

September 27, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Approve a Certificate of Appropriateness to construct a new detached one-story 990-square-foot Accessory Dwelling Unit (ADU), and new detached single story-1,085-square-foot secondary unit with an attached 400-square-foot two-car garage, subject to Conditions. The property is located at 2518 Olive Avenue within the R-2-N Zoning District and is a Contributor to the Sunrise Boulevard Historic District. (District 6).

APPLICANT: Gabriel Alvarez  
8311 Rosecrans Ave  
Paramount, CA 90723  
(Application No. COAC2205-01)

**THE REQUEST**

The applicant is requesting approval of a Certificate of Appropriateness to construct a new detached one-story ADU, and new detached one-story secondary unit with an attached two-car garage.

**BACKGROUND**

The subject property is located on Olive Avenue, between Sunrise Boulevard to the south and Vernon Street to the north (Attachment A - Vicinity Map) within the R-2-N zone (Two-Family Residential, Standard Lot). The property is 8,600 square-feet in size, and developed with a one-story, 828-square-foot single-family residence with a detached 240 square-foot one-car garage. Designed in the Craftsman architectural style, the property fronts Olive Avenue with an existing 10-foot-wide alley on the rear of the property. It is a Contributor to the Sunrise Boulevard Historic District. Based on building permits and assessor data records, the original primary residence and garage were constructed in 1920.

The exterior of the existing residence is defined by horizontal wood siding, wood window trim, exposed rafter tails, decorative vents, exposed fascia board, low pitch gable roof of 2:12, a height of 13'-10" to the peak, and an exterior raised porch with concrete steps supported by two square posts that incorporate wood and brick elements. The existing residence is well-preserved and retains most of its original features (Attachment B – Photography). The slider windows do not appear original. Specific Conditions of Approval are included requiring that all



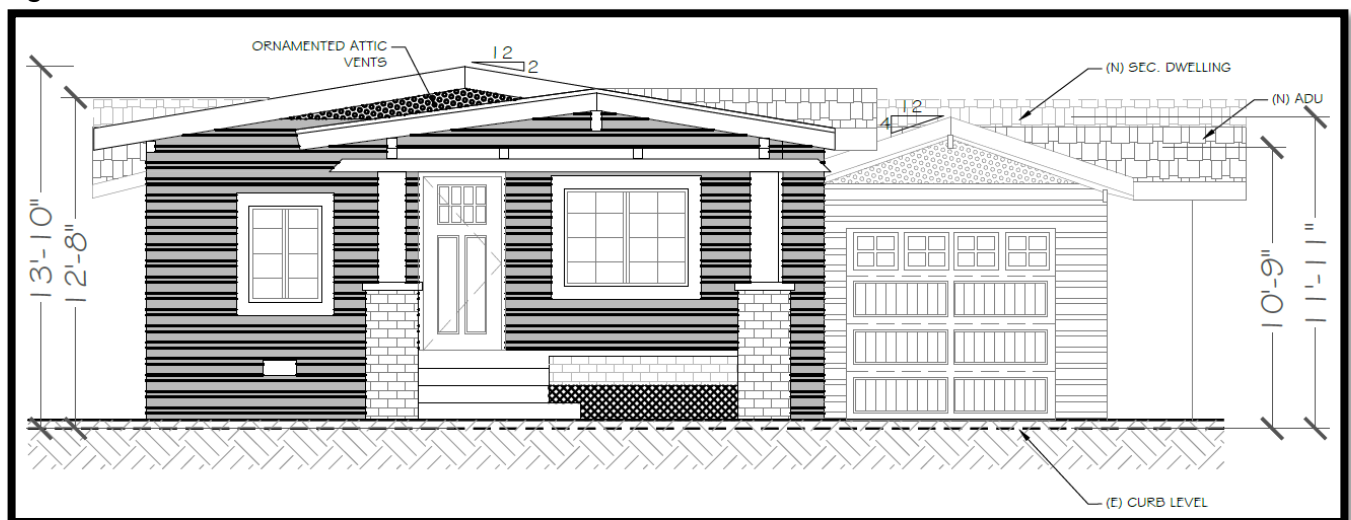
new and replacement windows on the main residence shall require a separate Certificate of Appropriateness application in the future, mandating that new wood windows must be in conformance with the Sunrise Boulevard Historic District Design Guidelines, and the Craftsman Style Guide.

The garage structure is rectangular in shape and features horizontal wood siding, rafter tails, exposed fascia board, decorative vents, low pitch gable roof of 4:12 and a height of 11'-11" to the peak of the roof. The original garage door appears to have been removed. The existing garage is visible from the street and is accessed by an approximate 8-foot-wide ribbon driveway, fronting Olive Avenue at the south. As such, a special Condition of Approval has been added requiring replacement with a compatible garage door in accordance with the Craftsman Style Guide, prior to final inspection and requiring that plans submitted for plan-check review.

