

March 30, 2021

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to construct (1) a 535 square foot, one-story rear addition to an existing single family structure and (2) a new detached one-story, 800-square-foot Accessory Dwelling Unit (ADU) located at the rear of the lot located at 365 Coronado Avenue and containing a contributing structure within the Bluff Heights Historic District. (District 2)

APPLICANT: Rafael Estevez
10140 Woodley Avenue
North Hills, CA 91343
(Application No. COAC2012-04)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct (1) a 534 square foot, one-story addition to an existing single-family structure and (2) a new detached one-story, 800-square-foot Accessory Dwelling Unit (ADU) located at the rear of the lot.

BACKGROUND

The subject property is located on the west side of Coronado Avenue, between Colorado Street and 4th Street. (Attachment A - Vicinity Map), within the R-2-A zone (Two Family Residential, Standard Lots). The subject property totals 6,750 square feet in area (50 feet wide by 135 feet deep). The subject property is developed with a 1,408-square-foot, single-story house and a detached 288-square-foot garage. The existing primary residence fronts on Coronado Avenue and is set back approximately 13 feet 9 inches from the front property line and is located approximately 10 feet from the detached garage. The driveway is located along the south property line and extends to the detached garage. The detached garage is located approximately 2 feet 11 inches from the south (side) property line and is set back approximately 47 feet 7 inches from the rear (west) property line. Based on building permits, the house and garage were constructed in 1921.

The primary house is a contributing structure within the Bluff Heights Historic District. The single-story house was designed in the Craftsman architectural style and is 15 feet 11 inches in height as measured to the roof peak. The exterior cladding of the residence and garage consists of horizontal mounted wood siding. The siding is featured in two different widths



CHAIR AND CULTURAL HERITAGE COMMISSIONERS

March 30, 2021

Page 2 of 5

separated by a trim board that wraps around the entire structure. The upper portion of the walls feature smaller wood siding and the lower portion feature wider wood siding. The existing house retains a majority of the original wood windows and a front facing gable roof system with a small, side-facing gables. The garage features a front facing gable roof system and an eight-foot wide garage door. The house and garage are painted a tan body color with white trim, and gray composite roof shingles. (Attachment B - Photographs).

The building has unique built-in planters in the porch column bases. This unique feature is historically associated with the work of artisan builder Miner Smith who used this ornamentation in his Bungalow Mansion buildings. However, a search of City records to determine if the building was constructed by or associated with Smith was inconclusive.

ANALYSIS

The applicant is proposing to construct a 535 square foot, single story addition attached to the rear of the primary house and a new detached, one-story, 800-square-foot Accessory Dwelling Unit (ADU) at the rear of the lot. The proposed project requires the approval of the CHC because the proposed addition exceeds 250 square feet of new area. 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 Design Guidelines and other ADU development standards. As it pertains to the ADU in particular, 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).

Rear Addition

The proposed addition will be attached to the rear of the structure and will be setback five feet from the northern (side) property line. The proposed addition is rectangle in shape, measuring 36 feet 3 inches by 16 feet. The addition will feature a new master bedroom, walk-in closet and master bathroom.

The proposed addition has been designed to match the house in shape and style. The addition will feature matching exterior wood siding (with two different widths), matching trim board, double hung, sash wood windows, oversized roof overhangs, decorative slatted roof vents and composite roof material. The addition features a gable roof system with the same roof pitch of the existing house, that is lower in height than the roof system of the existing structure. The addition is proposed to be 14 feet 3 inches in height as measured to the peak of the roof. The rear elevation will also feature a new exterior door located below a small porch roof.

The plans illustrate that the two non-original windows located on the north elevation of the dwelling will be replaced (back to original) with wood framed windows. A condition of approval will require the windows to be restored upon completion of the project.

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

March 30, 2021

Page 3 of 5

The proposed addition will feature a tan body color (Behr Desert Tumbleweed), white trim color (Behr Ultra Pure White), and a green accent color (Behr False Cypress). The proposed addition will feature similar composite roofing shingles to match the house.

Proposed Accessory Dwelling Unit

The proposed ADU is “L” shaped, measuring 41 feet by 13 feet and 32 feet by 14 feet. The ADU would be located at the rear of the property, set back four feet from the south property line, five feet from the north property line and five feet from the rear property line. The 800-square-foot ADU will feature a living room, a kitchen, two bedrooms and three bathrooms.

The new ADU is proposed with exterior wood siding, double hung, sash wood windows, 24-inch wide roof overhangs, decorative roof vents and features front and side facing gable roof systems. The ADU will be 13 feet in height as measured to the peak of the roof. The ADU includes an 11-foot 3-inch-wide porch which features a front facing gable roof. Two decorative columns frame a new entry door and a double hung wood window. (Attachment C - Plans).

