservation Officer upon request by the applicant prior to the date of expiration.