

August 30, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to demolish an existing garage, construct a 684-square-foot rear detached three-car garage with a 114-square-foot storage/laundry room and a 798-square-foot Accessory Dwelling Unit (ADU) above, at the rear of the lot. The proposed project at 916 Coronado Avenue is in the Two-Family Residential – Standard Lots (R-2-N) Zoning District and is a contributor to the Rose Park Historic District. No changes are proposed to the primary residence at the front of the lot. (District 2)

APPLICANT: Lorenzo Varela
326 North Breed Street
Los Angeles, CA 90033
(Application No. COAC2109-03)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to demolish an existing three-car garage, construct a 684-square-foot detached three-car garage, with an attached 114-square-foot storage/laundry room and a 798-square-foot Accessory Dwelling Unit (ADU) above the garage located at the rear of the lot.

BACKGROUND

The subject property is located on the east side of Coronado Avenue, between East 10th Street and East 8th Street (Attachment A - Vicinity Map), within the R-2-N zone (Two Family Residential, Standard Lots). The property totals 6,255 square feet in area (50 feet wide by 125.1 feet deep). It is developed with a 1,732-square-foot, single-story house and a detached 730-square-foot garage. Based on building permit records, the house was constructed in 1922, later expanded in 1951, while the detached garage was built in 1924. The property is a Contributor to the Rose Park Historic District.

The existing primary house fronts on Coronado Avenue and is set back approximately 14-feet-8-inches from the front property line. The garage is at the rear of the lot, and is accessed via a 10-foot-wide alley. The detached garage is located approximately 3-feet from the south (side)



property line, 5-feet from the north (side) property line and is set back approximately 9-feet-6-inches from the rear (east) property line. The detached garage is located approximately 20-feet from the primary house.

The Rose Park Historic District is located in the central part of Long Beach and primarily consists of single-family residential properties, with some multi-story apartment buildings located throughout the district.

Along Coronado Avenue, there are mostly single-family residential homes, with a few multi-story apartment complexes.

The existing residence is a single-story house, designed in a modest Minimal Traditional architectural style. It features a stucco finish, 6:12 pitched roof, and is 16-feet-1-inch in height, as measured to the roof peak. It is defined by a front-facing gable roof, with a cross gable added along the front of the building in the expansion. The street-facing facade incorporates a horizontal aluminum slider window, and a tripartite window with a large picture window, two single-hung windows on the sides and a square roof vent above. The front door is side-facing, leading to three brick steps and an undulating walkway to the street frontage. The side gable is stepped back from the original construction and features a single large bay window comprised of a large single panel window and two single hung windows on the sides.

The existing garage has a 40-foot by 18-foot footprint, and clad in smooth stucco finish, and featuring a flat roof system and two (2) overhead garage doors (one accommodating two-cars, the other accommodating single vehicle) with a pedestrian access door on the north side. The garage appears to have been constructed after construction of original primary structure. The structure is modest in style with limited architectural features.

The house and garage are both painted a cream body color, with white trim and gray composite roof shingles (Attachment B – Photographs).

ANALYSIS

The proposed project requires the approval of the CHC because the proposed addition creates a new second story that would have visibility from the public right-of-way. 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 ADU is permitted by-right under the City Zoning ordinance and the R-2-A zoning of the property, as well as by State law, subject to compliance with unit size requirements and conformance with the Design Guidelines and other ADU development standards. As it pertains to the ADU, the CHC's purview is limited to design review for consistency with historic district standards, pursuant to Section 2.63.080 of the City of Long Beach Municipal Code (CHC).

DISCUSSION

The proposed 798-square-foot second story ADU is located at the rear half of the lot, above the proposed 3-car garage and behind the primary house, which currently has a tall, steep roof. The proposed placement of the ADU at the rear of the property, coupled with the primary dwelling at the front, will partially screen the new structure from the public right-of-way. The overall height of the existing one-story primary structure is 16-feet-1-inch. The proposed second story ADU will be 22-foot-10-inches in height, as measured to the peak of the roof. (Attachment C - Plans). However, compatibility is maintained due to the coherent scale between the two structures and screening provided by the primary structure.

The ADU will consist of a combined living room/kitchen/dining area, three-(3) bedrooms and two (2) bathrooms, measuring 38-feet by 21-feet. The ADU will maintain the required 4-foot setback along the side yards as required by code; and shall be stepped back 9-feet-6-inches from the rear property line.