The ADU is proposed to be painted the same colors as the primary house. It will feature a tan body color (Behr Desert Tumbleweed), white trim color (Behr Ultra Pure White), and a green accent color (Behr False Cypress). The ADU will feature brown composite roofing shingles (Timberline HD Weathered Wood) to match the house. Staff recommends that the two structures feature different but complementary exterior colors. A condition of approval has been added to ensure that new colors be proposed to differentiate the two structures.

Compatibility

The proposed addition to the primary structure and the proposed new ADU are both consistent with the development standards of the Long Beach Municipal Code, the Bluff Heights Historic District Ordinance and the Design Guidelines for the Bluff Heights Historic District. The proposed addition and ADU comply with all applicable Municipal Code development standards.

The Design Guidelines for the Bluff Heights Historic District provide guidance for additions and infill construction such as new ADUs. 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 addition and detached ADU have been carefully designed with Craftsman architectural features and materials, which is the style of the contributing structure on the site and is found throughout the District. The proposed addition and ADU would not change the use of the site or disrupt the visual character of the District. The addition is located behind the primary contributing structure and will not be visible from the public right-of-way. The proposed ADU is located in the rear of the property and likewise will not be visible from the public right-of-way.

The Bluff Heights Historic District ordinance states that additions shall not detract from the scale and character of the existing streetscape and that the design of the new structure shall achieve a similar architectural character of the original structure. Similarly, the addition of an

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

March 30, 2021

Page 4 of 5

ADU to the rear of the lot, behind the primary residence is acceptable provided that it is not highly visible from the public right-of-way. The proposed project (the addition and the ADU) will maintain an appropriate scale for the property and with the context of the Bluff Heights Historic District and context of the block, which contains many lots developed with structures in the Craftsman architectural style on Coronado Avenue.

The new addition is placed behind the house and is not visible from the public right-of-way. The overall height of the existing residence is 15 feet 11 inches measured to the highest roof peak. The new addition will be 14 feet 3 inches in height which is lower than the existing house. The addition features similar Craftsman style elements found on the existing home. Thus, the proposed addition will not detract from the existing residence's classification as a contributing structure. The proposed ADU is located at the rear half of the lot, behind the existing garage and the primary house. The proposed placement of the ADU on the site results in the structure not being visible from the public right-of-way. The overall height of the existing residence is 15 feet 11 inches. The ADU will be 13 feet in height which is lower than the primary residence.

The proposed project is compatible with the existing residence's architectural style. 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..." In compliance with Standard No. 9, the proposed addition and ADU are designed in a contemporary interpretation of the Craftsman architectural style that borrows from the materials and features of the primary, contributing structure on the lot, but is also differentiated by its lower height and its more simplified, unadorned design, as compared to that of the primary historic structure. Moreover, the addition to the primary house and the proposed ADU are configured on the site in a manner that permits them to be properly screened from view.

As designed, the proposed one-story addition to the existing house and the proposed one-story ADU will not have visual impacts when viewed from the front of the lot along Coronado Avenue. The proposed addition to the rear of the existing house and the new ADU will be consistent and in full compliance with the City's residential development standards for the R-2-A (Two Family Residential, Standard Lots) zoning district, the Bluff Heights Historic District Ordinance (C-7937) and the Bluff Heights Historic District Design Guidelines. The proposed addition is attached to the rear of the existing house and the proposed ADU is located in the rear half of the property and will be compatible in massing and size, yet distinguishable from, the original building.

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 and the Bluff Heights Historic District Ordinance. With conditions, Staff recommends approval of the Certificate of Appropriateness for construction of a one-story, 535-square-foot rear addition to an existing

single-family house and a new 800-square-foot ADU located at the rear 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).

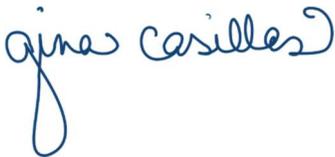
ENVIRONMENTAL REVIEW

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 Categorical 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

A total of 365 public notices were distributed on March 16, 2021. As of this date, one letter was received in response to this project (Attachment F - Public Comment).

Respectfully submitted,



GINA CASILLAS
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP
PLANNING BUREAU MANAGER

PD:AP:gc

Attachments: Attachment A - Vicinity Map
Attachment B - Photographs
Attachment C - Plans
Attachment D - Findings
Attachment E - Conditions of Approval
Attachment F - Public Comment