



Certificate of Appropriateness 916 Coronado Avenue

Cultural Heritage Commission
August 30, 2022

VICINITY MAP



BACKGROUND

- Existing 1,732-square-foot, single-story house and a three-car garage.
- House Built in 1922; Front unit expanded in 1951
- Garage Built in 1924
- Lot Size: 6,255-square-feet
- Zone: R-2-N (Two-family Residential District, Standard Lots)
- Rose Park Historic District – Contributing Structure

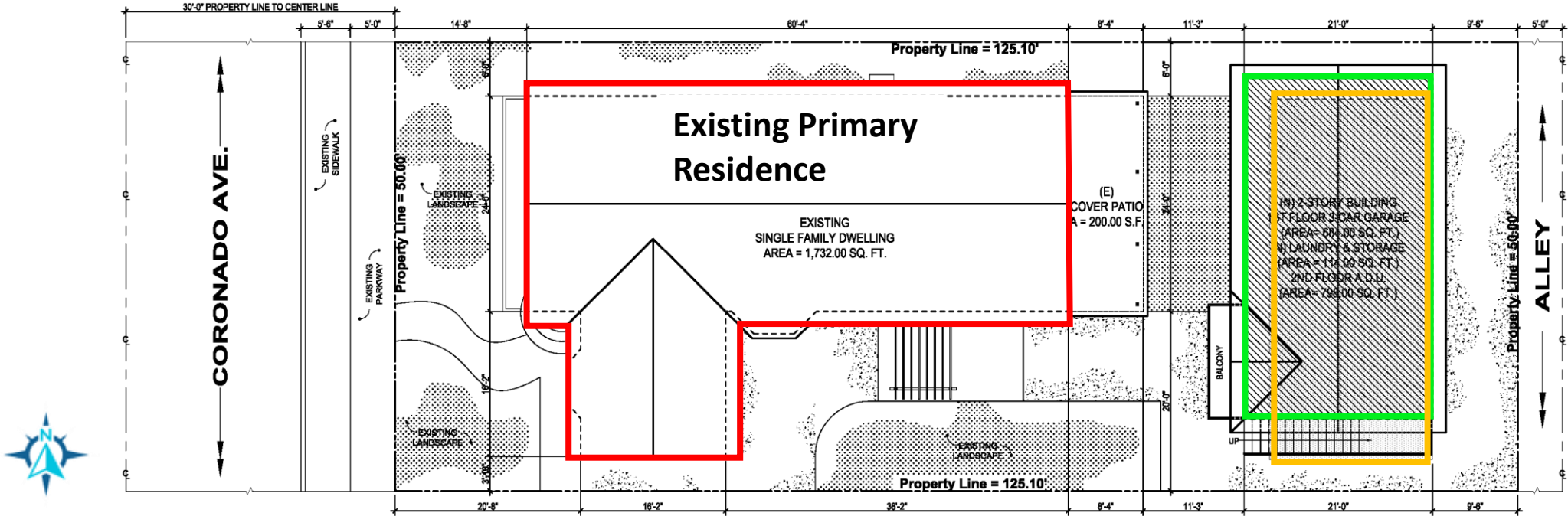
EXISTING SITE CONDITIONS



PROJECT SCOPE

- Demolish existing three-car garage;
- Construct a 684sf detached three-car garage;
- Construct a 114sf attached laundry/storage room
- Construct a new 798sf Accessory Dwelling Unit (ADU) above the garage.

