

**CERTIFICATE OF APPROPRIATENESS**  
**HP17-493**  
**FINDINGS AND ANALYSIS**  
**900 Coronado 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 property is located on the east side of Coronado Avenue between East 10th Street and East 8th Street (Exhibit A – Location Map). The property has a zoning designation of R-2-N and is improved with an existing 1,094-square-foot one-story single-family residence and detached 420-square-foot two-car garage. Built in 1953, the home was constructed in the Minimal Traditional architectural style. This residence is a contributing structure within the Rose Park 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 design of the new building and proposed materials are compatible with the District's predominately Craftsman architectural style, while also complementing the existing residence's Minimal Traditional architectural style.

There will be minimal visibility from the public right-of-way of the proposed residence and garage as it will be constructed as a one-story structure and located at the rear half of the lot. The existing one-story residence will screen the proposed improvements from the public right-of-way.

Given the location, size, and height of the existing residence, the mass of the proposed residence and garage is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context which consists of one and two story structures with one and two dwelling units and non-conforming multi-family residential uses.

The Craftsman architectural style is prominent in the district, and the proposed unit is compatible with the Guidelines for the Rose Park Historic District.

- 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.

- 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 unit and garage are consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential uses created will support two dwelling units in an R-2-N zone. The subject property is in a portion of the historic district with R-2-N zoning. Coronado Avenue near the subject property is characterized by both one and two-unit arrangements and non-conforming multi-family residential uses.
- Character – The character of the existing structure is not proposed to change. The primary character defining features of the building will still be preserved. The new residence and garage is compatible in size, scale, and exterior building materials to the existing contributing structure on the subject property.
- Changes to Historic Features – The new residence and garage will not change the historic features of the existing building and will remain intact as it will be placed in the rear of the lot and detached from the existing residential structure. The existing detached garage was relocated in 1960 and is not visible from Coronado Avenue.
- Historic Significance – The new residence and garage will not change the historic significance of the property or impact the integrity of the district as the proposed new rear unit complements the architecture of the existing residence and the Craftsman style, which is commonly found within the Rose Park Historic District.
- Distinctive Features – The new residence and garage will not change the distinctive features of the existing building or property. Distinctive features consisting of a gable roof, stucco exterior siding, an off-centered entry and porch, and single hung wood windows will be incorporated into the new structure.
- Deteriorated Historic Features – There are no deteriorated historic features.

- Damage to Historic Materials – The new detached residence and garage will not cause damage to the historic materials on the existing structure as it will be constructed in the rear yard.
- 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 residence and garage will not destroy historic materials that characterize the property as the proposed work will be detached from the primary existing residential structure. The existing detached garage was relocated in 1960 and is not visible from Coronado Avenue.
- Form and Integrity – The new residence and garage will not destroy or cause damage to the essential form and integrity of the existing structure or the district as the proposed work will be detached from the primary existing residential structure.

The new residence and garage are consistent with the architectural style, scale and materials of the existing residence and of other properties in the Rose Park 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 a contributing structure within the Rose Park Historic District. The Guidelines for the Rose Park Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project will not affect the existing historic character of the building. The historic building materials and character defining features will be incorporated into the new residence and garage. The new residence and garage preserves the essential form and character of the building in massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.



## **CONDITIONS OF APPROVAL**

**Address: 900 Coronado Avenue**

**Application No.: HP17-493**

**Hearing Date: December 11, 2017**

1. This approval is for a request for the construction of a new detached 910-square-foot single-story residence with an attached 357-square-foot two-car garage to a property with an existing one-story single-family residence and detached 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 in October 18, 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. The existing curb cut on Coronado Avenue and concrete parking pad within the required front yard setback shall be removed. The existing concrete parking pad shall be replaced with landscaping.
8. The existing window awnings on the primary structure shall be removed.
9. The new, two-car 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 new unit and attached four-car garage shall be painted to complement the existing home. Final selection of the paint colors for the new unit shall be reviewed and approved by Planning Bureau staff prior to painting the new unit. The applicant would be required to obtain a Certificate of Appropriateness for the exterior paint.
11. 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.
12. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
13. 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.
14. 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.
15. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code. Landscape plan shall be submitted prior to the building permit issuance.
16. All proposed fencing shall be reviewed and approved by Planning Bureau staff prior to installation.
17. Final plans submitted to the City of Long Beach Development Services Department shall show any improvements necessary to bring the existing garage interior into conformance with all parking and garage standards required by the



Long Beach Municipal Code. An inspection of the garage interior shall be required at final inspection to verify compliance.

18. 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.
19. Repair and replace any damaged portion of the existing garage that may result from construction of the new unit.