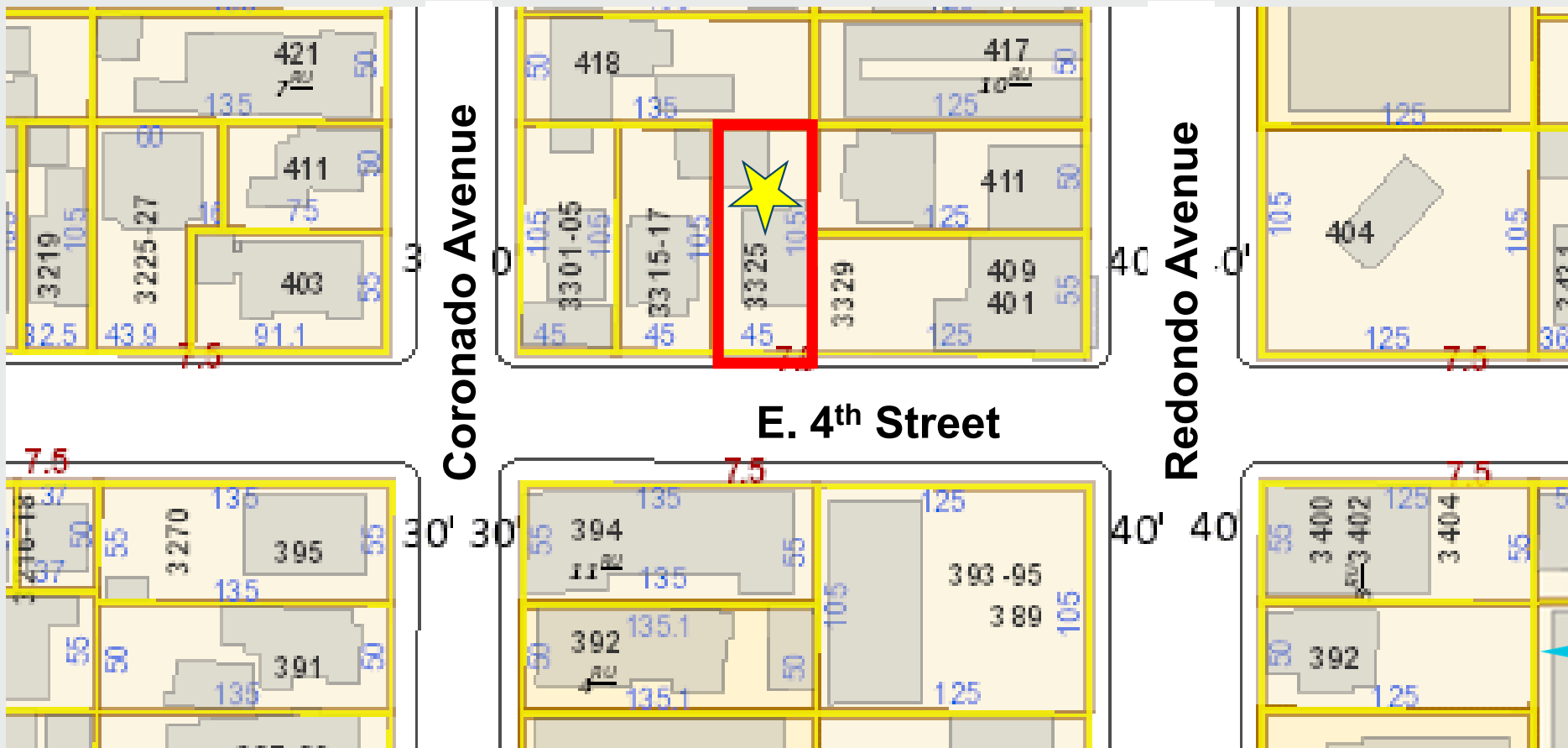




Certificate of Appropriateness 3325 E. 4th Street

**Cultural Heritage Commission
May 31, 2022**

VICINITY MAP



BACKGROUND

- Lot Size: 4,725 S.F.
- Built in 1908
- One-story 1,084-square-foot single-family residence and a 336-square-foot detached one-car garage.
- California Heights Historic Dist. – Contributing Structures
- Transitional Architectural Style
- 126 S.F. Attached Garage Addition for new Storage in 1999.
- Zone: R-3-T (Multi-family Residential, Townhouse)

PROJECT SCOPE

A Certificate of Appropriateness for a new 800-square-foot ADU which consists of:

- Converting existing 336 S.F. one-car garage and existing 126 S.F. attached storage area
- Demolish 23 S.F. of original garage
- Adding 361 S.F. on rear half of property
- New 82-square-foot entry deck
- New 303-square-foot rear/side deck area.

