

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

January 14, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERSCity of Long Beach
California**RECOMMENDATION:**

Deny a Certificate of Appropriateness request for the addition of 1,533-square-foot total (387-square-foot to the first story, and 1,146-square-foot to create a new second story) to an existing one-story, single-family residence in the Belmont Heights Historic District. The existing home is a contributing property within the Belmont Heights Historic District. (District 3)

APPLICANT: Danielle Zunzunegui / Jeff Jeannette
209 Temple Avenue
Long Beach, CA 90803
(Application No. HP18-512)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow a 387 square-foot addition to the first floor, and a 1,146-square-foot addition to create a new second floor (1,533-square-foot total); a redesigned front porch; and new rear and side patios to an existing single-story home within the Belmont Heights Historic District and the Single-family Residential Standard Lot (R-1-N) zoning district.

BACKGROUND

The subject property is located on the west side of Loma Avenue between East 7th Street to the north and East 6th Street to the south (Exhibit A – Location Map). The site is located within the R-1-N Zoning District and is currently developed with a single-family residence and a detached two-car garage at the rear of the property.

Based on City records, the primary residence was originally developed as a 1,077-square-foot one-story residence with a detached one-car garage built in 1922. In 1952, the original one-car garage was demolished and replaced with a 460-square-foot two-car garage that exists today. The property is a contributing structure within the Belmont Heights Historic District.

The existing single-story primary residence was built in the Craftsman architectural style – a style which constitutes approximately two-thirds of the Belmont Heights Historic

District. The residence has a combination roof consisting of a clipped gable roof that spans the width of the home and a cross-gable front porch, composition shingles, and horizontal wood-siding exterior on both the primary residence and the detached two-car garage (Exhibit B – Site Photos).

While the structures on the property maintain their original size and configuration, there have been multiple improvements over time. In 1996, the City issued building permits and a Certificate of Occupancy for the replacement of wood siding throughout the property, and the replacement of 20 windows on the primary residence. Two years later, in 1998, the homeowner obtained building permits to replace the siding, garage door, and windows in the detached garage to match the primary residence. In both structures, the historic windows have been replaced with non-period appropriate windows. All of this work was completed prior to the adoption of the Belmont Heights Historic District in 2002 (Ordinance No. C-7802).

Lastly, staff and the Applicant concur the existing front porch columns were likely modified in the 1960s or 1970s to be simple square posts, as opposed to tapered columns and bases more commonly found in the Craftsman architectural style. In this regard, the Applicant seeks to restore all non-period windows with historically accurate all-wood windows, and to restore tapered Craftsman columns and bases on the front porch.

ANALYSIS

The proposed project requires approval of the CHC because the size of the proposed addition exceeds 250 square-feet, and the addition would add a new second story to the existing one-story structure, visible from the public right-of-way. To be granted approval, the project must comply with the Secretary of the Interior's Standards, the City's Zoning Code, the Belmont Heights Historic District Guidelines, and meet the criteria for a Certificate of Appropriateness.

The proposed first-floor addition (387 square-feet) would be located on the west elevation and would extend 15-feet-6-inches into the rear yard and would align with the outermost wall of the existing residence and maintain a 6-foot side setback from the property line – the R-1-N Zoning District requires a minimum side yard setback of 4 feet (Exhibit C – Plans & Elevations). In addition, a new first-floor, 240-square-foot deck and covered porch would extend 12 feet beyond the enclosed first-floor addition into the rear yard. Along the north elevation of the first floor, a new masonry chimney and stairway landing are proposed to project from the house – these architectural projections are compliant with the R-1-N zoning standards. Along the south elevation, the Applicants are proposing new French doors to open to concrete patio, with an overhead pergola, and steps down to grade adjacent to the driveway.

The new second story (1,146 square-feet) would be setback 32 feet from the front property line, and setback 20 feet behind the face of the existing front porch on the east elevation. The second story would align with the first-floor exterior walls on all side and rear elevations (north, south, and west elevations). Measuring from the front façade, the new second-floor addition would extend 52 feet to the rear of the home, with a second-

story roof deck extending an additional 5 feet to match the rear edge of the first-floor rear porch.

The design of the first-floor addition and the new second floor would match the materials and design of the primary dwelling. The Applicant is proposing horizontal wood siding and trim in a historically appropriate size and "teardrop" profile to be painted in neutral colors to match the character of the original home.

Additionally, the Applicant is proposing to replace all non-period appropriate windows with all-wood windows. In terms of original openings, there are a total of 17 existing windows and one door opening (on the north, south and west elevations) that would be closed to accommodate the first-floor addition.

While the proposed second story would be setback from the façade and front porch of the existing primary structure, the second story addition would be highly visible from the street. As previously noted, the proposed second floor would be setback 32 feet from the front property line. Therefore, the new second story will have visual impacts when viewed from the public right-of-way on Loma Avenue. The overall height of the existing primary residence is 19-feet. The proposed second story would increase the ridge mid-point height to 25-feet in height. While 25 feet is the permitted maximum height in the R-1-N Zoning District, the proposed addition significantly alters the original building massing established for the historic property and is in conflict with the Belmont Heights Historic Landmark District Ordinance sections:

D.2(a): "Additions shall be compatible in materials and design, and shall be subordinate in scale, to the existing building."

D.2(b): "Important architectural features which define the character of the historic style shall not be removed or obscured. These include roofs and rafter tails, exterior cladding, historic wood sash windows on the facade or sides of the house, porch supports, original doors, and other original structural and decorative features."

D.3(a): "New Construction - Construction of new buildings in the Belmont Heights Historic Landmark District shall conform to the bulk, massing, scale, setbacks, height, materials, color and design of the majority of existing historic structures on both sides of the street on the block on which the new building is to be erected."

The Belmont Heights Historic District Guidelines recognize that some properties in the Belmont Heights Historic District may be eligible for second-story additions, but it defines that these additions should be located in the rear of the property and obstruct the visual historic character of the neighborhood. Specifically, the Guidelines state, *"The upper story addition should be planned and constructed in a way that does not involve removing, obstructing, or damaging any existing historic features."*

The scale and context of the proposed project is out-of-scale with adjacent properties in structure height and massing. The properties to the north and south of the subject site,

within the Belmont Heights Historic District feature single-family homes of primarily Craftsman-style homes with occasional California Bungalow and Neo-traditional homes. The 23 homes within the 600-block of Loma Avenue were constructed between 1905 and 1936, with 16 of the 23 homes built between 1918 and 1923. Nearly all properties on the west side of the 600-block of Loma Avenue feature one-story primary structures, with only two residential properties to the north having a second story, and these second story structures are located in the rear of the property. On the opposite side of Loma Avenue, five of eleven total residences have second stories, but only two of these properties have a second story on the primary residence. The new second story would be highly visible from the public right-of-way. Despite the inclusion of a second-floor setback, the massing of the new second story will disrupt the visual continuity of the street consisting primarily of single-story structures and will not be compatible with the overall character found in the surrounding neighborhood context.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 states that "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 proposed addition (primarily the proposed second story addition) would remove the original roofline of the structure. In addition to the removal and/or modifications of historic features, the overall spatial relationship of site would affect the historic character of the property. The new second story would be setback approximately 32 feet from the front property line but would be highly visible from the public right-of-way (Loma Avenue). The proposed addition to the primary dwelling would add significant massing and height – raising the existing height of 19 feet to 25 feet – and therefore, not be compatible in scale or massing established for the primary residence or the surrounding neighborhood context.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." Up to this point in time, the primary dwelling's original design and configuration has been largely maintained. The proposed modifications to the primary dwelling would constitute a substantial departure from its existing historic condition. The proposed addition would replace the historic clipped gable roofline established for the property with a simplified cross-gable roofline in order to accommodate the new second story. While cross-gable roofs are commonly found in the historic Craftsman style, the proposed roofline is a full departure from the original roofline of the residence.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 10 states that "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 second story addition would be structurally integrated into the design of the primary dwelling. Therefore, the second story addition would result in a permanent and inseparable modification to the essential form and integrity of the historic one-story Craftsman structure. The structural integration of the addition would not allow for the removal of the proposed addition without impairing or altogether removing the form and integrity of the underlying historic building.

The proposed second story addition does not fit within the context of the historic property. While the addition to the first story (387 square-feet) does not present conflicts with the Secretary of the Interior's Standards, the massing and the visibility of the new second story (1,146 square-feet) represents a substantial change to the historic property.

To address the issues above, staff met with the Applicants twice ahead of the Cultural Heritage Commission hearing, advising them to reduce the scale and scope of the proposed project. Staff advised the Applicant to consider only additions to first floor, including the consideration of building a single-story Accessory Dwelling Unit in the rear of the property. Additionally, staff advised that any second story addition should be located at the rear of the property to reduce the overall size and massing; however, the Applicant noted this option would not meet the intent of the property owner to achieve the desired square footage. As proposed, the location, massing, visibility, and amount of architectural changes of the new second story addition does not meet the Secretary of the Interior's Standards for Rehabilitation and is not consistent with the Belmont Heights Historic District Design Guidelines.

RECOMMENDATION

Based on the findings above, staff determined that the proposed second story addition does not meet the requirements set forth in the Secretary of the Interior's Standards for Rehabilitation, Guidelines for Rehabilitating Historic Buildings, and the Belmont Heights Historic District Ordinance. The Guidelines prioritize minimizing second story additions to emphasize compatibility with the historic character of the residence.

Staff does not support the approval of the Certificate of Appropriateness for the addition of 1,533 square-feet (387 square-feet to the first story and 1,146 square-feet to create a new second story) to an existing one-story, single-family residence. The required findings cannot be made in the affirmative for the proposed improvements, as these improvements are not compatible in overall scale and massing to the architectural style of the existing structure on the property and in the context of the District. Staff recommends denial of the Certificate of Appropriateness (Exhibit D – Findings).

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

PUBLIC HEARING NOTICE

Public notices were distributed on December 24, 2018. No written correspondence has been received at the time this report was printed.

CULTURAL HERITAGE COMMISSION

January 14, 2019

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Respectfully submitted,



GABRIEL BARRERAS, AICP
SR. CONTRACT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:AP:gb

Attachments: Exhibit A – Location Map
Exhibit B – Site Photos
Exhibit C – Plans & Elevations
Exhibit D – Findings

TRANSCRIPTION OF VIDEO RECORDING OF
CITY OF LONG BEACH
CULTURAL HERITAGE COMMISSION MEETING

MONDAY, JANUARY 14, 2019

TRANSCRIBED BY:
NATALIE FAGAN, CSR NO. 13993



P•A•N•T•E•R•A
COURT REPORTERS

10042 CUTTY SARK DRIVE
HUNTINGTON BEACH, CA 92646
(714) 964-6200

1 UNKNOWN SPEAKER: Recommendation to deny a
2 Certificate of Appropriateness request for the addition
3 of 1,533 square-feet total (387 square-feet to the first
4 story, and 1,146 square-feet to create a new
5 second-story) to an existing one-story, single-family
6 residence in the Belmont Heights Historic District. The
7 existing home is a contributing property within the
8 Belmont Heights Historic District. (District 3)

9 MR. PLASCENCIA: Gabriel Barreras will make
10 that presentation tonight.

11 MR. BARRERAS: Good evening, Chairman Burks and
12 Commissioners. So as you saw from the previously slide,
13 staff is recommending denial of this C of A. That being
14 said, I do want to note that we have met with the
15 applicants multiple times before this evening, and they
16 have been very responsive. So with that, we will go
17 forward.

18 The subject property is located here between
19 Sixth and Seventh Street on Loma Avenue on the west side
20 of the street, mid-block. Here's a quick zoom in so you
21 can see the property in it's existing condition. It is
22 in the Belmont Heights Historic District, and it is a
23 contributing structure. The lot size is listed there.
24 It's in the R-1N zone. And the original residence was
25 built in 1922 along with a one-car garage built at that

1 time. That garage was demolished in 1950s -- in the
2 early 1950s, and a new garage with two-car capacity was
3 put in in 1952. The overall project scope is to build a
4 387 square-foot addition to the first floor at the rear
5 of the home. Additionally, there will be a 1,146
6 square-foot addition to create a new second floor above,
7 and there's also a 242 square-foot deck in the back of
8 that front -- excuse me -- that first-floor addition.
9 Additionally, some smaller touches and elements that are
10 being considered are to rebuild the front porch to be
11 more appropriate to the craftsman style, to add new side
12 patios, steps, and French doors to replace a window
13 triplet, a set of three windows that we'll look at in
14 more detail.

15 There's a non-historic overhang currently over
16 the garage, which I'll detail, and then a new driveway
17 gate and fence along the property edge is also being
18 proposed.

19 Here's some shots of the existing home. You
20 can see the primary residence there on the top two
21 photos. I want to call out the bottom right photo, you
22 can see to the right of the garage there, that's the
23 non-historic overhang that's being proposed to be
24 removed. And the addition will go on the rear of the
25 house, which is the bottom left photo there. So we're

1 missing a few lines off of this, but in the red box,
2 that's the non-historic overhang to be removed. There
3 we go. So the yellow here, this is the area of the
4 first-floor addition at the back of the home. The green
5 are the new patios and deck areas and the front porch
6 that are to be added or fixed up in the case of the
7 front porch. And then I added the red here; these are
8 the small architectural elements that would be added in
9 addition to a second floor. So the farthest one left is
10 a chimney and the one in the middle there is a
11 protrusion that would accommodate some windows and some
12 stairs going up to the second-floor addition.

13 The second-floor addition would be located
14 here. Again, it's 1146 square-feet, and then finally
15 there's a hundred square-foot patio that would come off
16 the rear there, and that's where a new master bedroom
17 would be. So the second-floor addition would
18 accommodate a master bedroom suite and two additional
19 bedrooms and a bathroom upstairs.

