

CERTIFICATE OF APPROPRIATENESS
COAC2011-01
FINDINGS AND ANALYSIS
279 Molino AVENUE

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site, 279 Molino Avenue, is located within the Bluff Heights Historic District, which was established in 2004 (C-7937). The property is currently improved with a 1,120 square-foot single-story house. The existing contributing structures were constructed in 1911 in the Craftsman architectural style.

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed detached garage/ADU structure will be 5'0" from the side property line to the north, 24'0" from the side property line to the south, 6'0" from the rear property line to the west and will be located 92'0" from the front property line to the east on the rear half of the lot and will be entirely tucked behind the front main residence to the east and thus entirely screened from view. The roof orientation, pitch and style are designed to match that of the existing main dwelling and will minimize visual impacts and ensure compatibility with the main dwelling and neighborhood.

The design and exterior materials of the proposed project are compatible with the main dwelling's Craftsman architectural style and the overall context of the district. The proposed garage/ADU structure will maintain an overall height of 14'-2 1/2" as measured to the top of the ridge of the new roof, while the existing main dwelling has a maximum height of 16'-11 1/16". The proposed new construction is in the rear half of the property and maintains a matching roof orientation, style and low roof pitch, consistent with the historic district ordinance and guidelines. Additionally, the property is adjacent to and in the vicinity of a mix of one-, two-

and three-story structures consisting of a variety of architectural styles on Molino Avenue, ranging from Craftsman and Minimal Traditional to Mid-Century Modern multi-family apartment buildings. At least five contributing structures constructed in the Craftsman style on Molino Avenue have rear structures, housing two and three units, similar to the proposed project.

The proposed garage/ADU structure will match the original residence on the property by matching the architectural style, roof orientation, roof pitch and exterior materials. The height of the proposed garage/ADU structure is 14'-2 1/2" to the highest peak of the roof and is 2'-9" lower than the existing structure at its highest point. The proposed project is consistent with other structures found in vicinity of the subject site and the district as a whole, given the variability of building heights in the area and the prevalence of accessory structures. Moreover, the design of the roof of the garage/ADU structure as proposed, with the 5:12 low roof pitch, the front-facing gable and the composite shingles to match the main dwelling, ensures that the proposed project is consistent with primary structure and compatible with surrounding properties. In sum, the size, placement, and height of the new structure will not adversely impact the character or any of the features of the existing historic structure or those of the properties in the district, nor will it affect the subject property's status as a contributing structure.

The project will meet the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-2-A District.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed garage/ADU structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure. The use of the existing structure as a single-family home will remain unchanged with the proposed project. The ADU will be accessory to the primary single-family residence.
- Character – The character-defining features of the original residence will remain unchanged. The proposed detached garage/ADU structure is limited to the rear half of the property and does not touch the contributing structure, leaving the existing historic structure intact. The proposed project is designed to be compatible in size, scale and exterior building materials to

the existing residence, adjacent properties, and other buildings in the District.

- Changes to Historic Features – The proposed garage/ADU structure is detached from the primary residence and will be located in the rear half of the lot; due to the matching roof orientation and distance from property lines there will be no visibility from the street. The design and exterior materials used for the garage/ADU structure will be compatible with the historic features of the primary structure. No work is proposed to the existing main dwelling.
- Historic Significance – The proposed garage/ ADU structure will not change the historic significance of the property or affect the integrity of the district. As proposed, the scale and size of the proposed structure do not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed garage/ADU structure will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence will remain in place. The proposed detached structure would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. As shown on plans and consistent with applicable historic design guidelines, all future windows to be installed on the proposed ADU are to be wood windows. As no such repairs are proposed as part of the subject project, no work to the exterior of the existing primary dwelling is authorized by the subject approval. Any repairs to historic features and/or materials of the existing primary residence, such as to the horizontal wood siding, wood windows and window trim, shall require a separate Certificate of Appropriateness, and all such work shall be completed prior to final inspection by Planning Department of the proposed project.
- Damage to Historic Materials – The proposed garage/ADU structure will not cause damage to the historic features of the existing structure.
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The proposed garage/ADU structure will not destroy historic materials that characterize the property.