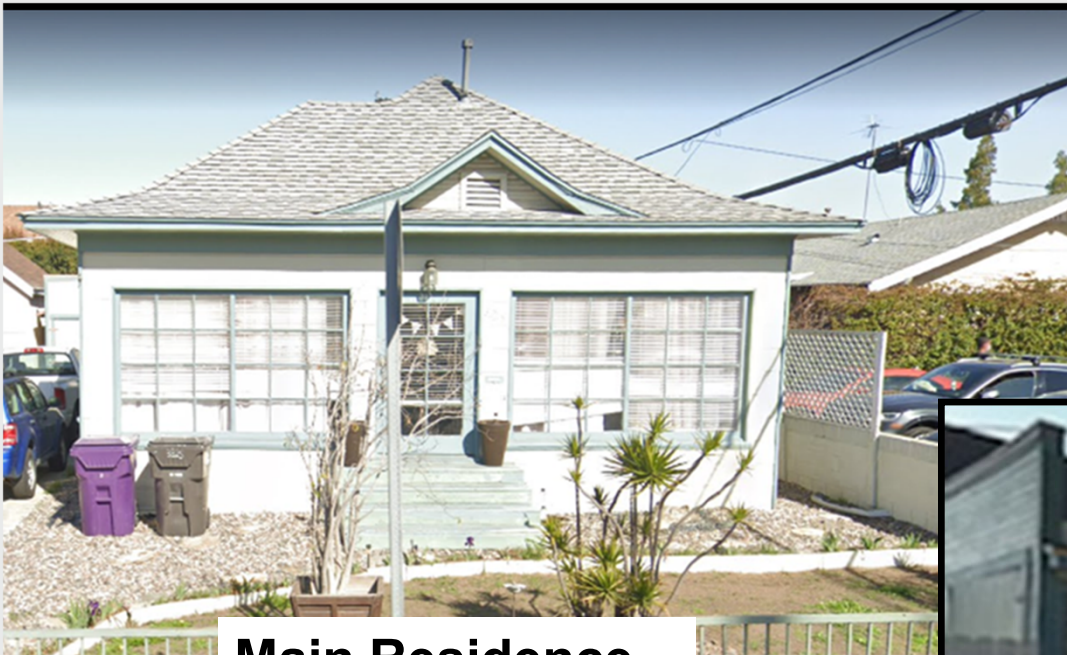
STATE LAW

Under State Law, a single-family residential property is allowed both an ADU and a JADU 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.