20 And then for perspective -- because in past
21 cases we look at how far back second story additions are
22 located -- we have 20 feet from the edge of the second
23 floor addition to the front porch, and then there's
24 another 12 feet from the edge of that front porch to the
25 property line. So a total of 32 feet away from the

1 property line for the second floor. Here's a quick
2 glimpse at the roofline. We will come back and talk
3 about this in a little bit more detail with the
4 elevations, but essentially, the roofline will have to
5 be changed in order to accommodate a second story.
6 Right now the building has clipped gable rooflines, and
7 this would straighten them out to just be straight
8 gables, and we'll see that in the elevation view.

9 These are the existing elevations of the home.
10 So here you can see it's a single-story building 19-feet
11 high, and it does have the clipped gables, which are the
12 angled ends that come down off the roof there on either
13 side, facing the front elevation there. So that portion
14 would be removed from the roof, and the second-story
15 addition would come in on top of that. I also want to
16 point out that in order to accommodate both the
17 first-floor addition and the second floor, a total of 17
18 windows and one door would have to be either removed,
19 replaced, or closed up.

20 This is the proposed elevation from the street
21 view. Here you can see that the second floor goes in
22 right on top of the first floor, and it's flush along
23 the right side of the home there. The new front
24 porch -- the applicant is proposing to redo the columns,
25 which are currently just straight pillars into these

1 more craftsman-style tapered columns. If the applicant
2 is able to do that in the future, we would have to
3 support that with further documentation and photos
4 demonstrating that that was the original condition of
5 the front porch.

6 The other item I'd like to say here is that you
7 can see the cross gable roof there does not feature the
8 clipped gables as were original to the building. Here's
9 the side view -- oh, I'm sorry -- the rear view of the
10 home, and again, the overall height of this goes from 19
11 feet up to 25 feet. And I will point out all of the
12 features the applicants are proposing are within the
13 R-1N standards; however, they don't meet some of the
14 historic aspects that we look for, so I'll come back to
15 that.

16 Here's a side elevation showing the massing of
17 the home. The new portion of the home would basically
18 start where that trellis is located on the first floor,
19 and it would go back towards the left. This is the
20 opposite side of the home. Again, the new portion of
21 the home would start where that first protrusion is
22 there with the windows and the stairway that would pop
23 out a little bit into the sideyard there. That's the --
24 behind that is the new portion of the proposed home.

25 This is a rendering that the architect and

1 applicant has supplied to us to give an idea of how the
2 rafter tails, the colors, the historic features, the
3 windows would be fulfilled and protected. The
4 replacement windows are going to be all wood. The
5 architect has looked at replacing several of those,
6 including -- there's two double doors there underneath
7 that trellis -- right now there's three triplet windows
8 there, which is just a series of three windows in a
9 bank.

10 Now, before we go into the findings, I wanted
11 to provide just a little bit more context for the block
12 and what's surrounding this building and what support
13 staff denial, in this case. So the yellow star there is
14 where this property is located within the Belmont
15 Heights area. A quick zoom in, this is what is
16 generally north and south facing on the street;
17 primarily single -- single-story, mostly craftsman, some
18 traditional homes, but mostly single-story residences.
19 These are the dates that homes were built in the area,
20 so you can see that they really are predominately from
21 1918 to about 1922. The "NC" after a couple of those
22 dates are the non-contributing properties, and that's
23 especially important for the one that's directly across
24 the street. It's a non-contributor, but it's also one
25 of the only two-story structures on this street --

1 When we look at a finer one- and two-story
2 diagram of the street, everything in yellow is one
3 story. There are some two-story structures. The
4 majority of them are in the back of the property, and
5 there are three homes -- you can see on the east side of
6 Loma Avenue there -- that do have two-story volumes.
7 And again, the home that's directly across the street
8 from this subject property is a two-story, but it's also
9 non-contributing.

10 So as I said before, the proposed additions and
11 modifications to the property, they do comply with the
12 R-1N zoning standards; however, they're not compliant
13 with the Belmont Heights Historic District Ordinance and
14 Guidelines on specifically these three items are what we
15 called out in our staff report:

16 "So the addition should be comparable" --
17 excuse me -- "compatible in materials design and shall
18 be subordinate in scale to the existing building," which
19 a second-story obviously cannot be.

20 Secondly, "The important architectural features
21 which define the characteristic of the historic style
22 shall not be removed or obscured." In this case, we're
23 losing the clipped gabled ends of the roof.

24 And Number 3, "New construction or the
25 construction of new buildings in the Belmont's

1 historic -- Belmont Heights Historic Landmark District
2 shall conform with the bulk massing and scale and
3 setbacks, height material and colors, and design of the
4 majority of the existing structures on both sides of the
5 street." So as we saw in the previous diagram, the
6 majority of the street is one story. There are three
7 two-story homes that come to the street -- that are in
8 the fronts of the property.

9 And then lastly, we checked this according to
10 the Federal Standards for the Secretary of Interior, and
11 they're very similar to the previous findings, but we
12 also cannot find these in the affirmative for this home.
13 So therefore, staff is recommending denial of the
14 current project.

15 So officially staff recommends denial of the
16 Certificate of Appropriateness for the addition of 1,533
17 square-feet to the existing one-story, single-family
18 residence. The property is located at 635 Loma Avenue,
19 and is a contributing structure within the Belmont
20 Heights Historic District.

21 We did receive one phone call in opposition to
22 the project, and also one piece of correspondence that
23 was included in your packets. I have extra copies of
24 that written correspondence if you need it, and the
25 applicants are here this evening as well as some guest

1 speakers. Thank you.

2 MR. BURKS: Thank you. I'd like to hear from
3 the applicant. Good evening.

4 MR. ZUNZUNEGUI: Good evening, Commissioners.
5 My name is Danielle Zunzunegui. I work for Jeannette
6 Architects, principal is Jeff Jeannette. He's worked in
7 the neighborhood for about 20 years now. Do you have
8 questions for me?

9 MR. BURKS: Well, I would like you to respond
10 to, you know, what staff is responded to.

11 MR. ZUNZUNEGUI: Sure.

12 MR. BURKS: I mean, staff is recommending
13 denial based on the fact that they feel it's too large,
14 I guess. Is that about right? To put it in a nutshell,
15 the scale is inappropriate.

16 MR. BARRERAS: That's correct. And typically,
17 when we see second floor additions, we typically see
18 them in the rear half of a property. Staff and our
19 zoning code and guidelines are not opposed to them, but
20 we do have direction to have them as far as back as
21 possible.

22 MR. BURKS: Thank you, Gabriel.

23 MR. ZUNZUNEGUI: Sure. I did notice in some of
24 the images, while there are a few two-story homes that
25 are on that street, I did not agree that they were

1 mostly to the rear of the property. We did some peeking
2 around through the streets of the Belmont Heights
3 neighborhood and there are quite a few two-story homes.
4 While the massing of some of the first single-story
5 homes was quite tall, it is true there are probably
6 fewer two-story homes than one story. The one that
7 stuck out to us most notably that was conforming was
8 that -- the one at 600 Loma. It's right on the corner.
9 It's very visible.

10 We made every effort in our design for this
11 second-story addition to push that back while also
12 meeting the spatial needs of our client. We also
13 followed the guidelines in many other ways concerning
14 leaving the garage where it was, restoring many of the
15 aspects of the home that were actually taken away. The
16 home now has vinyl windows. The owner was very invested
17 in restoring some of the craftsman detailing and aspects
18 of the home that were taken away during the 90s.

19 We also did extensive research trying to find
20 photos and some example of what the original home looked
21 like. We paid a visit to the Long Beach Historical
22 Society and sifted through several folders of files that
23 were prepared for us that might contain some
24 information, and we didn't see -- we didn't find any
25 original photos, but we did attempt to look for other

1 examples of that typology within the neighborhood with
2 the tapered columns. It's easy to find. I also spoke
3 with Maureen Neely about the tapered columns. So even
4 though we don't have any original photos of those
5 tapered columns, we think that that is right. We were
6 advised that's also right.

7 MR. BURKS: Okay. Well, I do want to say that
8 I think it's a masterful design. The building itself is
9 very well done.

10 MR. ZUNZUNEGUI: Thank you.

11 MR. BURKS: I think the real question is scale
12 and massing.

13 MR. ZUNZUNEGUI: Sure.

14 MR. BURKS: I mean, that's --

15 MR. ZUNZUNEGUI: We -- when we were designing
16 this building, we noticed that all the homes that are
17 shown in the guidelines for the craftsman homes are the
18 front gable. Homes that has a smaller front gable for
19 the porch, and the larger gable end facing the street.
20 Ours is a little more unique and harder to find in the
21 neighborhood in that it has that cross gable, and then
22 only the front porch has the front gable.

23 MR. BURKS: Sure.

24 MR. ZUNZUNEGUI: So this we thought was an
25 advantage in the sense that the roofline recedes back

1 from the sidewalk. So as a pedestrian going along the
2 sidewalk, the home currently doesn't seem as massive
3 because we have that roofline that recedes away.

4 MR. BURKS: Correct.

5 MR. ZUNZUNEGUI: We wanted to follow that
6 example in our second story. At the front wall of the
7 second story that you saw was 32 feet back, the distance
8 is only, I believe, it was six feet higher where the
9 second floor -- at the highest point if you string a
10 line directly up.

11 MR. BURKS: Okay. Sure.

12 MR. ZUNZUNEGUI: And from that point it does
13 recede back. There's also a little pop-up, which,
14 again, we looked into some other homes that resembled
15 what ours was since we did not have photos and saw that
16 as an architectural feature that we could restore.

17 MR. BURKS: Okay.

18 MR. ZUNZUNEGUI: The gable -- the cross gabled
19 ends that were not clipped, that was done because we did
20 not have a photo and because we had two different
21 examples of what that gable end looked like on the side.
22 We chose to not use the clipped gable, but that's
23 something that we would be okay with.

24 MR. BURKS: Okay. Thank you.

25 MR. ZUNZUNEGUI: Yes.

1 MR. BURKS: There are a lot of people who want
2 to address this item as well. So I'll open up the floor
3 to -- anyone else wish to address this? Ms. Neely?
4 Thank you.

5 Well, Ms. Neely, you were mentioned as being
6 someone who was consulted, so --

7 MS. NEELY: Yes. My name is Maureen Neely. I
8 am the president of the Belmont Heights Community
9 Association. We have two historic districts in our
10 neighborhood; the Belmont Heights Historic District and
11 the Elliott Lane Historic District.

12 The comments we made, we did send a letter in
13 with the packet and talked to staff about this, and I
14 think staff covered most of the points. I just want to
15 reiterate that when I did do a walkabout through the
16 neighborhood, I looked at several viewpoints and they
17 are really -- on the same side of the street -- four
18 houses in each direction are all single-story craftsman.
19 It's a pretty pristine street when it comes to that. As
20 always, we're concerned about precedent. We see time
21 and time again, in the future what is used to remodel
22 and change our historic districts is often based on
23 precedence. So when we start house by house, going
24 down -- going down that path, it really affects the
25 future of our historic districts, which we're trying to

1 protect.

2 This is -- tends to look like it's essentially
3 just rebuilding -- building a brand new craftsman is,
4 kind of, what it looks like in terms of the fact that
5 you are more than doubling the square footage of the
6 original craftsman bungalow. And the other comment,
7 separate from what's said before, I believe, 600 Loma is
8 indeed a two-story home, but I also believe that is a
9 historic landmark on that block and it has been -- it
10 was built that way. Is that right, Mr. Planners? Yes.
11 Okay. So I guess that would be considered an original
12 precedence setting home, but it is a landmark. So those
13 are the, essentially, the concerns that we have in
14 addition to what staff has already brought up.

15 Any questions for the association?

16 MR. BURKS: Well, I do agree with you that it
17 appears to be a brand new craftsman building as opposed
18 to a renovation and addition to an existing craftsman.

19 Is there anyone else in the audience who would
20 like to address this item? Please.

21 MS. CROSS: Good evening, Commissioners. My
22 name is Evelyn Cross, and I live in Belmont Heights
23 Historic District as well. And I -- well, I'll just say
24 that as far as this project, I'm somewhat ambivalent,
25 but that I would -- as far as precedence setting, what

1 I've seen a lot of that breaks my heart is when -- where
2 people aren't allowed to do the second story, and they
3 simply cover up the entire backyard; there's no space
4 left, and it takes away from -- I think -- also a
5 contributing element of our district, which is that we
6 have yards, and we have space, and we have outdoor
7 space, and that's part of living in California. It's
8 part -- but -- it's part of -- what -- in our historic
9 districts we have this outdoor space, and so I know the
10 homes are incredibly important to protect, but I think
11 our outdoor space is as well.

12 So just to the point of, I don't know what the
13 right answer is, but if there can be a solution where
14 sometimes a second story is allowed in order to preserve
15 some of the outdoor space; that seems be, maybe, a
16 compromise that can be sometimes as far as precedent
17 setting. So that was my comment.

18 MR. BURKS: Thank you. I think part of the
19 problem with your argument is that "sometimes."

20 MS. NEELY: Yes, I --

21 MR. BURKS: There is really no such thing as
22 sometimes. If it's allowed, it's allowed. But I
23 certainly appreciate, you know, where you are coming
24 from to preserve open space. Thank you. Is there
25 anyone else? No. If not, we'll bring it back.

1 Commissioner van Dijs.

2 MR. VAN DIJS: I am sensitive to the challenge
3 that the designer, architect, in this case has to deal
4 with. It's -- the existing design of the structure is
5 not friendly to a second story addition because of the
6 roofline, because of the scale of the home. And you
7 have a program from a client that's requesting, you
8 know, a larger home with a second story. But at the end
9 of the day, I have to ask myself, looking at this
10 impartially, is this moving the neighborhood forward or
11 back, and I -- I don't think it's moving it forward. I
12 think it looks a little ungainly. I think, clearly, the
13 second story addition is too close to the street. It
14 looks a little forced, and it looks like -- when I look
15 at the elevation, it looks too much in your face, and
16 that's not what we want to do.