## **ANALYSIS**

The proposed project requires approval of the Cultural Heritage Commission (CHC) due to the visibility of the proposed project from the street (See Figure 1A) and because the proposed construction exceeds 250 square feet. In order for approval to be granted, the project must comply with the *Secretary of the Interior's Standards (for Rehabilitation, New Construction)*, and meet the Criteria for the issuance of a Certificate of Appropriateness. No changes are proposed to the existing primary dwelling as part of this application.

Figure 1A



## **DISCUSSION**

The proposed one-story 990-square-foot ADU will be in the center of the lot, separated from the main residence by at least 25'-10" and attached to the existing one-car garage at the structure's side and rear. It will be entirely screened by the primary residence and one-car

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

SEPTEMBER 27, 2022

Page 3 of 8

garage. The proposed height of the ADU will be 11'-6", lower than the primary residence by 2'-4" and be at a lower height than the existing garage by 5-inches. The ADU will consist of two bedrooms, two bathrooms, and common areas (living room, and kitchen/dining room) and porch entry area (Attachment C - Plans). The ADU incorporates a gable roof clad in composition shingles, and a 2:12 low roof pitch to match the main residence and reduce its visibility from the street. The proposed ADU will have nine (9) single-hung wood-clad windows (four (4) at the west elevation, three (3) on the east, and two (2) on the south elevation. All will be trimmed to match the primary dwelling, and in conformance with the Craftsman Style Guide. As proposed, the ADU is consistent with the main residence, existing garage, surrounding properties, and the District, as a whole.

The proposed 1,085-square-foot secondary dwelling unit with attached 400-square-foot two-car garage will be located at the rear of the property and be completely screened behind the proposed ADU and existing garage. The proposed structures will have a lower roof than the main residence, with minimal visibility from the street. The structures will have an alley orientation, and the two-car garage will take access from the side of the property. A new driveway facing the alley with a 24-foot turning radius as required by Code, is proposed. The secondary dwelling will consist of three (3) bedrooms, two (2) baths, common areas (living room, and kitchen/dining room), and porch entry facing the alley. The new attached garage is devoid of fenestration, possessing only a standard 16-foot-wide overhead door.

The following table compares the proposed project with the City's residential development standards in the R-2-N zoning district per Long Beach Municipal Code (LBMC) Chapter 21.31, Table 31-2A.

Table 1 – Code Compliance

Development Feature	Residential Development Standards	Existing	Proposed	Meets Requirements
Units Allowed	2 units allowed, 1 JADU and 1 ADU	1 unit	1 unit and an ADU	Yes
Front Setback	15 feet	25'-3"- west side	ADU – 79'-0" 2 <sup>nd</sup> Unit – 116'-0" Garage – 145'-0"	Yes
Side Setbacks	4 feet	4'-11" – north side 21'-8" – south side	ADU – 4'-6" 2 <sup>nd</sup> Unit – 5'-2 1/2" Garage – 5'-0"	Yes
Rear Setback*	20 feet	100'-0" plus - east side	ADU – 56'-0" 2 <sup>nd</sup> Unit – 20'-0" Garage – on P.L.	Yes
Lot Coverage	Maximum of 60%	10%	22%	Yes
Building Height Limit	25 feet	13'-10"	ADU – 11'-6" 2 <sup>nd</sup> Unit – 12'-10" Garage – 12'-10"	Yes
Parking	2-car garage	1-car garage	2-car garage	Yes

Open Space	6% of lot size per unit	60%	24%	Yes
------------	-------------------------	-----	-----	-----

\* The rear setback is measured from the midpoint of the alley whenever there is an existing alley.

\*\* Garages can be built on the side and rear property lines provided turning radius is met.

\*\*\* Garages and ADUs are exempt from lot coverage.

### Project Design

The proposed structures are largely visually screened by the primary residence and existing one-car garage, and in compliance with the Code requirements, and the Sunrise Boulevard Historic District Design Guidelines and Craftsman Style Guide.

Several architectural features are incorporated into the ADU, secondary unit and garage to integrate the proposed structures with the existing residence's architectural style, including vertical lap wood siding, roof pitch, gable roof, composite roof shingles, exposed rafter tails, fascia board, porch entries with brick and wood pillars, decorative attic vents, and single-hung wood-clad windows. The proposed project is consistent with the Craftsman Style Guide, development standards of the Long Beach Municipal Code and Sunrise Boulevard Historic District Ordinance. In order to ensure compatibility among all the structures on the lot as well as compatibility of the proposed structures with the *Secretary of Interior Standards and the Sunrise Boulevard Historic District Design Guidelines*, the owner is required to obtain a Certificate of Appropriateness to paint all existing and proposed structures, prior to final inspection approval.