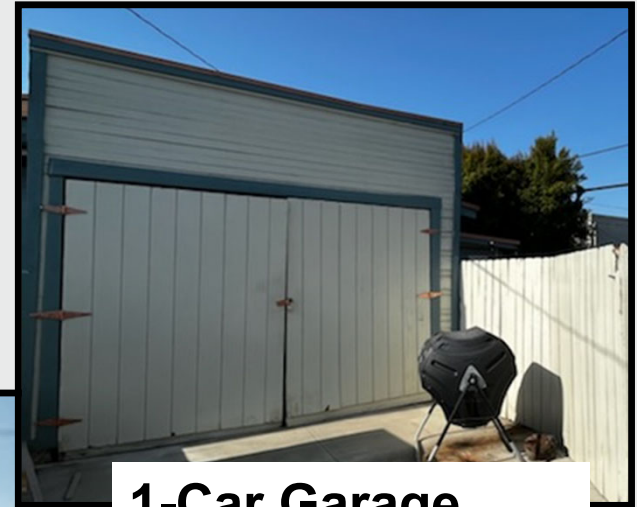
AERIAL VIEW EXISTING CONDITIONS



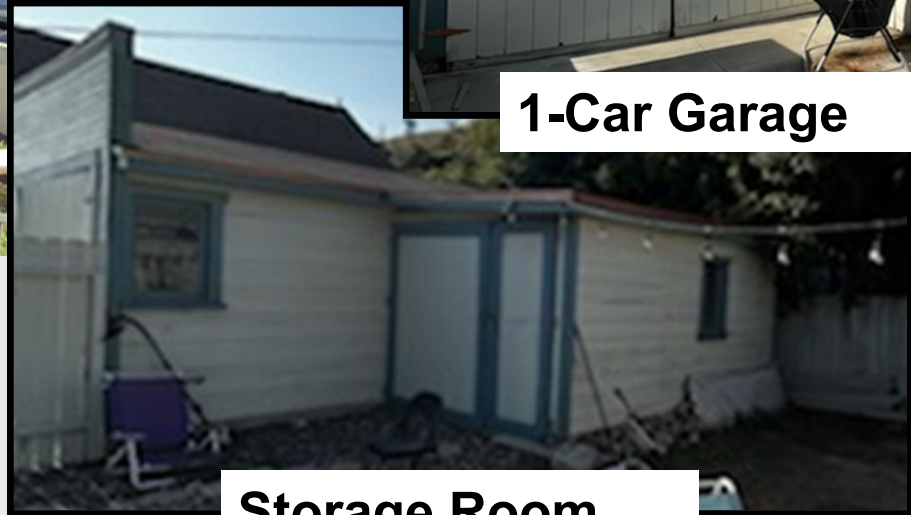