17 Personally, I'm not opposed to second story,
18 even in this neighborhood which you have a number of
19 single stories, but for me, this is too far. And I
20 would encourage -- whatever the vote is, if the
21 applicant wants to continue to really take a look at the
22 design and see if they can come up with something that's
23 more sensitive.

24 MR. BURKS: Thank you, Commissioner van Dijs.
25 My sentiments exactly. Anyone else wish to address

1 this? Would the applicant be willing to hold this off
2 for a month or two, work with a subcommittee of the
3 commission to try to get something that's acceptable?

4 MR. ZUNZUNEGUI: We would.

5 MR. BURKS: You would. Okay. Do we need a
6 motion for that, Mr. Plascencia, to --

7 MR. PLASCENCIA: Yes. The motion should be to
8 postpone -- or, yeah.

9 MR. BURKS: Postpone to a date uncertain. You
10 can work it out with staff when you want to come back.

11 MR. ZUNZUNEGUI: Okay.

12 MR. PLASCENCIA: So my suggestion -- Mr. Chair,
13 my suggestion, just because of noticing purposes is if
14 we -- I would suggest maybe March 11, which would be the
15 next -- well, the March schedule meeting, but that month
16 in between in February would allow some time for a
17 subcommittee to meet, and it would allow enough time to
18 make any changes to the design, and it would allow us as
19 staff to not have to renotify it if we have a specific
20 date.

21 MR. BURKS: Okay. Is that acceptable, March
22 11th.

23 MR. ZUNZUNEGUI: It is.

24 MR. BURKS: Come back March 11. Okay.

25 MR. ZUNZUNEGUI: Thank you.

1 MR. BURKS: So Commissioner Smith moved, I will
2 second that motion. Yes?

3 MS. NEELY: Sorry. Maureen again. The
4 question is, if it -- if it does come back to the CHC,
5 will there be a new notification process with the new
6 plans?

7 MR. PLASCENCIA: No, it won't. It will -- part
8 of identifying the specific date is to not have to
9 renotice a project. So it will still be on that date.
10 If, for whatever reason, it cannot be scheduled for that
11 meeting date, we will still have some information at the
12 meeting available, and we'll give an update at that time
13 for at that March meeting.

14 MS. NEELY: Okay. Thank you.

15 MR. BURKS: I think that we should -- once we
16 have a new design, I think we should distribute it to
17 the Belmont Heights Association prior to the meeting.
18 Would that be acceptable, Ms. Neely?

19 MS. NEELY: Yeah.

20 MR. BURKS: Okay. Can we have a motion to
21 second to delay this until the March meeting? Any
22 discussion? Saying none, we should vote.

23 UNKNOWN SPEAKER: Jan, are you not allowed to
24 vote?

25 MR. VAN DIJS: It won't let me.

1 UNKNOWN SPEAKER: It won't let you?
2 MR. VAN DIJS: I was late.
3 UNKNOWN SPEAKER: I got you.
4 MR. BURKS: You are being punished because you
5 were late.
6 UNKNOWN SPEAKER: Motion passes.
7 MR. BURKS: Should we decide who wants to be on
8 that subcommittee? Anyone interested?
9 MR. VAN DIJS: I'll be on it.
10 MR. BURKS: Jan. Okay. Anyone else?
11 UNKNOWN SPEAKER: Well, I will do it with Jan.
12 You and I can do it.
13 MR. BURKS: Okay. Staff will contact you to
14 arrange that subcommittee meeting. Okay. Thank you.
15 And it will be a great project once it's done.
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Natalie Fagan
Transcriptionist



BROWNETT RESIDENCE

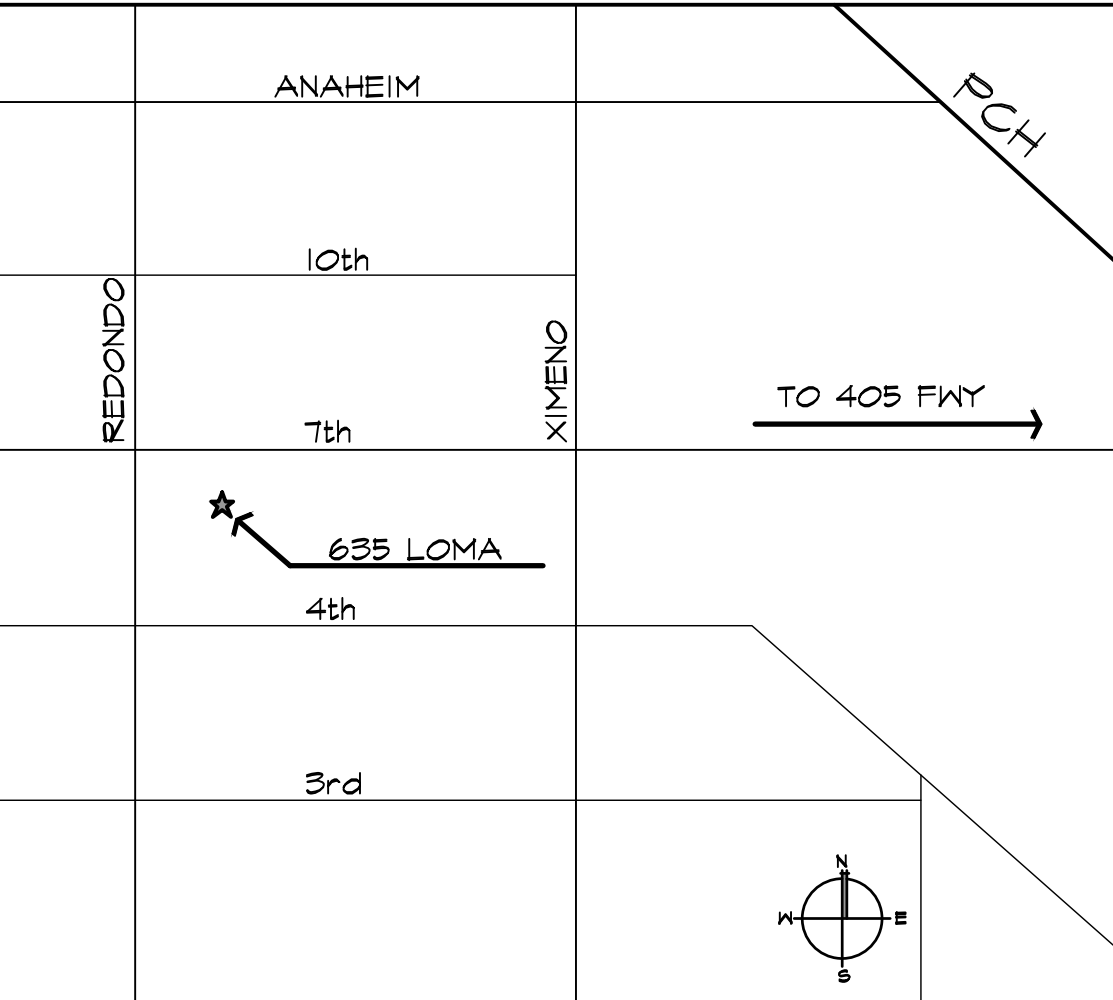
SHEET INDEX	
A-0	COVER PAGE AND PROJECT INFORMATION
A-1.1	SITE PLAN
A-2.1	DEMOLITION PLAN
A-3.1	FIRST FLOOR PLAN
A-3.2	SECOND FLOOR PLAN
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A-5.1	DEMOLITION ELEVATIONS (MAIN HOME)
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A-6.2	PROPOSED NORTH + WEST EXT. ELEVATIONS
A-6.3	PROPOSED GARAGE EXT. ELEVATIONS

LEGAL OWNER	LEGAL DATA
CORY & NIGEL BROWNETT 635 LOMA AVENUE LONG BEACH, CA 90814 PHONE: 310/801.8622	CITY: LONG BEACH COUNTY: LOS ANGELES APN: 7258-025-020
DESIGN DATA	
CODE: 2016 CRC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CA ENERGY CODE, 2016 CALGREEN, CITY ORDINANCE	
SETBACKS: FRONT: 20' SIDES: 4' REAR: 10' 1st FLR/30' 2nd FLR HEIGHT LIMIT: 25' MAX / 2 STORIES CURB FACE TO PROPERTY LINE: 12'	ZONE: R-1-N OCCUPANCY: R-3 USE: SFD CONSTRUCTION TYPE: V-B SPRINKLERS: YES FLOOD ZONE: X
CONSULTANTS	
SQUARE FOOTAGE CALCULATIONS	
EXISTING SQUARE FOOTAGE: FIRST FLOOR: 1,071 SF GARAGE: 460 SF TOTAL STRUCTURAL: 1,531 SF	
AREA OF REMODEL: FIRST FLOOR: 518 SF	
AREA REMOVED FROM DWELLING: FIRST FLOOR: 60 SF	
AREA ADDED TO DWELLING: FIRST FLOOR: 387 SF SECOND FLOOR: 1,146 SF TOTAL LIVABLE: 1,533 SF	
(N) DECK AREA: 242 SF	
NEW TOTAL SQUARE FOOTAGE: FIRST FLOOR: 1,404 SF SECOND FLOOR: 1,146 SF TOTAL LIVABLE: 2,550 SF GARAGE: 460 SF TOTAL STRUCTURAL: 3,010 SF	
LOT SIZE: 6,750 SF TOTAL BUILDING AREA: 3,010 SF FLOOR TO AREA RATIO: .38 (< .6 ALLOWED = 4,050 SF) MAXIMUM LOT COVERAGE: 20.8% (< 50% ALLOWED = 3,375 SF) OPEN SPACE PROVIDED: 1,916 SF (> 16% (1,080 SF) REQUIRED)	
GENERAL SCOPE OF WORK	
ADDITION OF SECOND FLOOR TO EXISTING SINGLE FAMILY DWELLING. ADDITION & REMODEL TO FIRST FLOOR PER PLANS. NEW WINDOWS AND NEW DOORS PER PLANS. NEW ELECTRICAL, MECHANICAL AND PLUMBING PER PLANS. ALL NEW EXTERIOR MATERIALS AT HOME AND GARAGE. NEW WINDOWS AT EXISTING GARAGE. NEW SIDE PATIO AND REAR PATIO AT FIRST FLOOR. REPLACE COLUMNS AND PATIO SURFACE AT EXISTING FRONT PATIO (ROOF & BEAMS TO REMAIN)	

ABBREVIATIONS

ABV	ABOVE	DW	DISHWASHER	HD	HOOD	(R)	REFURBISH	TBD	TO BE DETERMINED
AFF	ABOVE FINISH FLOOR	(E)	EXISTING	HDR	HEADER	RAG	RETURN AIR GRILL	TC	TRASH COMPACTOR
BA	BATH	ELEV	ELEVATION	HT	HEIGHT	REF	REFRIGERATOR	TD	TRENCH/TROUGH DRAIN
BCR	BELOW COUNTER	EV	ELECTRIC VEHICLE	HTB	HEATED TOWEL BAR	RHB	RECESSED HOSE BIBB	TH	TOWEL HOOK
	REFRIGERATOR	EXT	EXTERIOR	HW	HAND WAND	RNG	RANGE	TOC	TOP OF CURB
BS	BAR SINK	FAU	FORCED AIR UNIT	IH	INSTANT HOT	RO	REVERSE OSMOSIS	TP	TOILET PAPER HOLDER
CAB	BUILT-IN CABINETS	FD	FLOOR DRAIN	IM	ICE MAKER	RS	RAIN SHOWER	TPM	TOILET PAPER / MAGAZINE RACK
CF	CURB FACE	FF	FINISH FLOOR	INT	INTERIOR	RYSB	REAR YARD SETBACK	TUB	SOAKING TUB
CLG	CEILING	FG	FIELD GAS SUPPLY OUTLET	L	LAVATORY / SINK	S&P	SHELF AND POLE IN CLOSET	TWH	TANKLESS WATER HEATER
CNTR	COUNTERTOP	FIN GR	FINISHED GRADE	LS	LAZY SUSAN	SC	SHOWER CONTROLS	UFA	UNDER FLOOR ACCESS
CT	COOKTOP	FRZ	FREEZER	MC	MEDICINE CABINET (PREFAB)	SHR	SHAMPOO RECESS	U.N.O.	UNLESS NOTED OTHERWISE
D	DOWNSPOUT	FV	FOUNDATION VENT	MCC	MEDICINE CABINET (CUSTOM BUILD)	SK	SKYLIGHT	UR	URINAL
DA	DOOR ACTIVATED LIGHT	FYSB	FRONT YARD SETBACK	ME	MATCH EXISTING	SL	SLOPE	VS	VEGETABLE SINK
DDV	DOWN DRAFT VENT	GB	OUTLET BOX (GRAY BOX)	MIR	MIRROR	SR	SOAP RECESS	WD	WARMING DRAWER
DET	DETAIL	GD	GARBAGE DISPOSER	MISC	MISCELLANEOUS	SS	SERVICE SINK	W/D	WASHER / DRYER
DN	DOWN	GDO	GARAGE DOOR OPENER	MW	MICROWAVE	ST	"SOLA-TUBE" SKYLIGHT	WH	WATER HEATER
DO	DOUBLE OVEN		(JACK SHAFT)	(N)	NEW	SUB FLR	SUB FLOOR	W.I.C.	WALK IN CLOSET
DO/M	DOUBLE OVEN W/ MICRO COMBO	GFCI	GROUND FAULT CIRCUIT	PA	PLANTER AREA	SYSB	SIDE YARD SETBACK	WM	WATER METER
DR	DOOR		INTERRUPTER	PKT	POCKET DOOR	T	TOILET	WNDW	WINDOW
DS	DISH SINK	GFF	GROUND FINISH FLOOR	PL	PROPERTY LINE	T&G	TONGUE AND GROOVE	WRB	WEATHER RESISTIVE BARRIER
DV	DRYER VENT	GV	GARAGE VENT	PLT HT	PLATE HEIGHT	T/R	TRASH / RECYCLE CAB	W	WIDTH
		HB	HOSE BIBB			TB	TOWEL BAR		