The ADU will feature exterior stucco siding, double-hung, wood sash windows, with trim and sills matching the primary house, 1-foot-6-inch-wide eave overhangs, a side-facing gable roof system with a smaller, front-facing cross-gable above. A balcony extends outward from the ADU 4-feet on the street-facing side. Will be a dominant feature The ADU will be 22-feet -0 inches

The ADU is proposed to be painted a color a shade darker than the primary residence.

Secretary of the Interior's Standards for Rehabilitation:

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

No change in use has been proposed. Hence, the project complies with this Standard.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The primary dwelling will not be modified as part of this application. Hence, this standard is not applicable.

Standard 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No other exterior modifications beyond those previously described are part of the project. Hence, this standard is not applicable.

Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

No other historically significant changes beyond the previously described exterior modifications are part of the project. Hence, this standard is not applicable.

Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

No other exterior modifications beyond those previously described are part of the project. Hence, this standard is not applicable.

Standard 6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

No other exterior modifications beyond those previously described are part of the project. Hence, this standard is not applicable.

Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No surface cleaning is proposed for this project. Hence, this standard is not applicable.

Standard 8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

All best management practices and mitigation measures shall be observed should the excavation, demolition, and new construction result in new archeological finds.

Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

No exterior modifications or additions are proposed to the primary residence.

The proposed materials, architectural elements, and colors of the proposed two-story ADU will be compatible with the original contributing building, and is placed at the rear of the property, screened by the primary structure, to minimize visual impacts from the front of the street.

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

No exterior modifications or additions are proposed to the primary residence.

Per LBMC 2.63.080(D)(4), the Project complies the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The California Heights Historic Design Guidelines (“the Guidelines”) provide specific guidance on modifications

Site Layout:

The proposed ADU is located at the rear half of the lot, above the proposed 3-car garage and behind the primary house, which currently has a tall, steep roof. The proposed placement of the ADU at the rear of the property, coupled with the primary house at the front of the property, will result in screening of most of the new structure from the public right-of-way. The overall height of the existing one-story primary structure is 16-feet-1-inch. The proposed second story ADU would be slightly higher than the primary structure at 22-foot 10-inches. However, compatibility is maintained due to the coherent scale between the two structures and screening provided by the primary structure. Furthermore, compatibility with the block is maintained as there are multi-story apartment complexes along Coronado Avenue, including a two-story apartment building directly to the west, across the street the subject property on Coronado Avenue

Roof:

The roof of the ADU will provide gray composite roof shingles which would complement the primary residence.

Exterior Cladding:

The garage and ADU will have a smooth stucco finish with a shade darker than the cream color of the primary dwelling to differentiate the two.

Porches, Entryways, and Balconies:

The ADU will provide a front-facing balcony to increase livability.

Windows:

The proposed windows will provide a wood sash to complement the existing residence.

Doors:

The ADU will provide solid doors to provide compatibility with the primary residence.

Decorative Features:

The proposed ADU has been carefully designed with architectural features and materials, such as narrow fascia boards, wrought-iron railings, and a smooth stucco exterior, which is the style of the primary dwelling and is found through the district.

Additions:

No other exterior modifications beyond those previously described are part of the project. Hence, this standard is not applicable.

New Construction:

The Guidelines state that new construction should be generally compatible with the existing contributing buildings in the District, and reasonably blend in with their surroundings. The proposed ADU has been carefully designed with architectural features and materials, such as narrow fascia boards, wrought-iron railings, and a smooth stucco exterior, which is the style of the dwelling on the site, and is found throughout the District. The proposed ADU would not change the use of the site or disrupt the visual character of the District. The proposed ADU is located 94-feet from the front property line and will be screened by the primary building, so there will be limited visibility of the new structure from the public right-of-way.

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, the Rose Park Historic District Style Guide, and the Rose Park Historic District Ordinance.

With Standard Conditions, Staff recommends approval of the Certificate of Appropriateness to demolish an existing garage, construct a 684-square-foot rear detached three-car garage with a 114-square-foot storage/laundry room and a 798-square-foot Accessory Dwelling Unit (ADU) above, at the rear of the lot. The proposed project is located in the Two-Family Residential – Standard Lots (R-2-N) Zoning District and is a contributor to the Rose Park Historic District. No changes are proposed to the primary residence at the front of the lot. All the 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 (Attachment D – Findings). Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Attachment E – Conditions of Approval).

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 Categorically 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

Public notices were distributed on August 16, 2022. As of this date, 1 letter was received in response to this project.

Respectfully submitted,



MIGUEL SAMAYOA
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



ANDREA URBAS, AICP CEP CUD
ACTING ADVANCE PLANNING OFFICER

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