EXISTING CONDITIONS



Main Residence

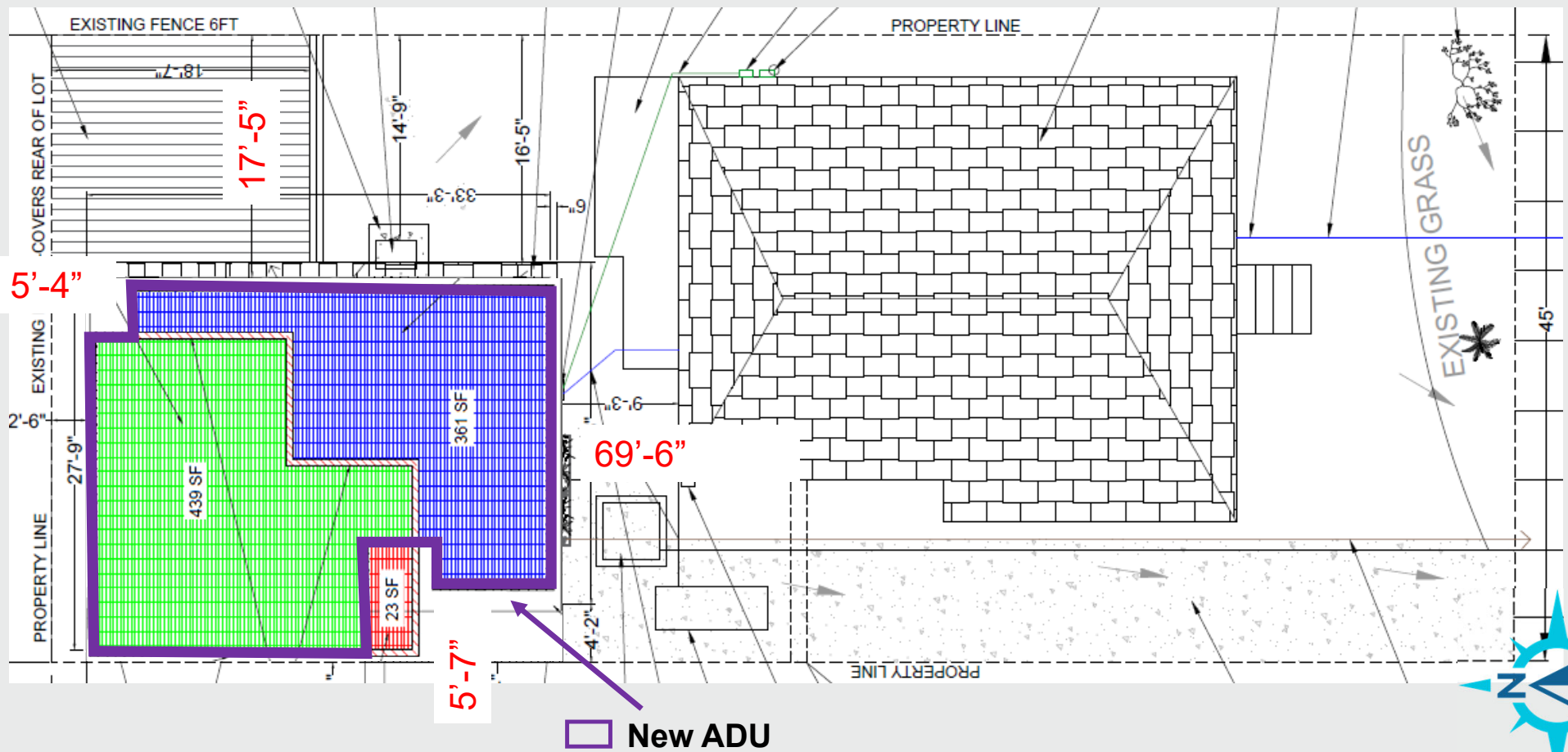


1-Car Garage

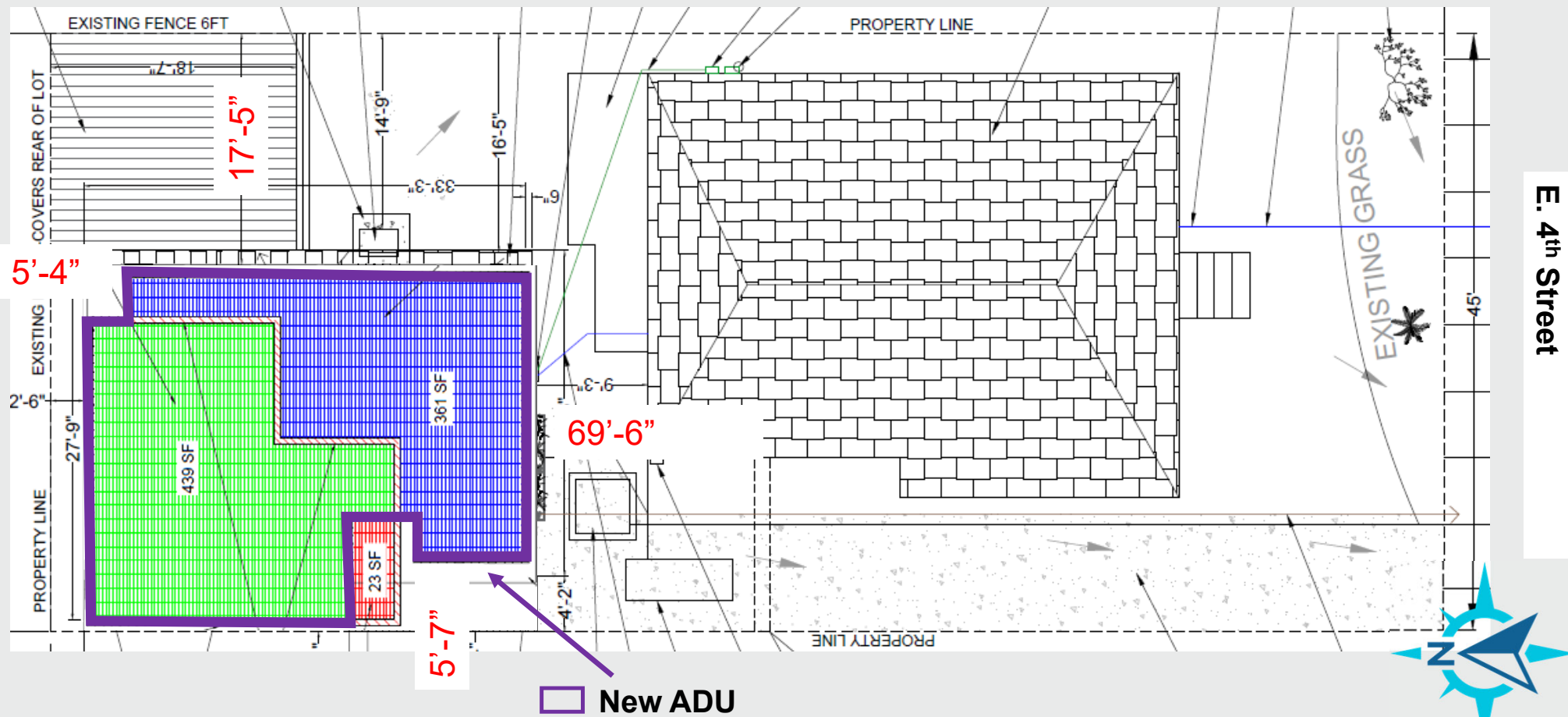