VICINITY MAP

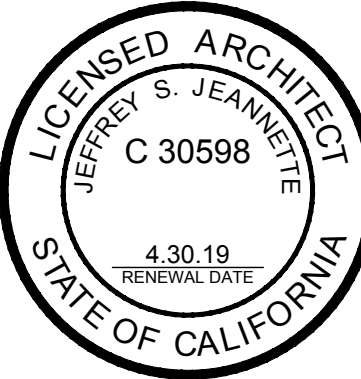


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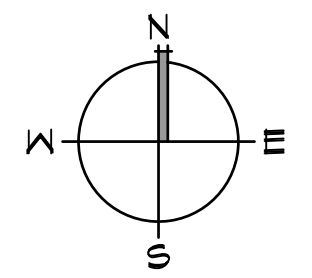
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COVER PAGE
& PROJECT
INFORMATION

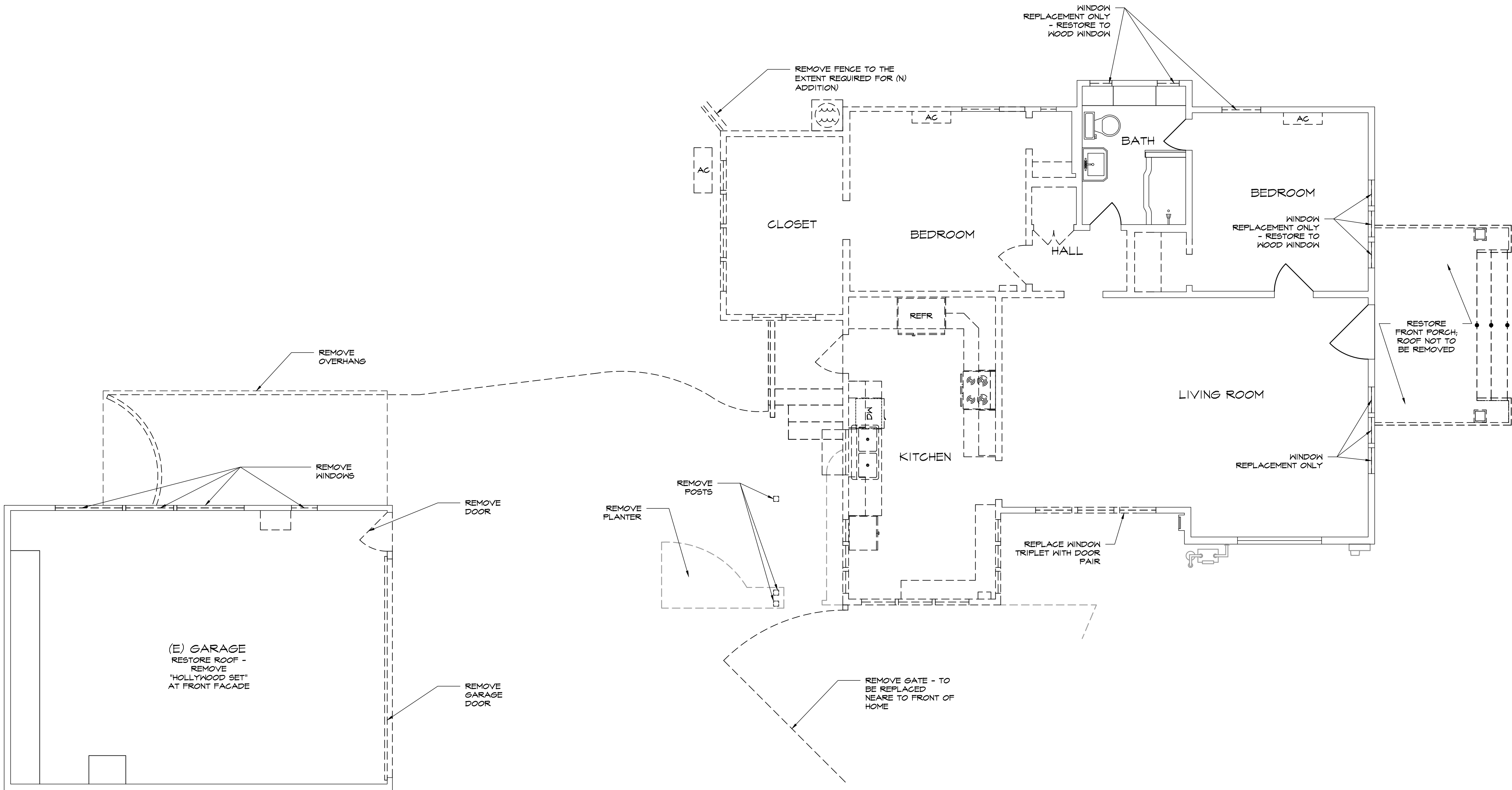
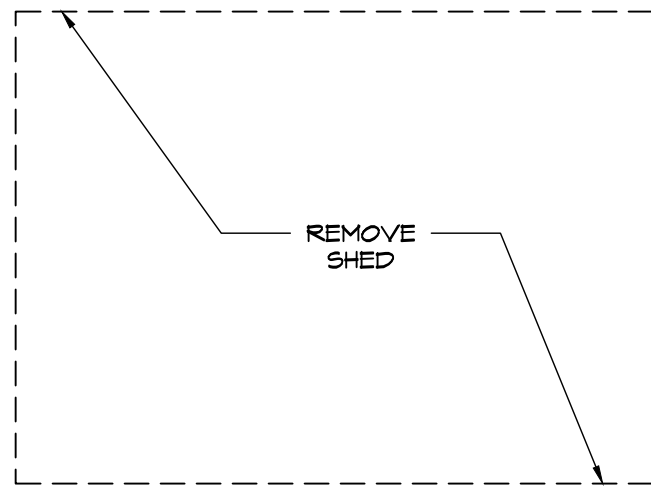
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A-0
DATE:



WALL LEGEND	
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	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

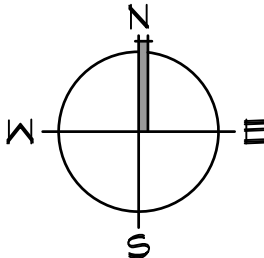


NOT COMPREHENSIVE DEMOLITION

45% EXISTING EXTERIOR WALL DEMO AT REAR
7% EXISTING EXTERIOR WALL DEMO FOR WINDOW /DOOR CHANGES AT SIDE WALLS

DEMOLITION PLAN

SCALE: 1/4" = 1' - 0"

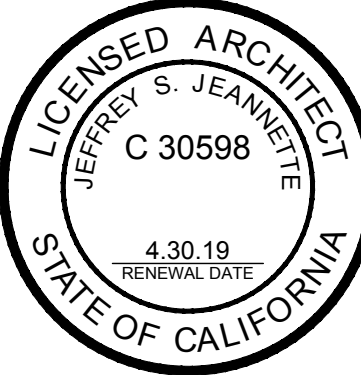


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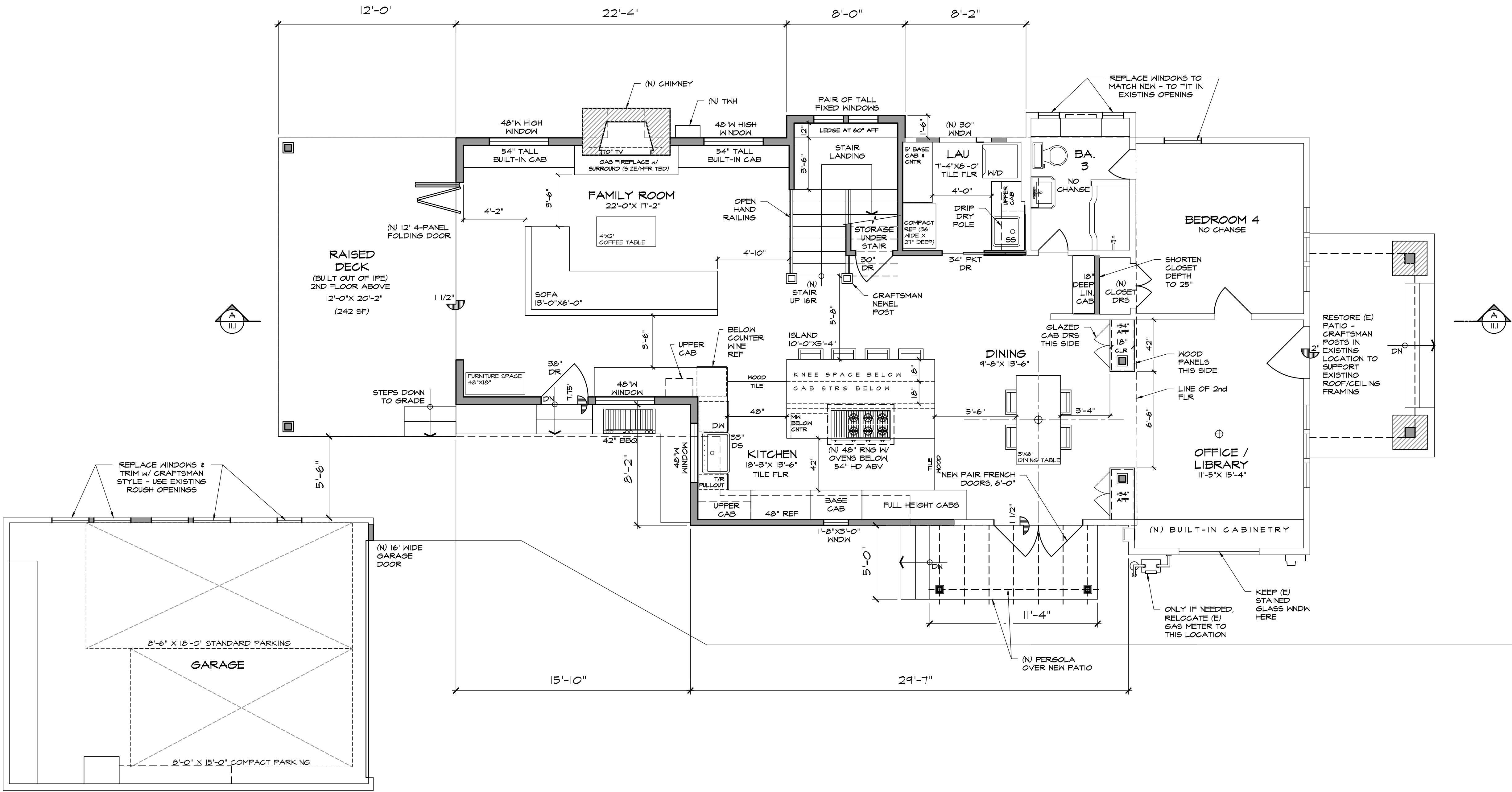
DEMOLITION
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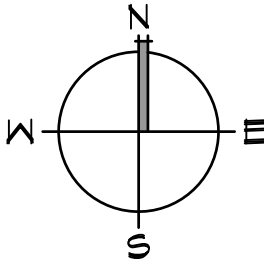
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FIRST FLOOR PLAN

SCALE: 1/4" = 1' - 0"

