

May 31, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommendation to approve a Certificate of Appropriateness at 4125 E. 6th Street, to construct a new detached 773-square-foot, three-car garage with a 640-square-foot second floor Accessory Dwelling Unit (ADU) above, and new 170-square-foot deck. The main residence and existing one-car garage are contributors to the Belmont Heights Historic District. (District 3)

APPLICANT: Casey Weaver
4125 E. 6th Street
Long Beach, CA 90814
(Application No. COAC2201-01)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct a new detached 773-square-foot, three-car garage with a 640-square-foot second floor ADU above, and new 170-square-foot deck. The entire project is located on the rear half of the lot. No modifications are proposed to the primary single-family residence fronting E. 6th Street or the existing one-car garage.

BACKGROUND

The subject property is located on E. 6th Street, between Termino Avenue to the west and Roswell Avenue to the east (*Attachment A – Vicinity Map,*) within the R-1-N zone (Single-Family Residential, Standard Lot). The property is approximately 6,375 square-feet in size, and was developed in 1922 with a one-story, 988-square-foot dwelling and a 330-square-foot detached one-car garage. The applicant is proposing a new detached 773-square-foot, three-car garage with a 640-square-foot second floor ADU above, and 170-square-foot deck for the ADU. The new garage and ADU structure will be located entirely in the rear half of the lot. The ADU consists of one bedroom, one bathroom and common areas (living room, and kitchen/dining room). Under State Law, a single-family residential property is allowed an ADU



by-right, subject to compliance with unit size requirements and other limited ADU development standards. This application is limited to design review by the Cultural Heritage Commission (CHC), pursuant to Section 2.63.080 of the City of Long Beach Municipal Code for consistency with historic district standards.

The Craftsman primary residence and garage are contributors to the Belmont Heights Historic District. The exteriors of both are defined by horizontal wood siding, double-hung and fixed wood sash windows, and gable roofs. No interior or exterior work is proposed on either. The existing structures are well preserved and retain most of their original Craftsman architectural features.

ANALYSIS

The proposed project requires CHC approval due to the project size exceeding 250 square feet, and visibility from the public right-of-way on E. 6th Street. To be granted approval, the project must comply with the *Secretary of the Interior's Standards* and meet the criteria for a Certificate of Appropriateness.

The proposed project consists of a new detached two-story structure with a new proposed 773-square-foot three-car garage at the first floor, and a new 640-square-foot ADU above. A new 170-square-foot deck at the side of the property is included as private open space for the ADU. The garage includes two standard parking stalls (9'-10" wide) and one 6'-10" compact standard space. The garage will be setback approximately 91'-6" from the front property line to the south, 15'-0" from the side property line to the east, 6-inches from the side property line to the west and from the rear property line to the north. Both areas comply with the minimum required turning radius from the existing 15-foot-wide rear alley. The ADU will largely be screened from view from E. 6th Street by the existing residence. The proposed ADU consists of one-bedroom, common areas (living room, and kitchen/dining room) and one bathroom (*Attachment B - Plans*). As proposed, the project is in compliance with the Zoning Code requirements, the Belmont Heights Historic District Design Guidelines and Craftsman Style Guide in terms of its architectural style, materials, site placement, massing and decorative features.

The historic single-story residence features a gable roof clad in composition shingles. The new ADU structure would provide a composition shingle cross-gable roof with a roof pitch of 5.75:12 to match that of the main residence. The height of the existing historic dwelling is 17'-0", while the proposed two-story structure is 5'-6" taller (measuring 22'-6" to the peak of the roof). As the grade of the rear portion of the property is one-foot lower than the top of the curb dimension on the front of the property, only 4'-6" of the ADU will be visible from the street. Although the proposed project would be somewhat visible from the street, it will be compatible with the historic development pattern of the district, where such rear accessory structures are visible. The street and historic neighborhood have multiple visible two-story secondary units.

The garage portion of the proposed structure includes three (3) overhead garage doors facing the alley, two (2) exterior doors and two (2) 1/1 double-hung wood sash windows on the south elevation of the garage. The proposed ADU includes nine (9) new wood windows, and one (1) new exterior ADU entrance door on the east elevation facing the side of the property. The ADU will include two (2) fixed wood windows (5/1) on the south elevation, two (2) 1/1 double-hung wood windows on the west elevation, one (1) 1/1 double-hung wood windows on the west elevation and three (3) 1/1 double-hung wood windows and one (1) fixed (5/1) wood window on the north elevation. As proposed and conditioned, all windows shall be compatible with the existing main residence. Several other architectural features are incorporated into the new ADU and garage design to provide a compatible architectural style with the existing historic dwelling including asphalt composition shingles, roof pitch, wood windows, window trim, gable vents, rafter tails and roof eaves. The result is a building design which complements the original Craftsman style of the primary building, and does not detract from the original architecture when viewed from the street, yet is differentiated by a compatible contemporary Craftsman architectural style. As proposed and conditioned, all windows and doors in the proposed structure shall be historically compatible and be consistent with the historic district design guidelines.