Storage Room

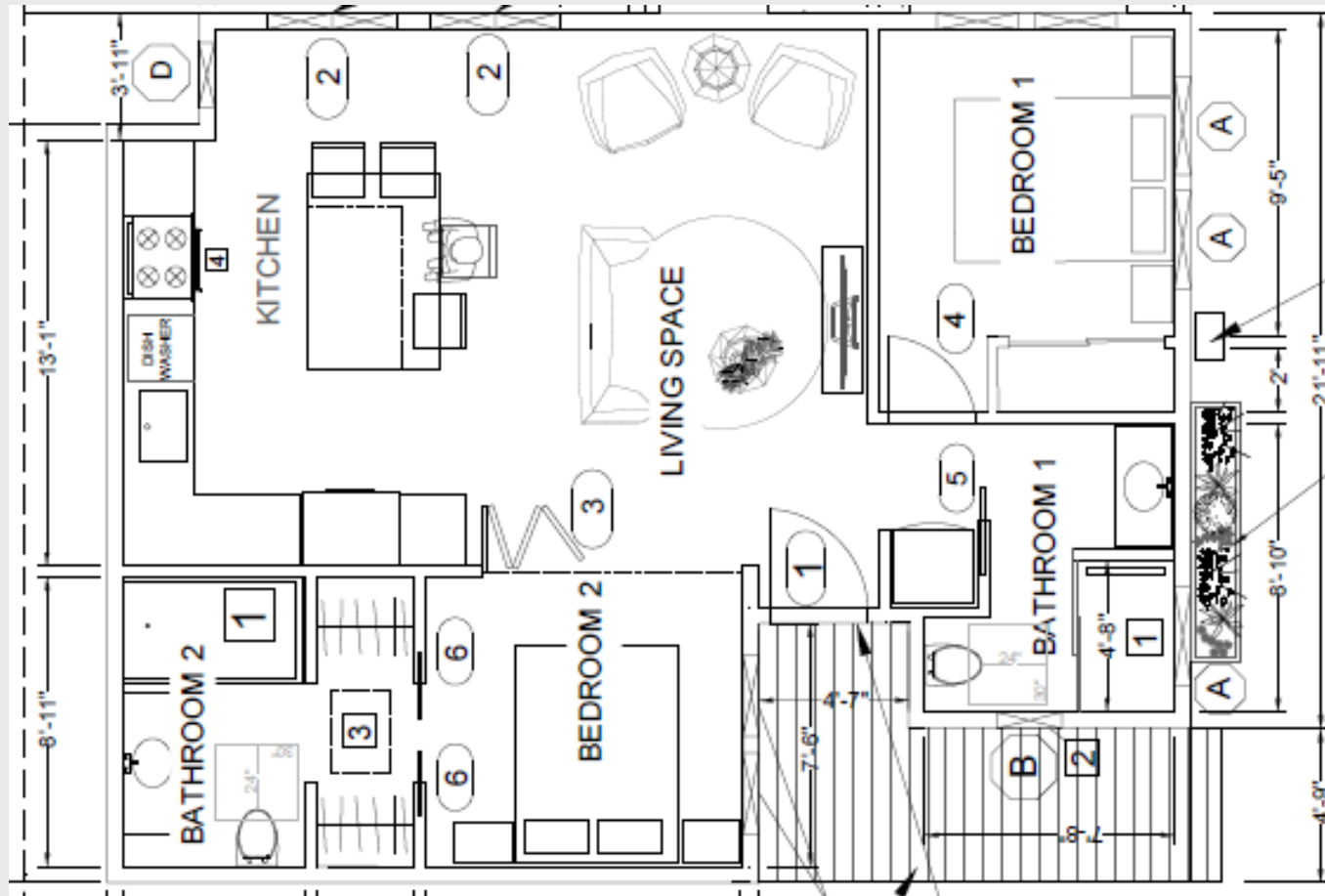
PROPOSED SITE PLAN



PROPOSED SITE PLAN



PROPOSED ADU FLOOR PLAN



