

**CERTIFICATE OF APPROPRIATENESS  
COAC2109-02  
FINDINGS AND ANALYSIS  
3435 Gaviota Ave  
January 25, 2022**

**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 project site is located within the California Heights Historic District, which was first established in February 1990 and was expanded in May 2000 (C-7702). The project proposes to convert the existing detached garage (411 square feet) with additions to the first story (101 square feet) and second story (461 square feet) to create an Accessory Dwelling Unit (ADU) at a property located at 3435 Gaviota Avenue in the R-1-N Zoning District in the California Heights Historic District. The resulting ADU would be a detached, two-story, 973-square-foot ADU. The primary residence is a contributing structure to the California Heights Historic District that was constructed in 1938 and would remain untouched by this proposal. The garage is a non-contributing structure built in 2001. The project meets these requirements and those of the City's Zoning Code, subject to conditions.

**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 proposed ADU would be constructed as additions to and conversion of a non-historic detached garage. While the ADU would be visible from the street, the structure would be setback from the street (Gaviota Avenue) and detached from the primary structure. The design of the ADU would be compatible with the architectural style established for the site. There would be no work proposed for the primary contributing structure.

The new two-story ADU will be located in the same location as the existing garage with an expansion to the side and addition of a new 2<sup>nd</sup> story. The ADU will maintain approximately 10 feet distance from the primary contributing dwelling. The new ADU meets the applicable development standards for the R-1-N Zoning District and the State ADU regulations (California Government Code Sections 65852.2 and 65852.22).

The primary structure has been modified from its original condition with additions in 1966 and 2001, which includes the introduction of a second story. The scope of work to accommodate the ADU would not change the existing primary structure and would fit within the context of the site, as two-story structures are present along Gaviota Avenue. The proposed garage conversion and addition areas are designed in the Minimal Traditional architectural style. The building features a simple gable roof, composition shingles, wood windows, stucco finish, and horizontal wood siding at gable ends. The second story is almost entirely the same dimensions as the structure's ground floor garage and footprint. The new building incorporates architectural features found within the district. The size, placement, and height of the two-story building will not adversely impact the adjacent properties or properties located in the 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. 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 conversions and additions to create an ADU is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently developed with a single-family residential use and its function serving as a residential use will not change. The Zoning Code and State ADU regulations allow the addition of an ADU onsite. The conversion and additions of a detached garage for the purposes of creating an ADU are allowed as a ministerial action.
- Character – The existing residential structure is a two-story structure and there are existing two-story structures found in the vicinity of the subject site along Gaviota Avenue and throughout the California Heights Historic District. The 5:12 roof slope over the new ADU would be compatible with the sloped roof planes on the primary structure, which maintain a 4:12 roof slope.

The new two-story, detached structure will not change the character of the neighborhood or the district and will be located at the rear of the property. The new building will incorporate similar features found on the primary structure and on contributing structures located in California Heights, such as gabled roof, wood windows, wood gable ends, stucco exterior, and composition shingle roof. The conditions of approval will require that new windows be of high-quality materials. The proposed building is compatible with the adjacent properties and other buildings in the district.

- Changes to Historic Features – There would be no modification to the primary historic structure as part of this application. The garage to be modified as part of the ADU was constructed in 2001.
- Historic Significance – The conversion and additions to the detached garage would not modify historic building components. The historic significance of the structure would not be diminished with the proposed addition as it is detached from the primary residence and the modified structure is not historic.

The proposed two-story ADU at the rear of the property will not change the historic significance of the property or impact the integrity of the district. The new structure has been designed to complement the architectural style of the contributing residential structure and is consistent with the development pattern of properties of the district. The existing two-story residence will remain.

- Distinctive Features – The new ADU would feature wood windows, stucco body, wood siding at gable ends, and a composition shingle roof. As conditioned, the materials would be of high quality and match the existing materials on the primary structure. The building design would include similar finishes and features of structures found within the district and on the primary structure.
- Deteriorated Historic Features – No deteriorated historic features are found on the lot. The proposed ADU would be accommodated through the conversion and additions to a non-historic structure.
- Damage to Historic Materials – The ADU would be accommodated through the conversion and additions to a non-historic structure, built in 2001. There would be no damage or modification to historic materials as part of the project.
- 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 contributing resource, a two-story main residential dwelling on the lot, maintains a gable roof, horizontal siding at gable ends, stucco cladding, and a composition shingle roof. The primary dwelling is highly modified as a result of additions completed in 1966 and 2001, including the addition of a new 2<sup>nd</sup> story.

The proposed conversion and addition to the detached garage would facilitate the construction of an ADU. The proposed exterior finishes on the ADU would be compatible and complimentary to the existing structure. The

project would not result in the removal or modification of historic materials that characterize the property and no changes are proposed to the primary structure.

- **Form and Integrity** – The conversion and additions to the detached garage will not cause damage to the essential form and integrity of the District, which includes 2-story structures. The ADU would include a gable roof to complement the existing form of the historic property. The new ADU, as conditioned, will provide wood windows and a complementary design to differentiate original construction from the primary structure. The form and integrity of the primary structure would not be compromised with the ADU. The two-story building is consistent with two-story buildings found within the district.

In accordance with the Secretary of the Interior’s Standards for Rehabilitation, Standard No. 9 states the new construction will not destroy historic materials, features, and spatial relationships that characterize the property or the district as a whole. The primary house is the historic resource on the lot. The proposed changes are limited to the non-historic structure (garage) onsite. No changes are proposed to the primary structure. The ADU would be accommodated through the conversion and additions to the detached garage in conformance with current zoning regulations and State ADU regulations.

Standard No. 9. also states that “new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features...” The ADU would be detached from the historic structure and has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the California Heights Historic District. The new building will be distinguished by materials that are differentiated from but complementary to the district. If warranted, the ADU could be removed without affect to the historic structure onsite.

**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 property within the California Heights Historic District. The Design Guidelines for the California Heights Historic District require that ADUS are compatible with the primary structure in design, materials, and architectural style. Furthermore, the guidelines reference that the massing of the ADU should appear secondary to the primary structure and minimally visible from the street. The proposed ADU involves conversion and additions to an existing garage in conformance with the State ADU regulations. Because the location of the existing garage is visible from the street, the proposed project is inevitably visible from the street. Within the context of the structure’s location on the site, approximately 95 feet from the front property line, and detachment from the primary structure, the proposed ADU would appear secondary to the primary structure. Furthermore, the design of the ADU would include a covered porch that

functions to soften the front elevation, while providing a complementary design to the modified Minimal Traditional structure at the front of the lot.

The new two-story ADU has been designed similar in height to the primary structure onsite. There is also a precedent for two-story structures along Gaviota Avenue in the California Heights Historic District. The new building features exterior design and materials similar to the primary structure and other contributing properties within the district. The building has additionally been conditioned to incorporate high-quality materials found on Minimal Traditional structures, such as wood windows.