### Compatibility with Neighborhood

As proposed, the project will maintain an appropriate scale with the context of the Sunrise Boulevard Historic District and context of the block which consists primarily of one-story residences in a Craftsman, Spanish Colonial Revival and Ranch architectural styles. The proposed structures are single-story and located between one-story homes on each side. Furthermore, the proposed will match the existing home in both color and building materials, and will incorporate similar architectural features, while not creating a false sense of history.

Given this diverse existing context, the proposed project is compatible with the neighborhood, and consistent and in full compliance with the City's residential development standards for the R-2-N (Two-Family Residential, Standard Lot) zoning district, the Sunrise Boulevard Historic District Ordinance C-6834 and the Craftsman Style Guide. The proposed are in the rear half of the property and will be compatible with yet distinguishable from the original structures with minimal visibility from the street.

The project incorporates the principles of the Sunrise Boulevard Historic District Design Guidelines as follows:

- New accessory dwelling units and new construction must be compatible in design, materials, and architectural style to the primary building on the lot with minimal visibility

from the street.

- New accessory buildings and secondary units should not be taller than existing roof lines.
- New construction should blend in with the main residence in terms of size, setbacks, height, massing, design materials and architectural style yet not provide an exact match to the contributing structures.

### **Secretary of the Interior's Standards.**

**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.**

The proposed project will not change the use of the property. The property will remain a residential use.

**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 historic character of the property will be maintained. The proposed project will not remove existing original structures. All new proposed structures will be on the rear of the property and detached from the main residence. The original dwelling on the lot will remain undisturbed, and any damages to it as a result of the new construction will be restored in-kind per the Conditions of Approval. New construction is proposed to be attached to an existing one-car garage on the side and rear. The garage is accessory to the main residence and will retain its original Craftsman features, and a damage as a result of the new construction shall be restored in-kind, per the Conditions of Approval. The proposed structures were designed in a simple contemporary Craftsman architectural style, shape and form of the proposed, and exterior materials are consistent with the existing Craftsman style buildings found throughout the Historic District. The proposed project will not modify the existing structures, thus no historic materials or features that characterize the property will be removed.

**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.**

The new proposed structures were designed in a simple contemporary interpretation of the Craftsman style. The new structures are simple in nature and do not attempt to create a false sense of history yet provide Craftsman architectural elements compatible with the existing structures. The new structures incorporate vertical wood siding, in contrast to the original structures on site to differentiate original from new.

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

All existing structures shall retain their original architectural features and as Conditioned, all damages shall be repaired to match original. As proposed, the scale and size of the proposed

structures do not detract from the existing residence. No work is proposed to the primary dwelling.

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

The original dwelling will remain unchanged, thus the distinctive features, finishes, and construction techniques will be preserved. The proposed new construction will be undertaken in an appropriate scale, location, and design that will not obscure existing distinctive features of the primary residence or original structures.

**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.**

It appears the original wood windows on the original home has been replaced with non-original units. As Conditioned, all future replacement windows on the historic building shall be of wood. The existing one-car garage door has been removed, which per the Conditions of Approval shall be replaced with a compatible garage door per the Sunrise Boulevard Historic District Guidelines and Craftsman Style Guide. All window and garage door repairs will require a separate Certificate of Appropriateness and all work shall be completed prior to final inspection by Planning Bureau.

**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 chemical or physical treatments are proposed under this project. The original contributing structure, the primary dwelling and existing one-car garage will be preserved.

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

No significant archeological resources will be affected by this project. No resources are known. No major excavations or grading is proposed. Any archeological resources found resulting from the project construction will be protected and preserved, pursuant to CEQA.

**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.**

The proposed project will retain all original Craftsman features of the existing primary residence and garage. All original structures on the property will be preserved. No changes are proposed to the main residence. The new construction shall be differentiated from original by lower roof height, new materials, and vertical wood siding., while Craftsman architectural features will be

incorporated to the new construction, in keeping with the character of the existing structures on site, and the neighborhood.

**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.**

The new proposed buildings will be detached from the main residence and could be removed in the future without changing the essential form and integrity of the historic property or its environment.

### **RECOMMENDATION**

Staff has analyzed the proposed project and 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 Sunrise Boulevard Historic District Design Guidelines.

With the recommended Conditions, staff supports approval of the Certificate of Appropriateness request. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, materials, and colors to the architectural style of the existing structure on the property and in 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 September 13, 2022. As of this date, no letters were received in response to this project.

Respectfully submitted,



REFUGIO TORRES CAMPOS  
PROJECT PLANNER



ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER



For ANDRÉA URBAS, AICP CEP CUD  
ACTING ADVANCE PLANNING OFFICER

AU: AP: RTC

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