E. 4th Street



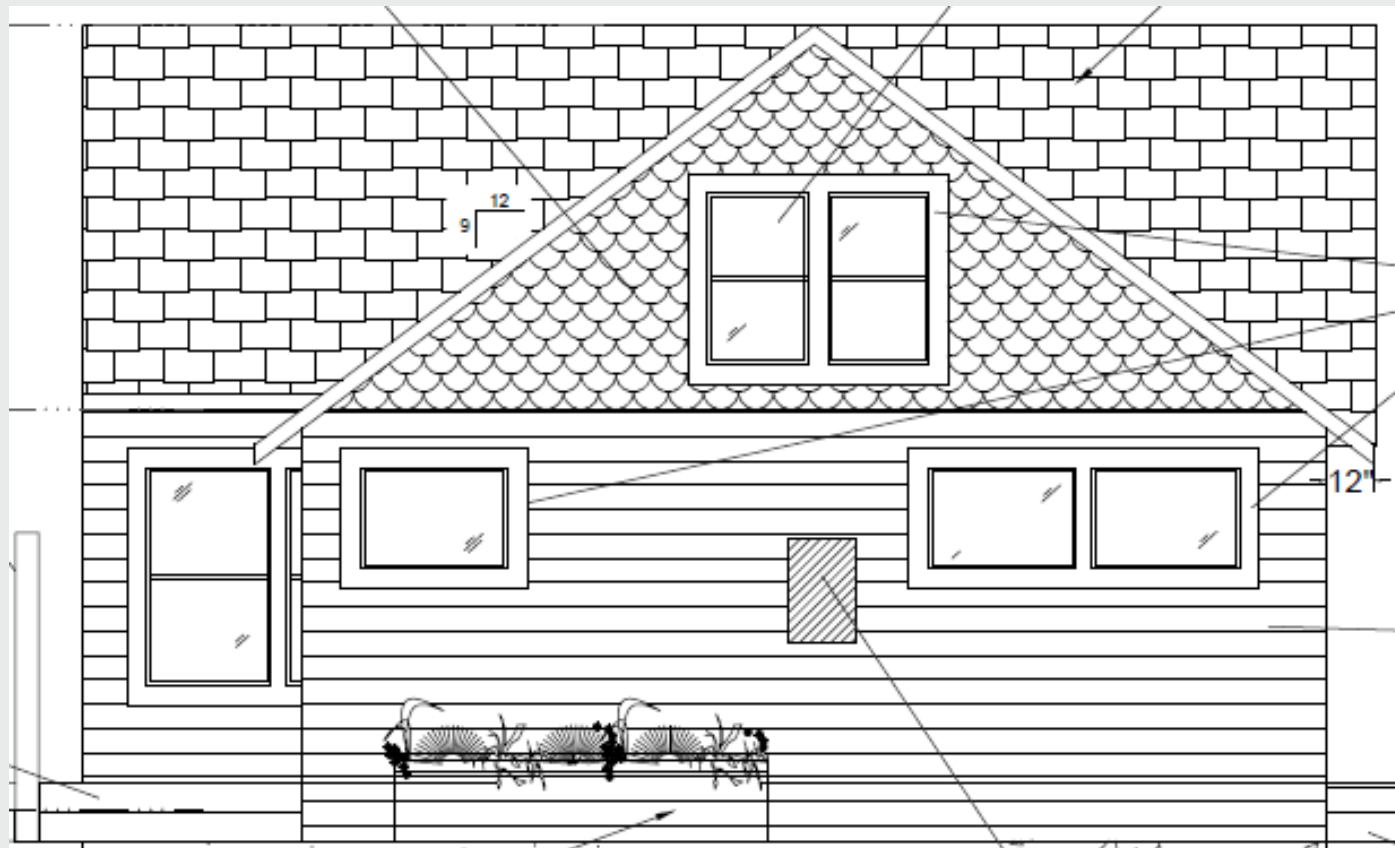
PROPOSED SOUTH ELEVATION



South Elevation (Front Facing E. 4th Street)