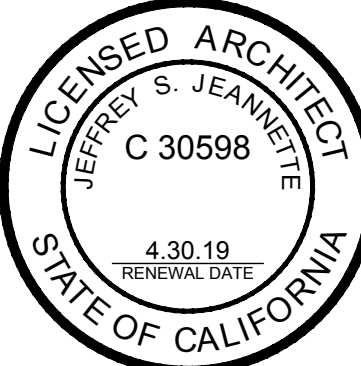


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FIRST
FLOOR
PLAN

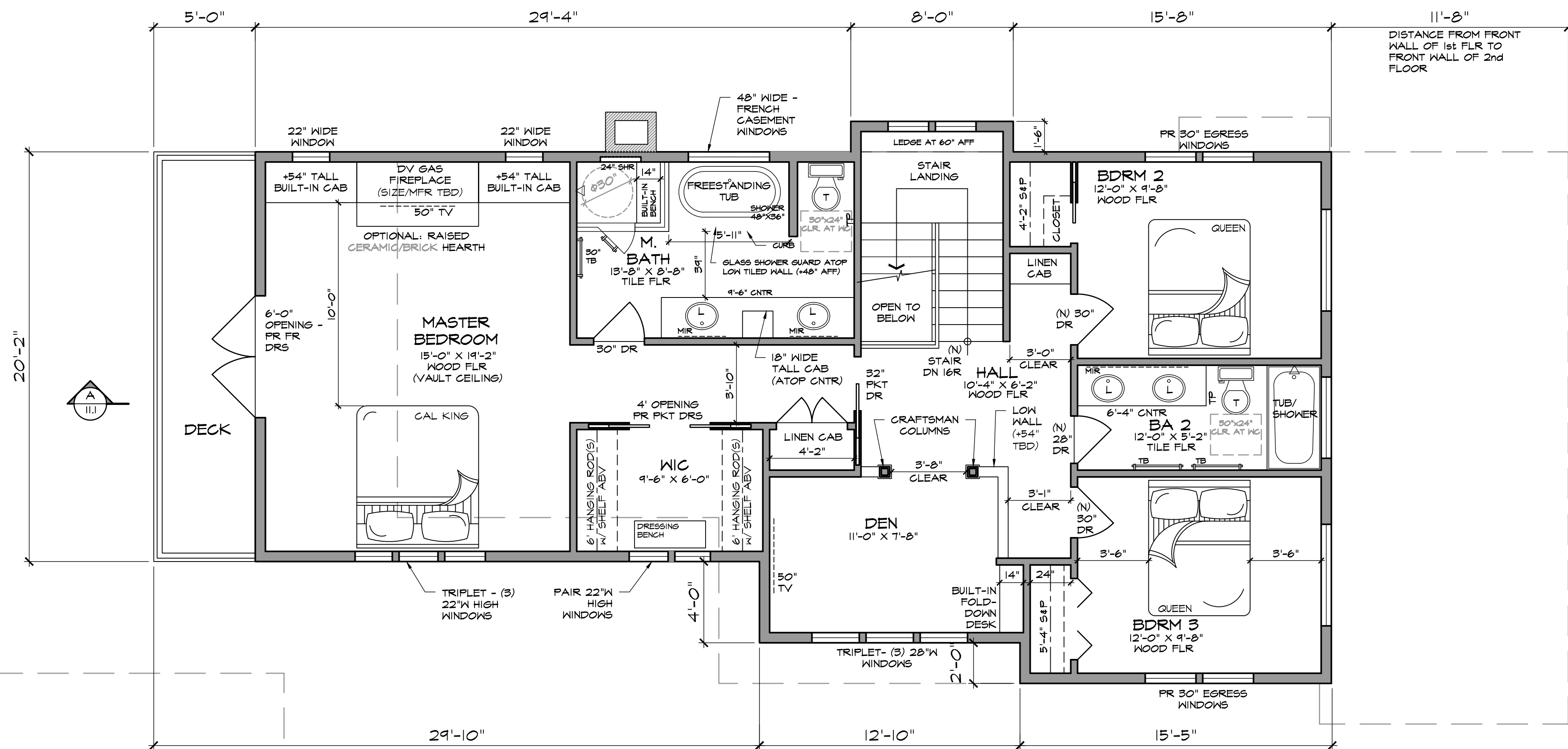
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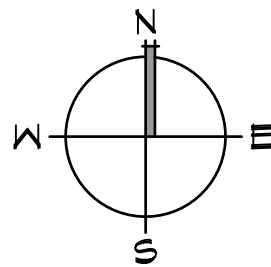
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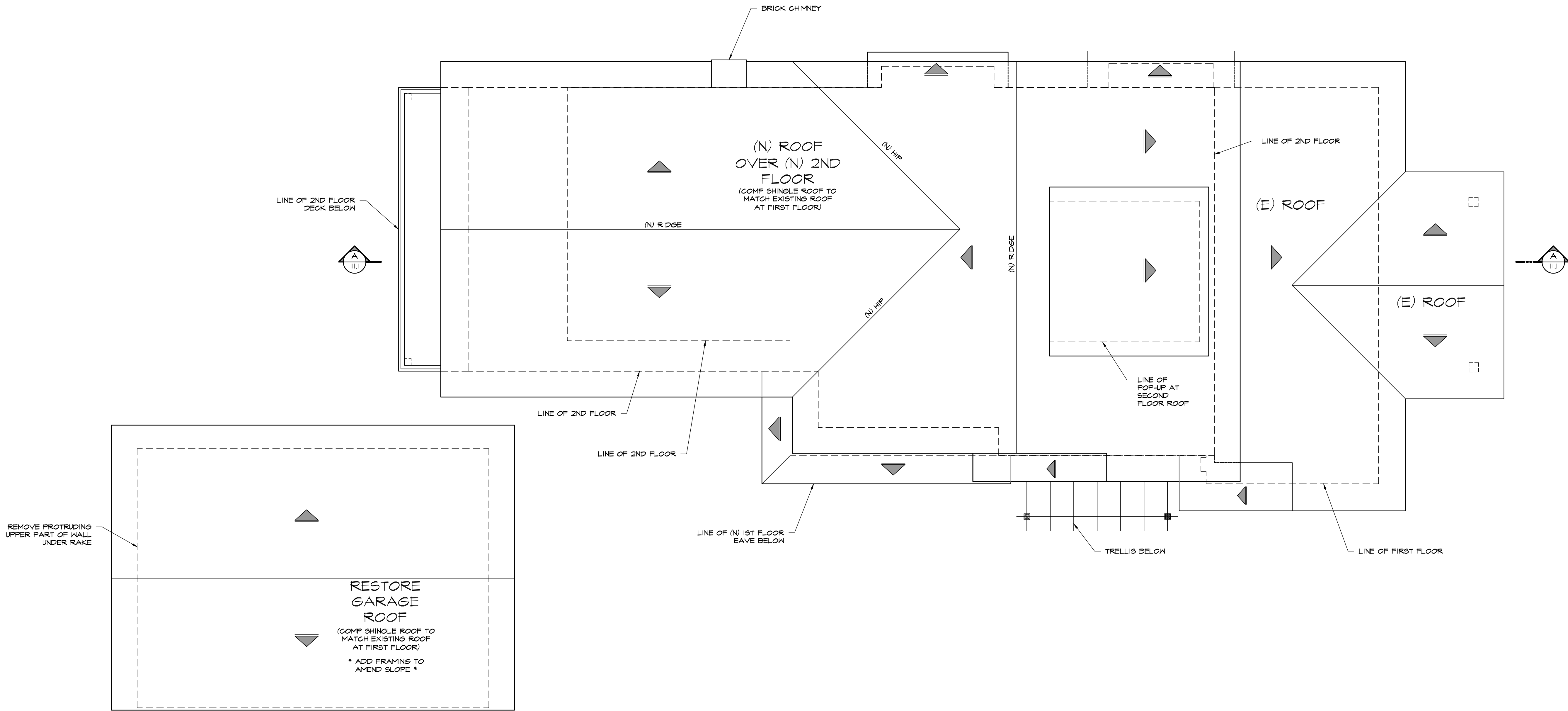


SECOND FLOOR PLAN

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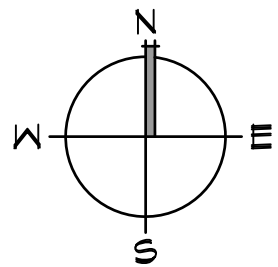


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<div> <div>SECOND FLOOR PLAN</div> <div> <div>REVISION:</div> <div>REVISION:</div> <div>REVISION:</div> <div>REVISION:</div> <div>PC#:</div> <div>DB: DZ</div> <div>JOB#: 2018.05.21</div> </div> </div>					
				<div> <div>LICENSED ARCHITECT</div> <div>JEFFREY S. JEANNETTE</div> <div>C 30598</div> <div>4.30.19</div> <div>RENEWAL DATE</div> <div>STATE OF CALIFORNIA</div> </div>	
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ROOF PLAN

SCALE: 1/4" = 1' - 0"



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ROOF
PLAN

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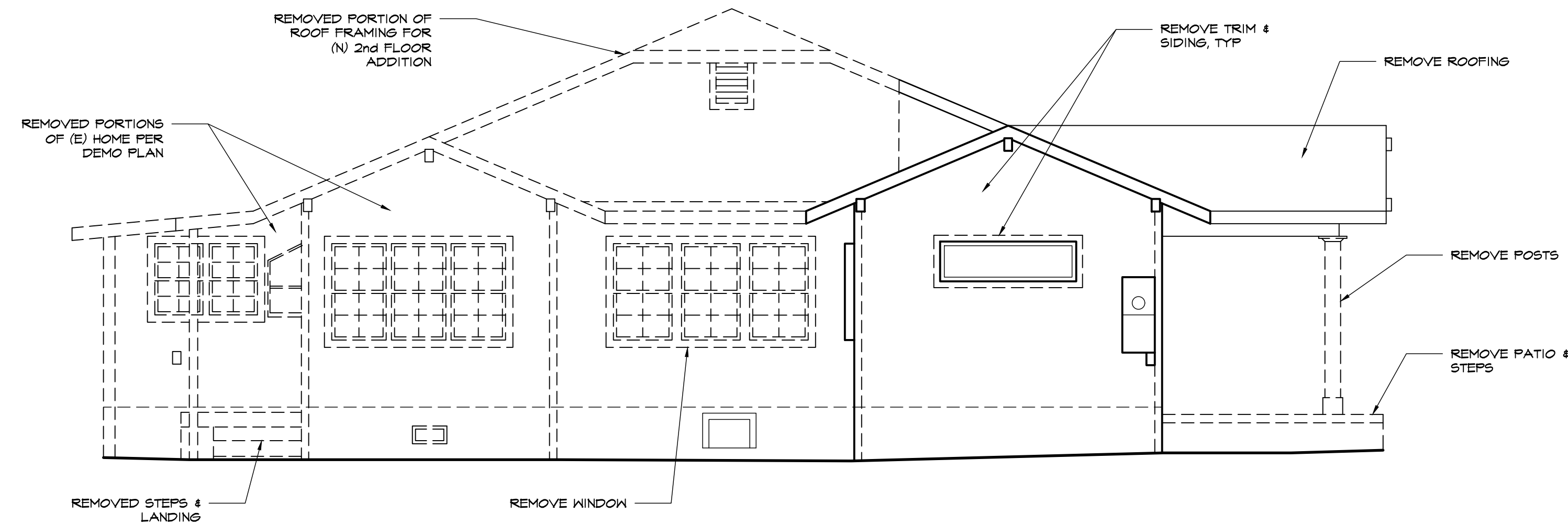


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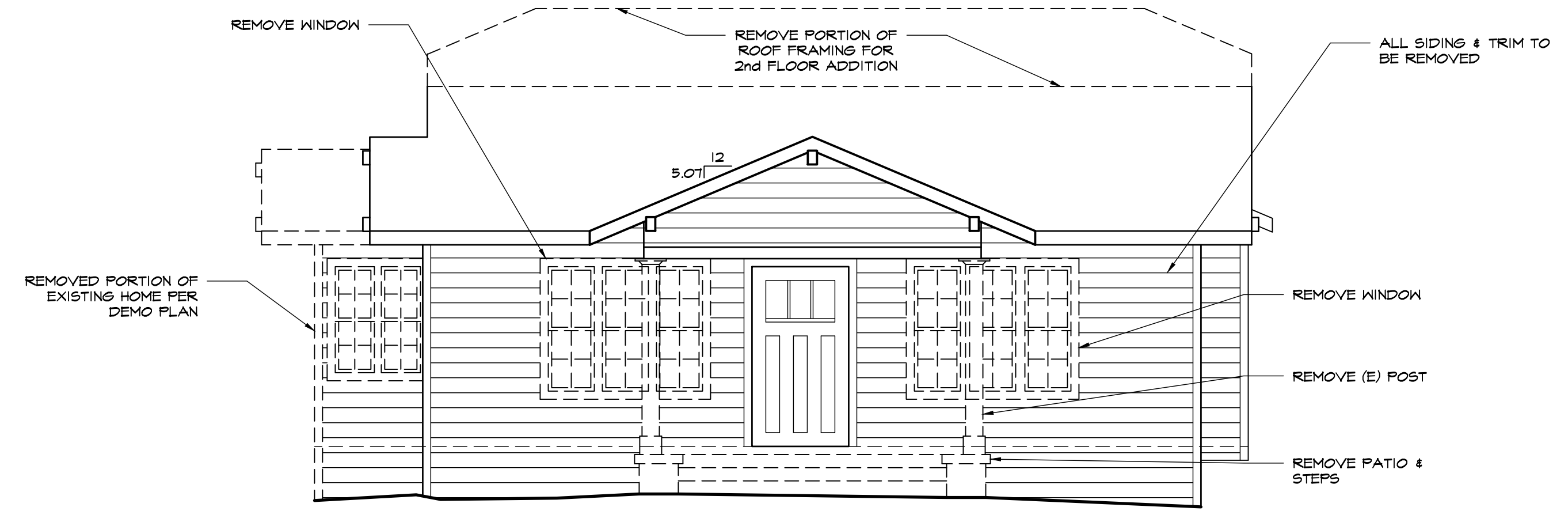
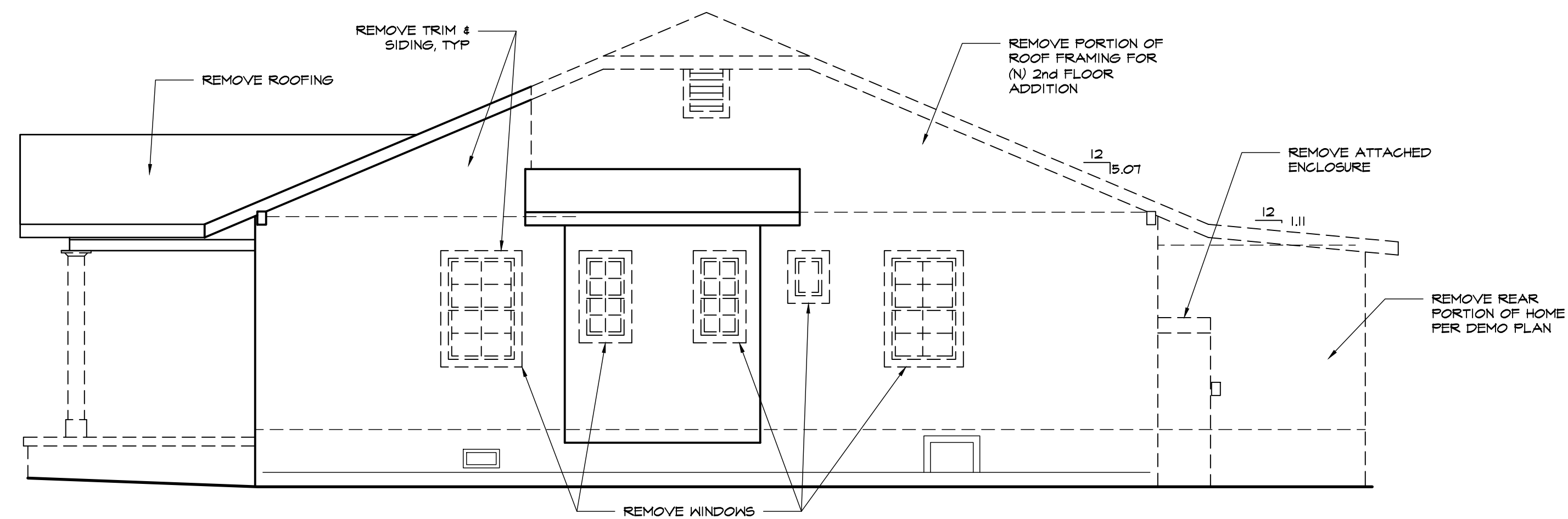
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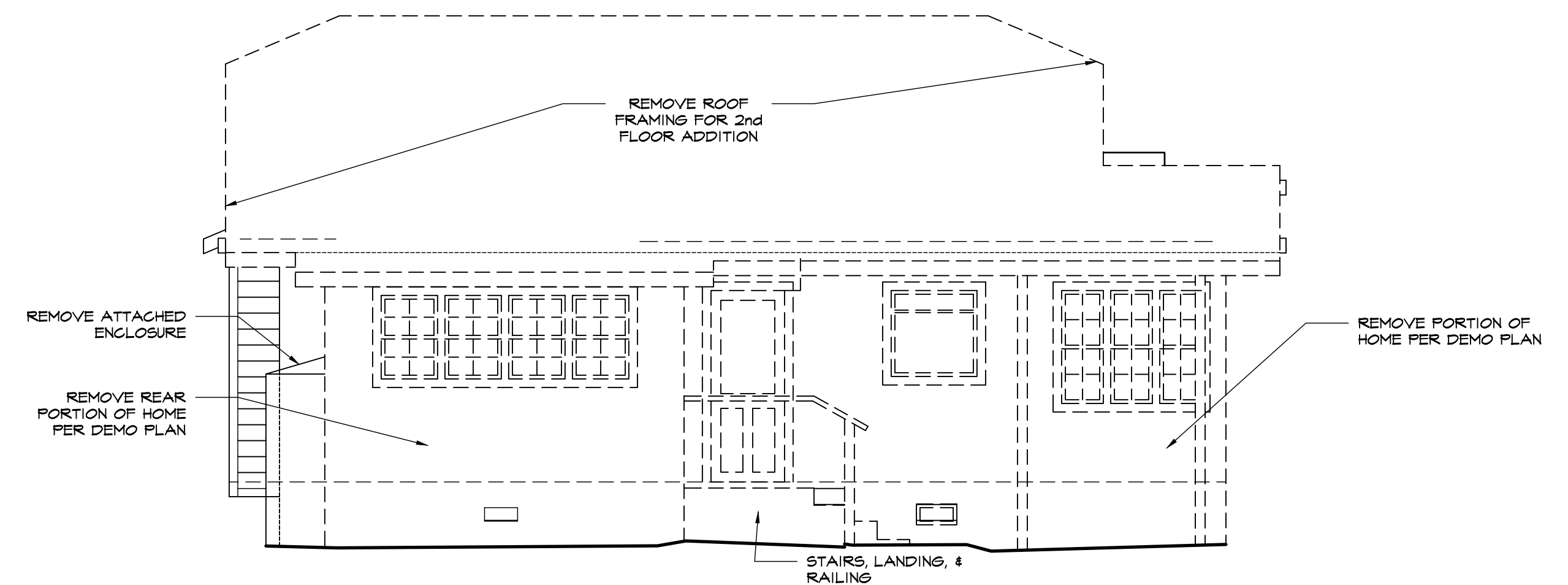
WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