The primary residence is painted in a dark blue color with off-white trim (Attachment C - Photographs). The proposed paint colors for the garage and ADU structure are compatible with the existing structures on the lot and comply with the *Secretary of Interior Standards* and the Craftsman architectural style guide, yet are more muted and don't detract from the existing paint colors.

The Belmont Heights Historic District Design Guidelines provide guidance for ADUs and accessory structures and encourage that they be constructed in the rear of properties and designed to minimize their visibility from the street. The Ordinance further states that ADUs and accessory structures should be architecturally compatible with the primary residence on the site in terms of design, materials and architectural style and have lower massing than the primary structure. As proposed and conditioned, the proposed ADU and garage will have minimal visibility from the street, and although is the proposed structure would be taller than the existing primary structure, it is consistent with other two-story structures within the neighborhood. The proposed is also setback at least 91-feet from the front property line, and mostly screened from view by the existing the main residence, minimizing visibility.

The proposed ADU and garage structure as proposed is compatible with the existing residence's architectural style, yet does not give a false sense of the property's historical development, in accordance with *Secretary of Interior's Standards for Rehabilitation*, Standard No. 9, which stipulates that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The proposed ADU has been designed to complement the architectural style of the primary residence. The proposed project represents a simplified, contemporary interpretation of the Craftsman architectural style that will provide a cohesive design between the proposed project and the existing structures. As conditioned, the exterior cladding of the ADU will be clad in horizontal wood siding and a

portion of the new garage structure will incorporate a smooth stucco finish and wood siding to further differentiate new elements from original.

Neighborhood Compatibility

The project will maintain an appropriate scale with the context of the Belmont Heights Historic District and the block which consists of one-story and two-story residences with visible accessory and secondary units in predominantly Spanish Revival and Craftsman Architecture. As proposed, the scale and size of the proposed ADU does not detract from the existing main residence, and preserves the historic integrity of the primary residence and the surrounding area, in compliance with *Secretary of Interior Standards*.

As designed, the proposed project will be minimally visible from the street and will be compatible with the neighborhood and adjacent properties of one- and two-story residences. Additionally, there are other two-story accessory buildings within the neighborhood visible from the street. Given this context, the proposed project is compatible with the neighborhood. The proposed ADU and garage structure will be consistent, and in full compliance with all applicable accessory and ADU regulations (California Government Code Sections 65852.2 and 65852.22), the Belmont Heights Historic District Ordinance C-7802, and the Craftsman Style Guide. The proposed ADU and garage structure is located on the rear half of the property and will be compatible in architectural style, massing, size and materials yet distinguishable from the original main residence. As designed, the proposed two-story structure will have minimal visibility when viewed from E. 6th Street.

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 2.63.080 (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. Staff recommends approval of the Certificate of Appropriateness, subject to the Conditions of Approval (*Attachment D – Conditions of Approval*), for the construction of a new detached 773-square-foot, three-car garage with a 640-square-foot second floor ADU above, and new 170-square-foot deck. All the findings (*Attachment E – Findings*) can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, and materials to the architectural style of the existing structure on the property and with the context of the District.

ENVIRONMENTAL REVIEW

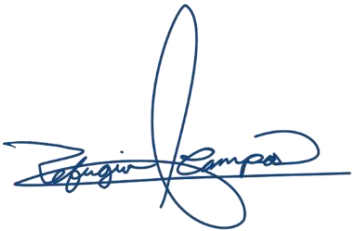
This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a)

(new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

PUBLIC HEARING NOTICE

On May 17, 2022, public notices were mailed pursuant to the requirements of Chapter 2.63. As of this date, no letters were received in response to this project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Refugio Torres Campos'.

REFUGIO TORRES CAMPOS
PROJECT PLANNER

A handwritten signature in blue ink, appearing to read 'Alejandro Plascencia'.

ALEJANDRO PLASCENCIA
PRESERVATION PLANNER

A handwritten signature in blue ink, appearing to read 'Alison Spindler-Ruiz'.

ALISON SPINDLER-RUIZ, AICP
ACTING PLANNING BUREAU MANAGER

A handwritten signature in blue ink, appearing to read 'Andrea Urbas'.

ANDREA URBAS, ASSOC. AIA, AICP,
CUD, AICP CEP
ACTING ADVANCE PLANNING OFFICER

ASR:AU:AP:RTC

Attachments: Attachment A – Vicinity Map
Attachment B – Plans
Attachment C – Photographs
Attachment D – Conditions of Approval
Attachment E – Findings