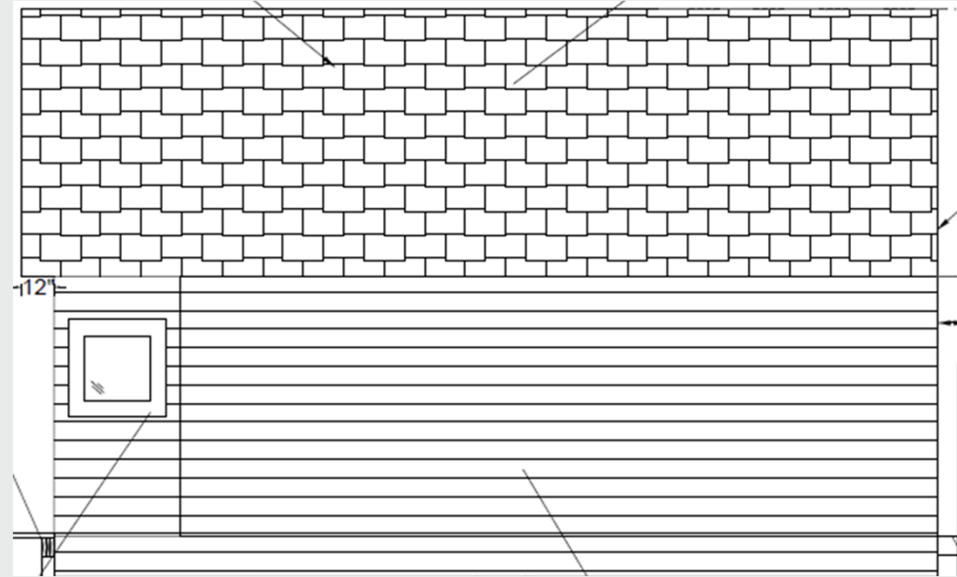
- Existing main residence height is 17'-10" to the peak
- Proposed ADU is 16'-9" to the peak. ADU is 13" lower in height

PROPOSED SOUTH ELEVATION

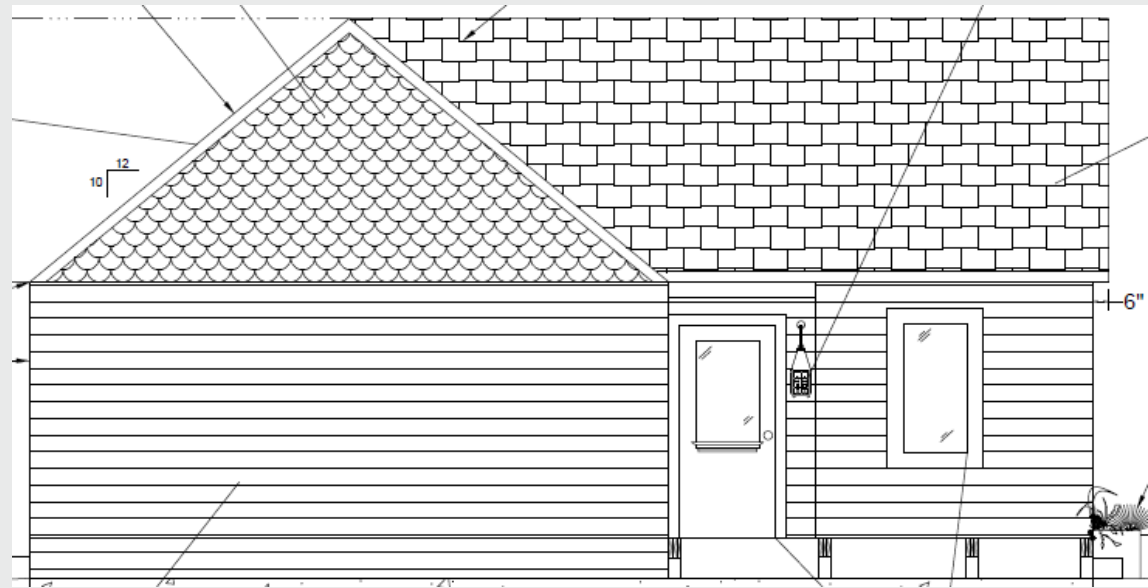


Proposed South Elevation (Front/Facing E. 4th Street)

PROPOSED NORTH AND WEST ELEVATION



Proposed North Elevation (Rear)



Proposed West Elevation (Side)

PROPOSED EAST ELEVATIONS



Proposed East Elevation (Side)