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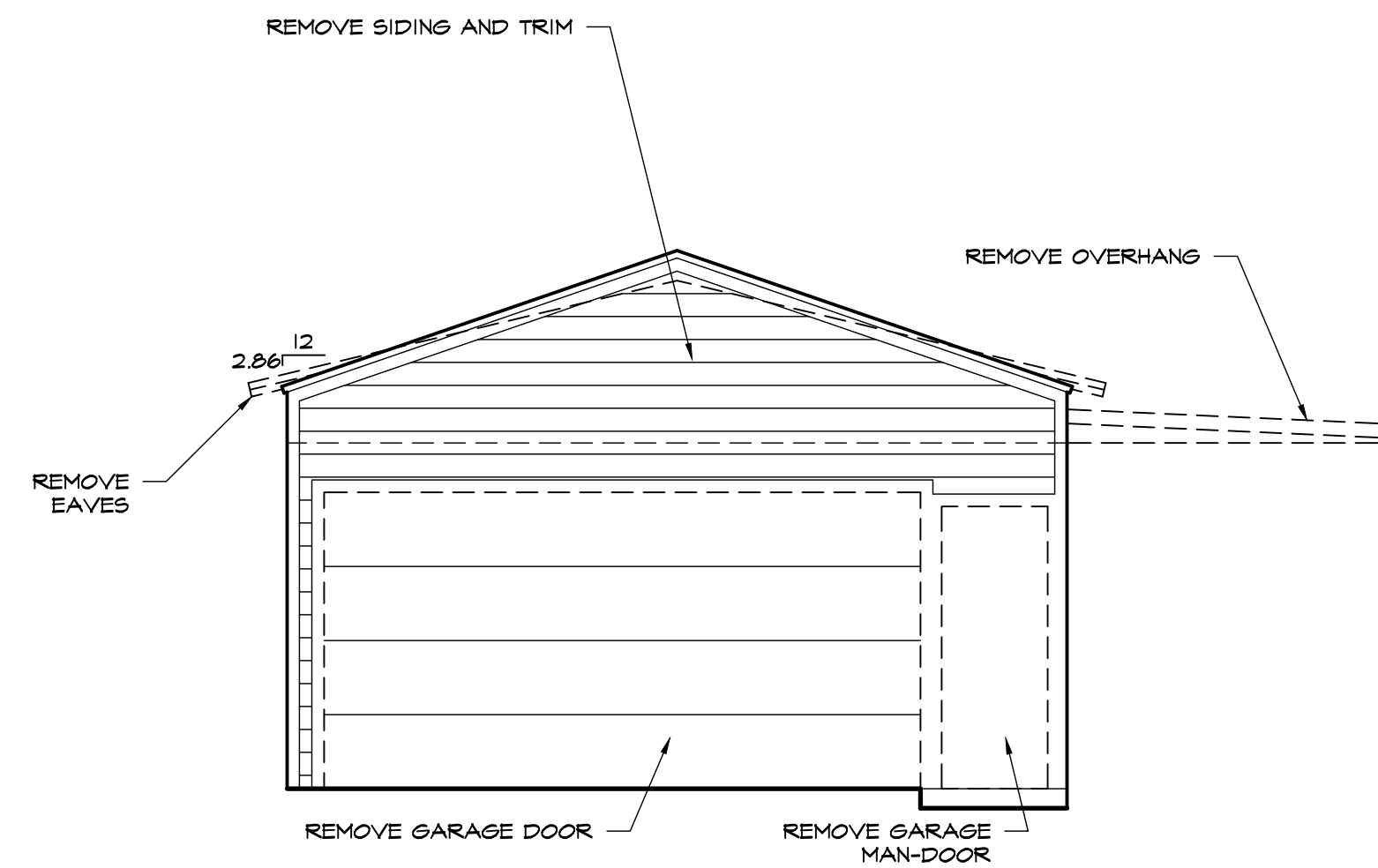
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DEMOLITION
ELEVATIONS
(MAIN DWELLING)

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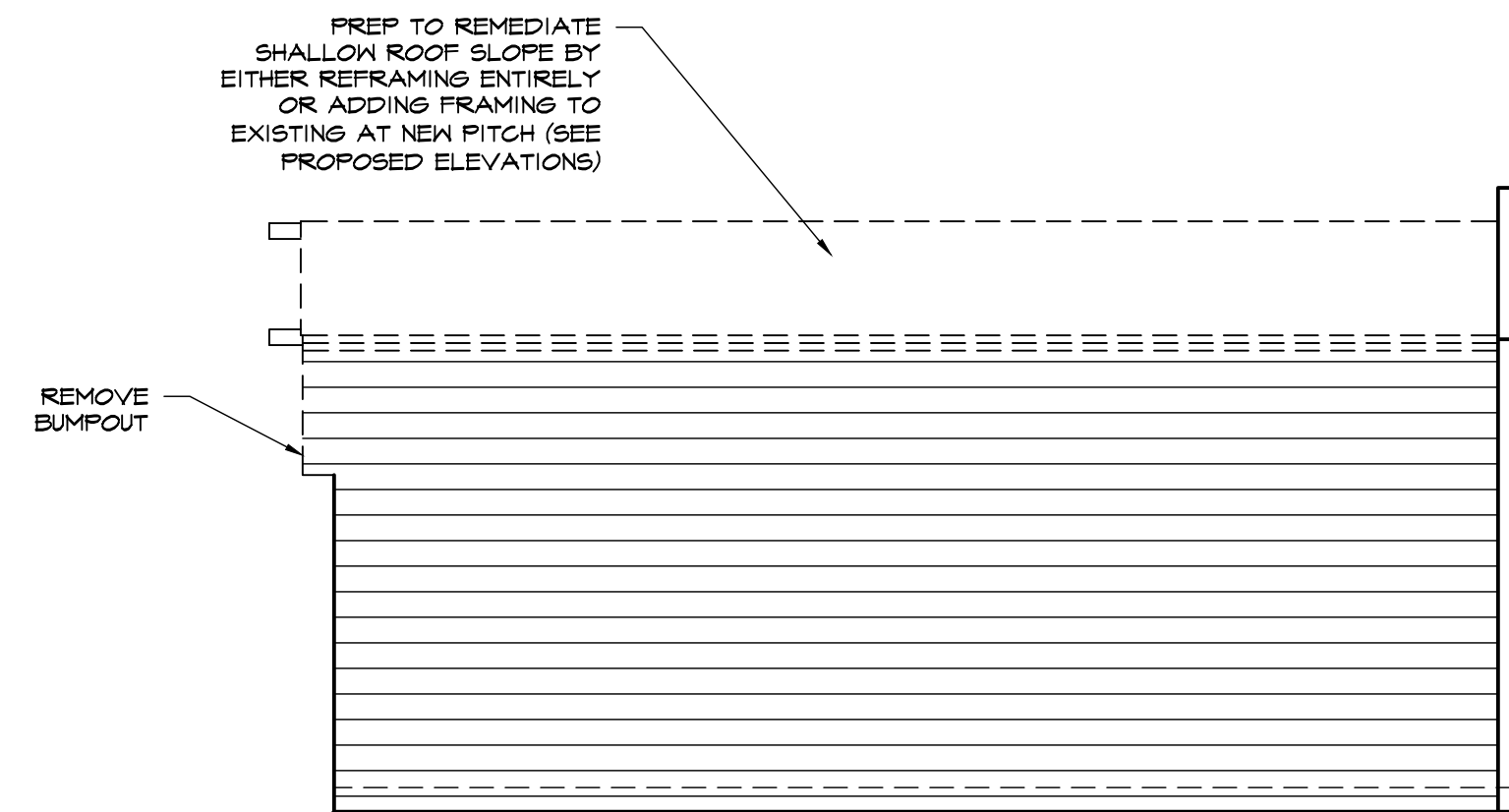


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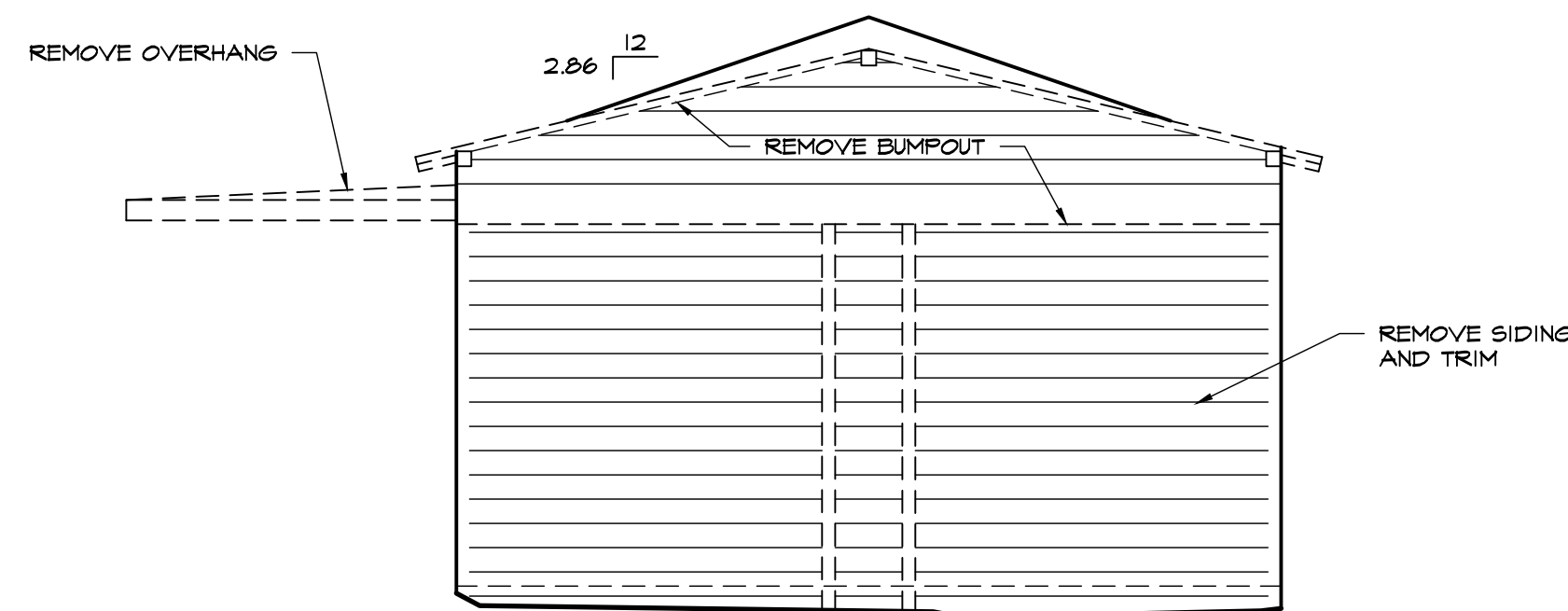
SOUTH GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