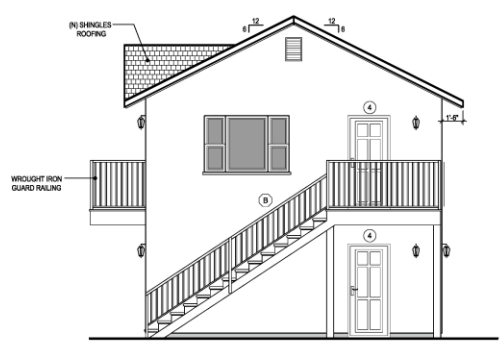
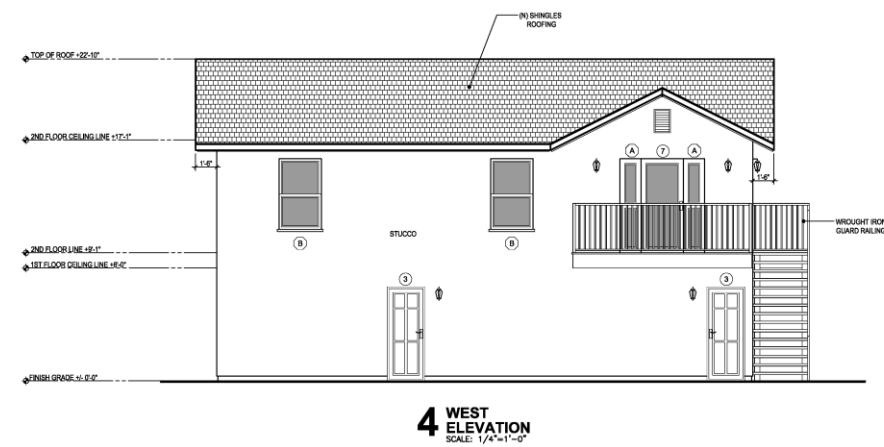
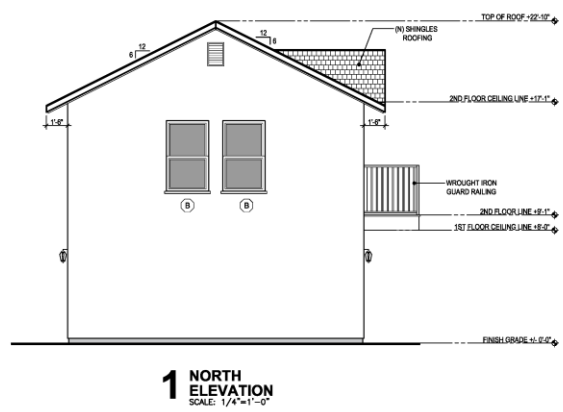
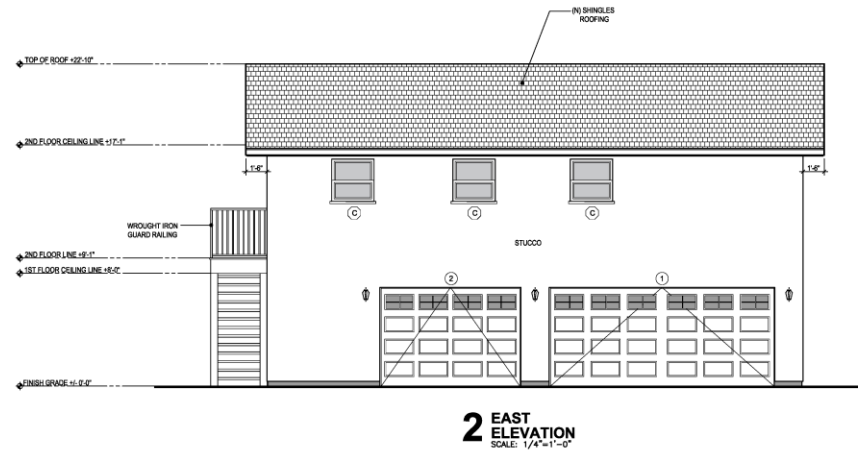
PROPOSED SITE PLAN



- Primary Structure
- Garage + Storage
- Existing Garage

5 SITE PLAN
SCALE: 1/8"=1'-0"

PROPOSED ELEVATIONS



RENDERING



**As proposed,
the garage,
storage, and
new ADU are:**

In compliance with:

1. Zoning Code;
2. Rose Park Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinances C-7497 – Rose Park Historic District
5. Certificate of Appropriateness Findings

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness to:

- Demolish an existing three-car garage
- Construct a 684sf detached three-car garage;
- Construct a 114sf attached laundry/storage room;
- Construct a new 798sf Accessory Dwelling Unit (ADU) above the garage.



Thank you

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