COMPATIBILITY WITH NEIGHBORHOOD



Three-Story Multi-Family

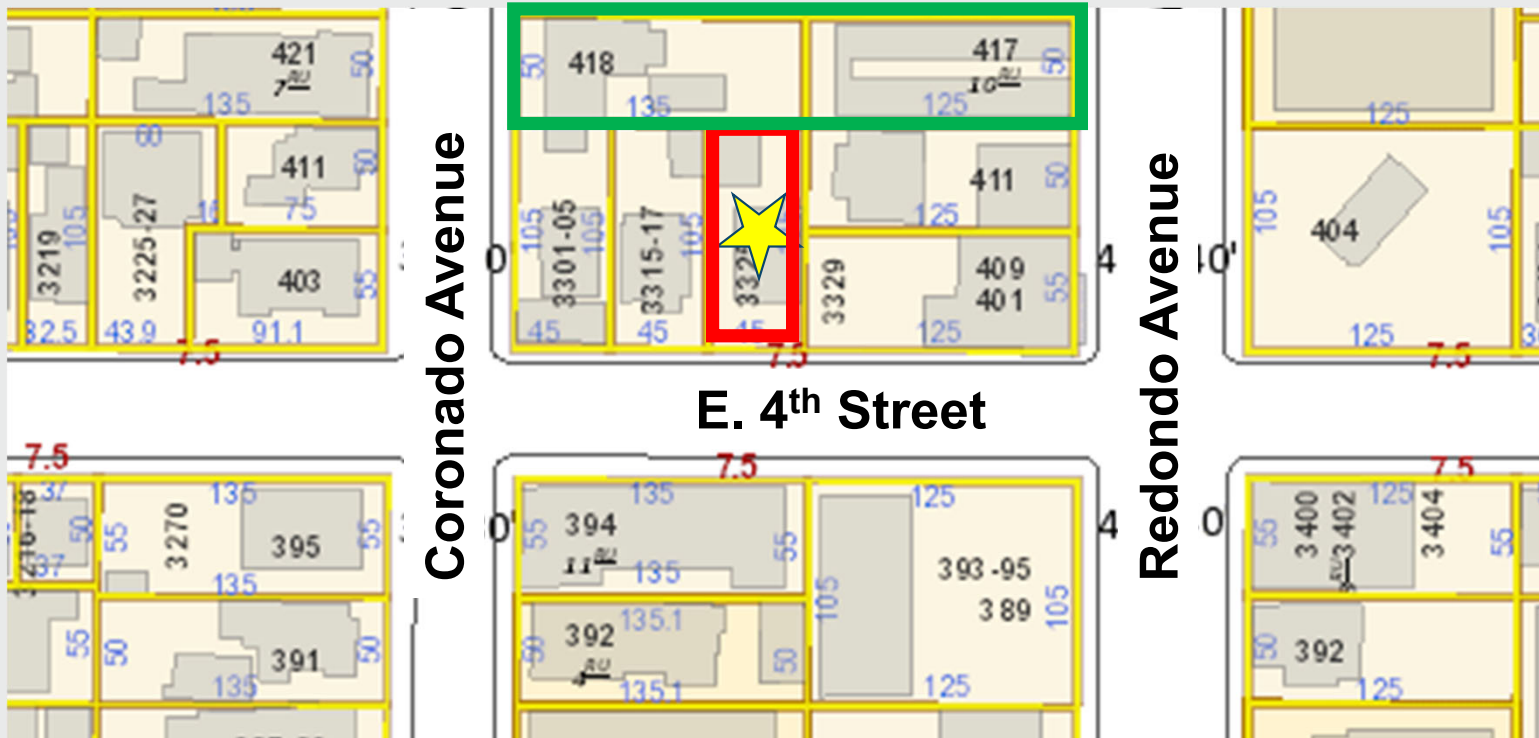


Two-Story Multi-Family



**Secondary Unit Over Garage
Visible from the Street**

PUBLIC NOTICING AND COMMENTS



- Public Notices mailed out on May 12th.
- 1 public comment was received by neighbor on the rear with concerns about property lines.

FINDINGS

**As proposed, the
800 S.F. one-story
ADU:**

1. In compliance with the Zoning Code;
2. Rose Park South Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C-7759 – Rose Park South Historic District;
5. Folk Victorian Style Guide
6. Certificate of Appropriateness Findings.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness request for the conversion of a detached one-story 336-square-foot one-car garage and 126-square-foot storage room into a new detached one-story 800-square-foot accessory dwelling unit (ADU). The proposed project includes demolition of 23-square-feet of the garage, and a 361-square-foot addition with a new 82-square-foot entry deck, and a 303-square-foot rear/side deck area at the rear half of a property. The property is located at 3325 E. 4th Street, and the primary structure and garage are contributing structures in the Rose Park South Historic District.



Thank you

Refugio Torres Campos

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