- Form and Integrity – The proposed garage/ADU structure will be detached from the primary residence and will not cause damage to the essential form nor the integrity of the existing structure or the District. The proposed project is consistent with the existing structure and the surrounding structures along Molino Avenue.

The proposed garage/ADU structure will have a size, scale, and profile that is compatible with the architectural style of the existing residence and has been designed with consideration of the context of the properties adjacent to the subject site and other properties within the Bluff Heights Historic District. The overall scale, size, and design of the proposed garage/ADU structure do not detract from the existing primary residence as a contributing structure or as a primary structure in the Bluff Heights Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The subject property is a contributing property within the Bluff Heights Historic District. The District Ordinance requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address the design of accessory building, including ADUs. The proposed project would comply with the design guidance, as the garage and ADU are detached from the main residence and located in rear half of the property; it features a design which minimizes visual impacts and matches the architectural style of the main residence and includes features and materials compatible with the contributing structure on the lot. The construction of the proposed garage/ADU structure would not obscure or damage existing character-defining features or structures on the property. The proposed project is designed in the complementary Craftsman style and the materials and exterior finishes are consistent with those found in the existing residence and in contributing buildings of the same architectural style in the immediate surroundings. The historic character of the existing primary structure would remain intact with construction of the proposed project.

CERTIFICATE OF APPROPRIATENESS

COAC2011-01

CONDITIONS OF APPROVAL

279 Molino Avenue

1. This approval is for the demolition of an existing 240-square-foot one-car garage and construction of a one-story, detached, 771-square-foot detached structure consisting of a 388-square-foot accessory dwelling unit (ADU) and 383-square-foot two-car garage in the rear half of the property. The property is located at 279 Molino Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on January 18, 2021, as amended by the subject conditions of approval. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the proposed project has been constructed, in accordance with approved plans and in compliance with all conditions, before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080(I), this approval shall expire within three (3) years if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

6. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
7. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
8. All utility apparatuses shall be fully screened from view along the public right-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters, electrical panels. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures for the proposed garage/ADU structure.
9. The garage doors shall be period appropriate and demonstrate compliance with the Bluff Heights Guidelines and the Craftsman Style Guide. Plans submitted for plan review with the Building Department shall be updated to reflect any revisions to the proposed garage doors, and the applicant shall provide manufacturer specifications of the garage doors, which shall be reviewed and approved by Planning Bureau staff prior to the issuance of building permits.
10. All new windows on the proposed detached garage/ADU structure and future windows on the primary structure are to be constructed of wood. Wood clad windows are not permitted as a building material. The window manufacturer specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the primary structure.
11. Any building materials, architectural details or window and door trim used in the proposed project shall be constructed to match the existing exterior finishes on the primary structure and be consistent with the Craftsman Style Guide.
12. The proposed garage/ADU structure and the existing primary residence shall be painted with a consistent color palette in accordance with the Bluff Heights Guidelines and the Craftsman Style Guide. The applicant shall obtain a certificate of appropriateness to paint the proposed detached garage/ADU structure and the existing single-family residence prior to plan check approval. No certificate of occupancy may be issued until a certificate of appropriateness for paint is approved by the Planning Bureau.
13. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
14. The applicant shall submit a separate Certificate of Appropriateness for any needed repairs to any exterior materials or features of the main dwelling, including but not limited to its rafter tails, windows, window trim and horizontal wood siding

and, if applicable, said repairs shall be completed prior to final inspection by Planning of the proposed project.

15. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
16. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission, prior to issuance of a Certificate of Occupancy from the Building Bureau.
17. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
18. The proposed roof material and color shall match the composition shingles on the existing structure. Black or dark charcoal grey composition shingles shall not be allowed. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
19. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.