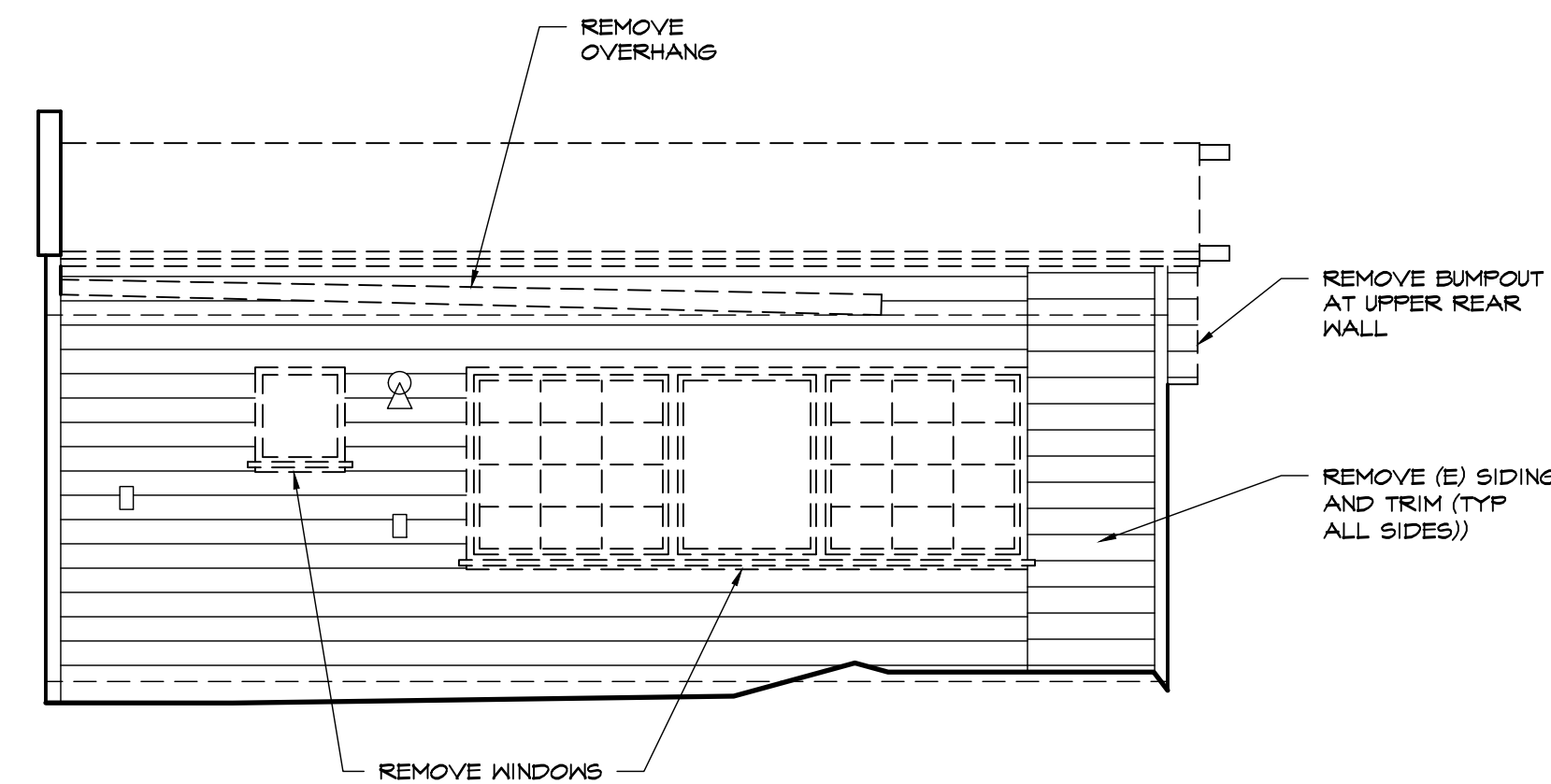
EAST GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



WEST GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH GARAGE DEMO ELEVATION

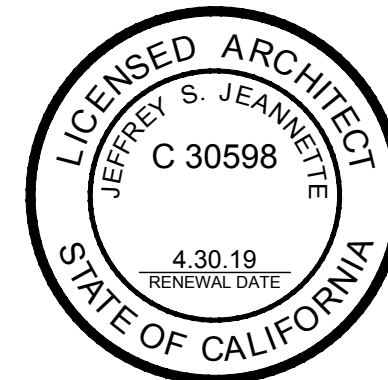
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PROPOSED GARAGE
ELEVATIONS
GARAGE

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DATE:



EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

SIDING: CEDAR, 3" EXPOSURE, SMOOTH SURFACE OUT, DOUBLE OGEE DROP SIDING
COLOR: BENJAMIN MOORE- 509, CYPRESS GREEN

EXTERIOR TRIM: CEDAR, SMOOTH SURFACE OUT. SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES. BENJAMIN MOORE- 2150-60, PALE CELERY (SEE - / D-- FOR EXTERIOR TRIM DETAIL)

WINDOW TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

DOOR TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

SIDE DOORS (SOUTH ELEVATION): TM COBB CALIFORNIA CRAFTSMAN COLLECTION WOOD DOOR.

EXTERIOR WINDOWS/DOORS: FRAMES TO BE WOOD, STAIN GRADE.

GARAGE DOOR: PAINT/STAIN GRADE WITH GLAZING IN TOP PANEL.

EXPOSED BEAMS: PAINT GRADE SMOOTH WOOD.

POSTS:

CRAFTSMAN COLUMNS (AT FRONT PORCH): STRUCTURAL POSTS TO BE WRAPPED WITH CRAFTSMAN COLUMN BODY PER DETAILS.

PERGOLA/OVERHANG SUPPORT POSTS (AT SOUTH SIDE YARD): STRUCTURAL POSTS TO BE WRAPPED WITH WINDSOR ONE TRIM PER ELEVATIONS & DETAILS.

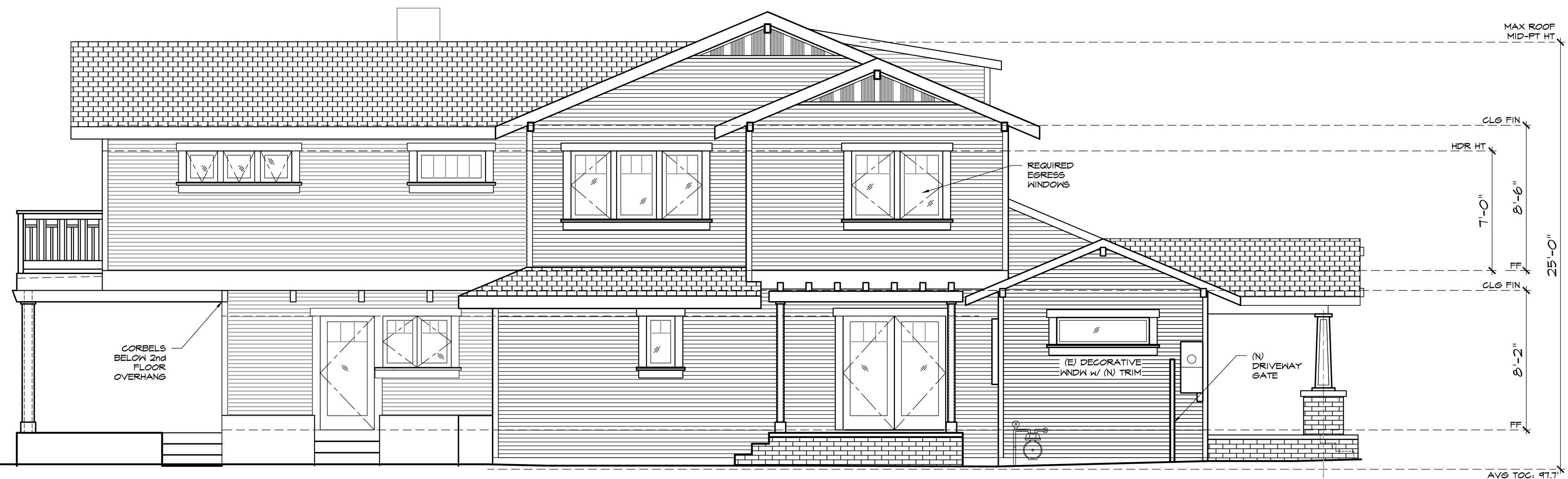
ROOFING: COMP. SHINGLE, COLOR TO BE TIMBERLINE "BARKWOOD", SEE ROOF PLAN FOR SPECS

ROOF FASCIA: PAINT GRADE WOOD BOARD (COLOR)

WOOD RAILINGS: PAINT/STAIN GRADE CEDAR. VERIFY FINAL RAILING PATTERN WITH OWNER & ARCHITECT FOR ADHERENCE TO CRAFTSMAN STYLE.

SCUPPERS, GUTTERS, & DOWNSPOUTS: BONDERIZED METAL (EXPOSED TO BE PAINTED TO MATCH ADJACENT MATERIALS)

EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTER TAILS, PAINT GRADE.



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

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PROPOSED
EAST + SOUTH
EXTERIOR ELEVATIONS

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DB: DZ
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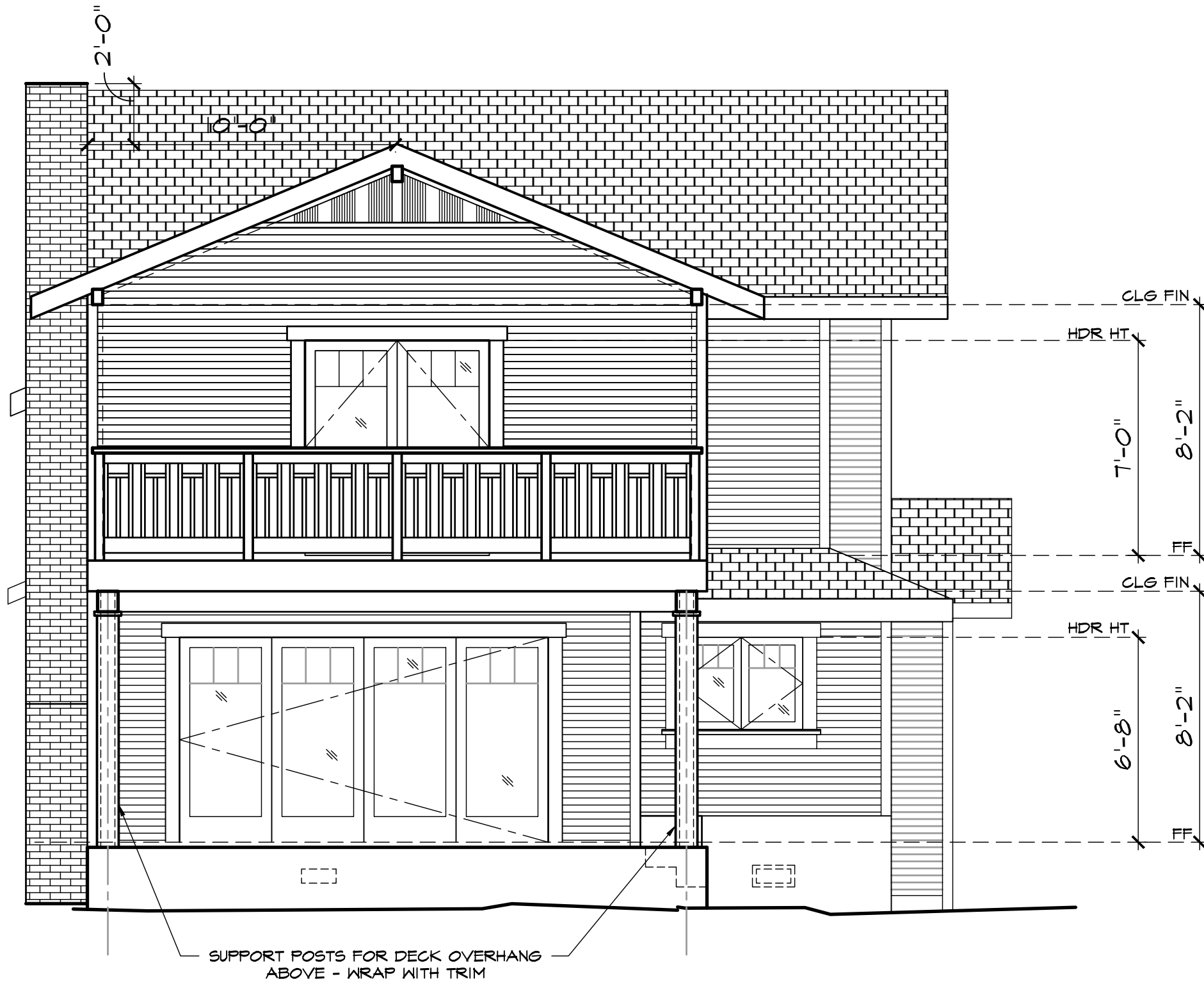
A-6.1

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NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

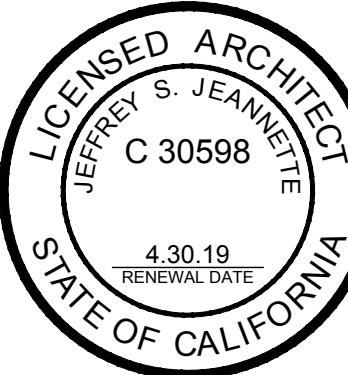


WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

PROPOSED
WEST + NORTH
EXTERIOR ELEVATIONS

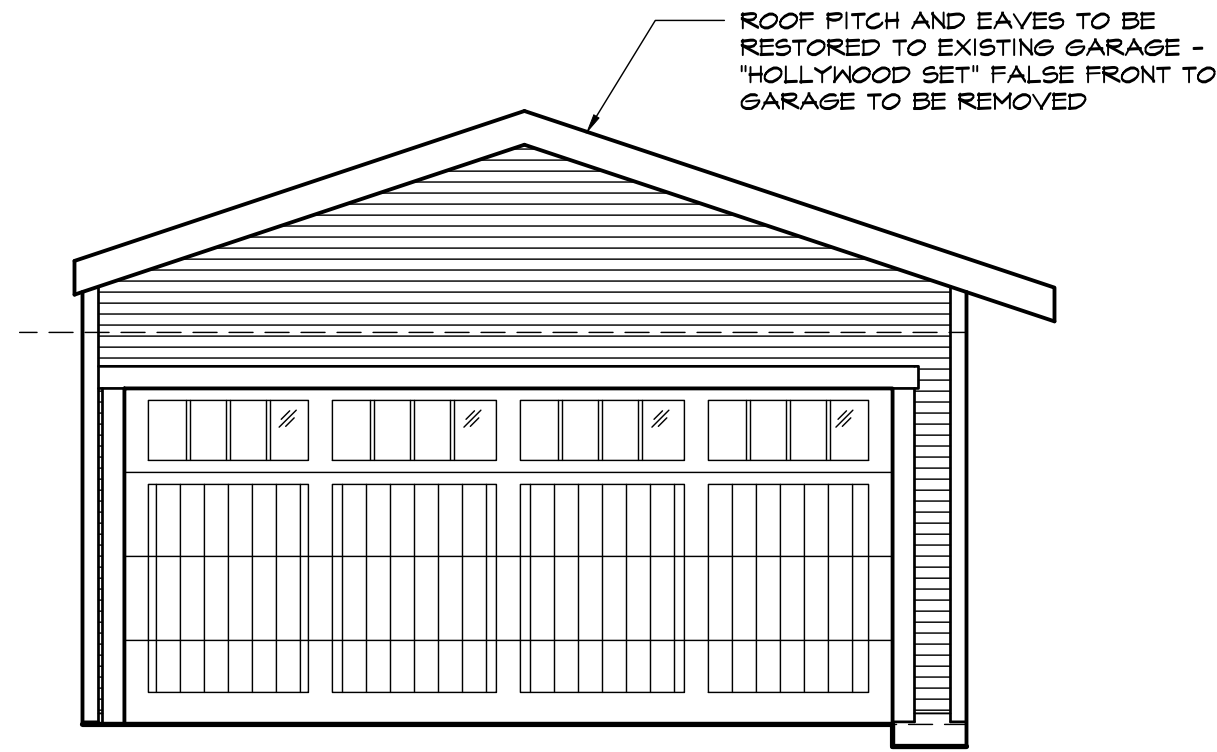
REVISION:	
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JOB#:	2018.05.21



A-6.2
DATE:

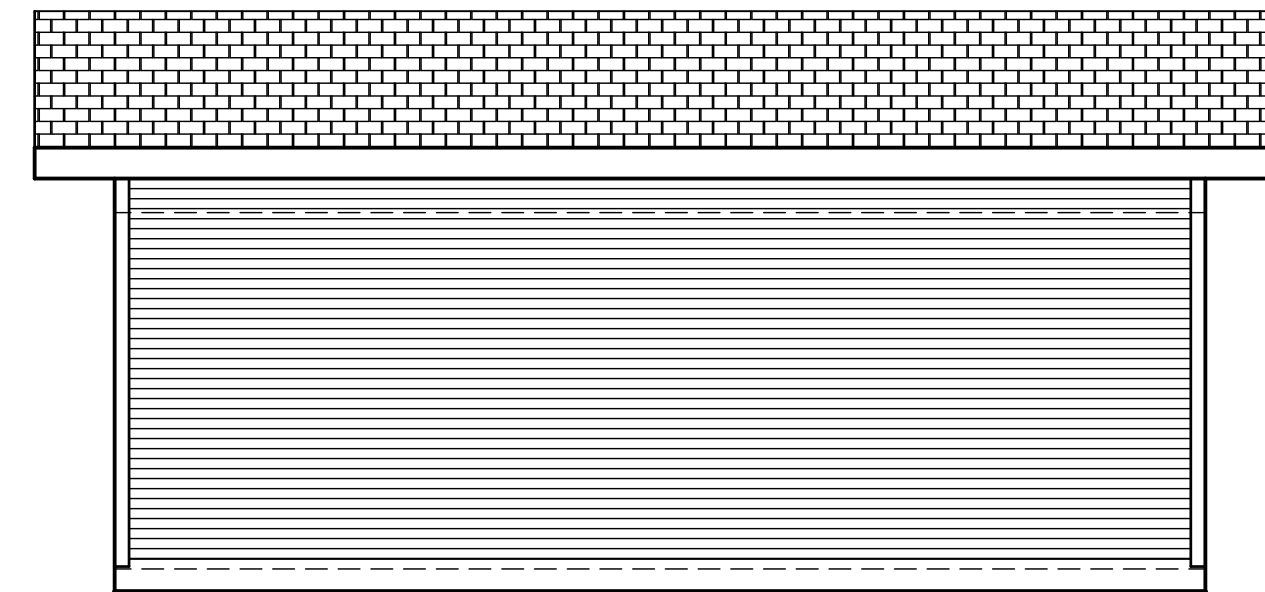
jeannette | architects
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CALIFORNIA, 90814



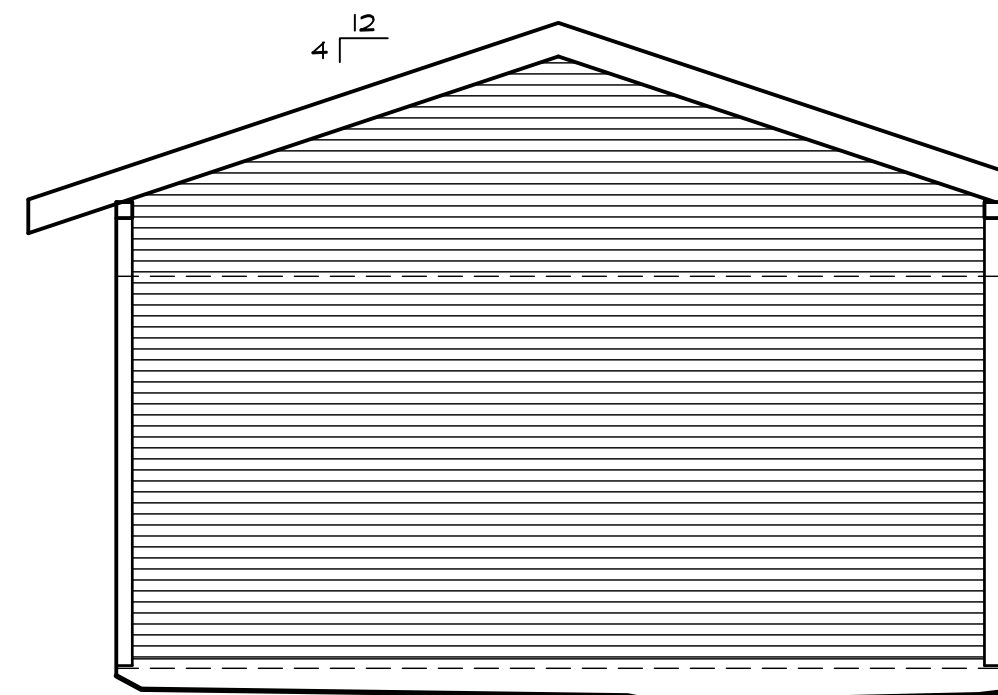
SOUTH EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



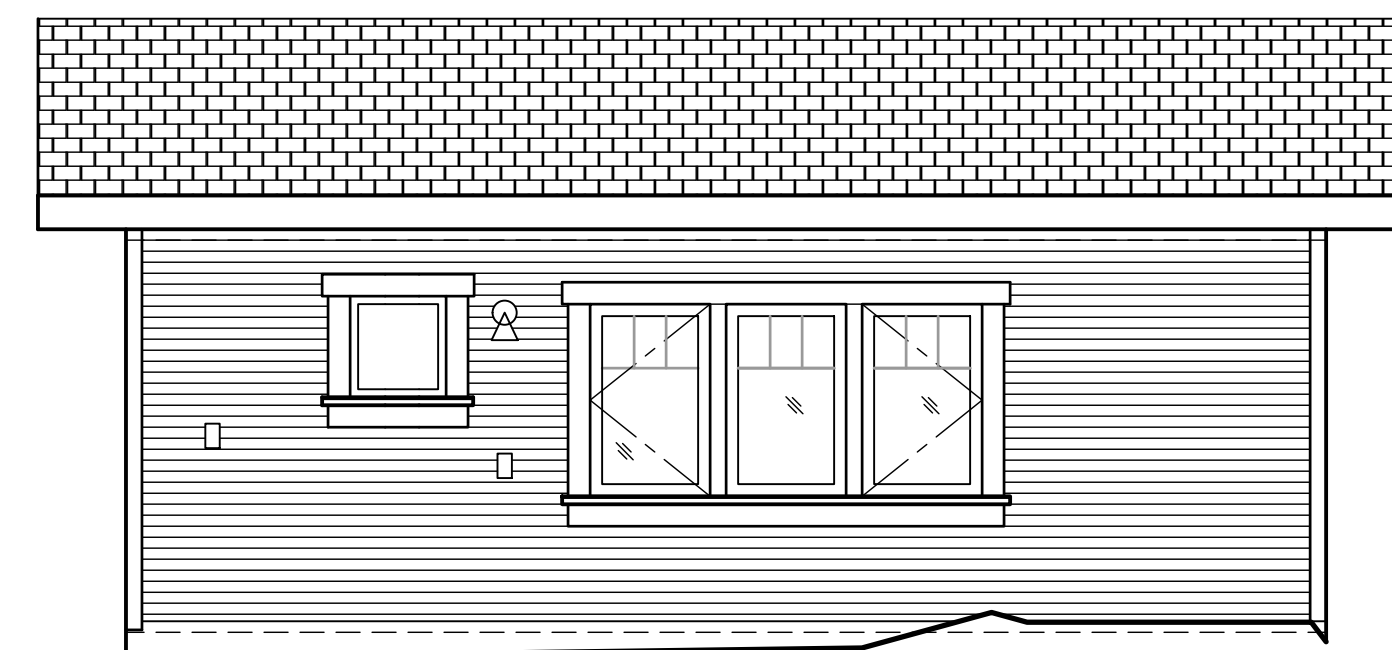
EAST EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



WEST EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"

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PROPOSED GARAGE
EXTERIOR
ELEVATIONS

REVISION:

REVISION:

REVISION:

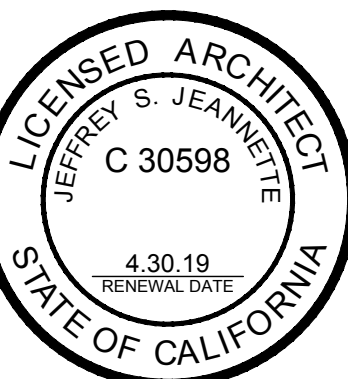
REVISION:

PC#:

DB:

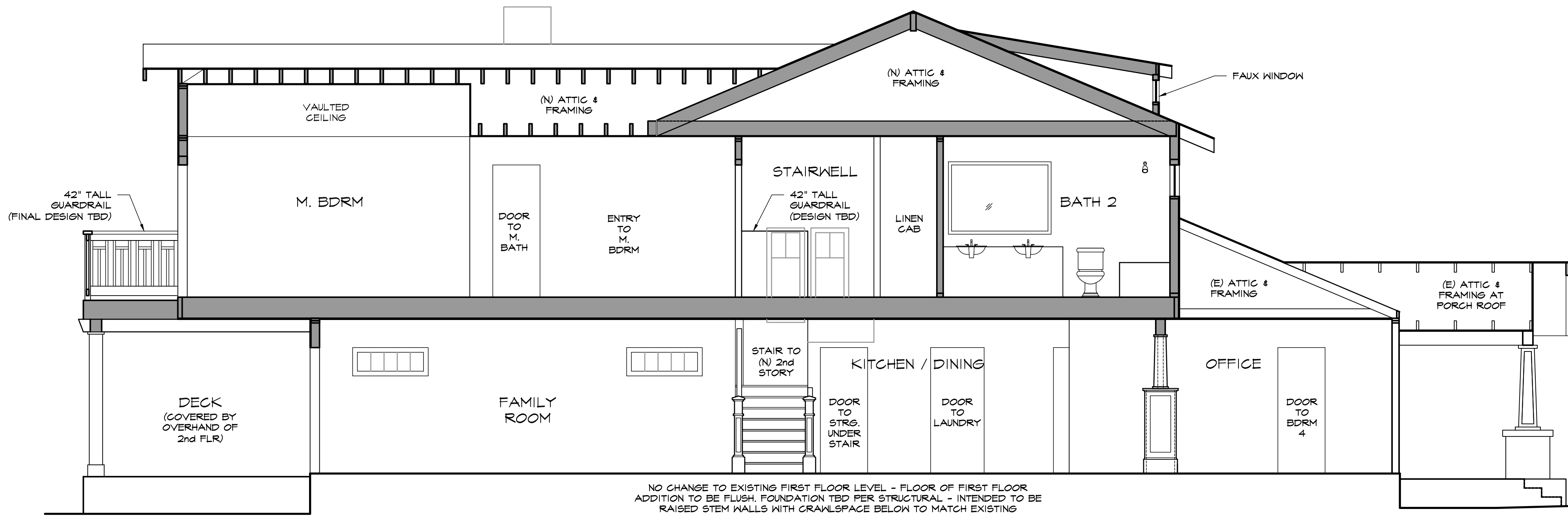
DZ

JOB#: 2018.05.21



A-6.3

DATE:



SECTION

SCALE: 3/8" = 1' - 0"

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SECTIONS

REVISION:
REVISION:
REVISION:
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DB: DZ
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A-11.1

DATE:



Front Elevation Facing N

January 14, 2019 - Cultural Heritage Commission