

Key Questions and Fact Sheet....Historic Preservation Panel Presentation...RPNA – May 10, 2018

Historic District – definition and map

"Landmark District" means any grouping of related properties that has a special historical, cultural, archeological, architectural or aesthetic value as part of the heritage of the City, State or United States and has been designated as a Landmark District pursuant to the provisions of this Chapter. (2.63.010)

Rose Park Map - <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5312> , ordinance  
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5313> , design guidelines  
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=6631>

Rose Park South Map - <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5314> , ordinance  
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5315> , design guidelines  
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=6632>

Certificate of Appropriateness - means a written authorization issued pursuant to this Chapter to accomplish any modification to a Landmark or property within a Landmark District. (2.63.010)

Certificate of Appropriateness Application Minor – “Desk review: paint, fencing, roof& for windows”

Certificate of Appropriateness of Application Major –“When there is an alteration to the façade or footprint”

Rose Park and Rose Park South Guidelines – located at  
[http://www.lbds.info/planning/historic\\_preservation/historic\\_district\\_guidelines.asp](http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp)

City of LB Historic Preservation Staff – Role and Contact Info, Staff processes most Certificate of Appropriateness requests including minor exterior changes and additions up to 250 square feet. Staff also presents more complex cases to the cultural heritage commission (CHC) along with a staff recommendation. Staff can be reached at (562) 570-6194 or online [http://www.lbds.info/planning/historic\\_preservation/historic\\_districts.asp](http://www.lbds.info/planning/historic_preservation/historic_districts.asp)

Cultural Heritage Commission – A Cultural Heritage Commission is created by this Chapter whose purpose shall be to recognize, protect and promote the retention, maintenance and use of Landmarks and Landmark Districts in the City in accordance with this Chapter. Said Commission shall consist of seven (7) members who shall serve without compensation and who are residents of the City who have manifested a knowledge and interest in the preservation of the City's cultural heritage. (2.63.030)

Accessory Dwelling Unit - "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. An accessory dwelling unit is an accessory use and not a principal use of land. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located on the same lot as the single-family dwelling to which it is subordinate (the primary dwelling), and shall have a separate exterior entrance. (21.15.045)

Historic District Code Enforcement – All code enforcement, including within historic districts, is complaint based. Complaints should be phoned in (562) 570-2633 with a CC email to historic staff [christopher.koontz@longbeach.gov](mailto:christopher.koontz@longbeach.gov) . Code enforcement staff use persuasive, administrative, civil and criminal means to bring property into compliance with the Long Beach Municipal Code. The purpose of code enforcement is to assure compliance, find practical solutions and assist all stakeholders in creating a safe and liveable city. Ultimately the commission is the arbiter of disputes and guardian of the guidelines.

My property is in the historic district. And .....

1. I want to build on to my 2-bedroom bungalow.

Have you first considered interior improvements that would maximize the usability of interior space? Have you consulted the design guidelines? Have you first considered a one-story limited addition to the rear? Are all your existing improvements up to code and historic guideline standards?

2. I want to build a unit behind my home.

Are you sure you have enough room? Will the design blend with your existing structure? How will this impact parking? Is your garage historic? Will it be modified? What will this mean for your yard and landscaped open space on the lot?

3. My property is in the historic district and I need housing for my family – can't I just build an accessory dwelling unit?

An ADU must meet standards for construction, open space, setbacks and more. ADUs are not allowed on small lots, your lot must be 5,200 square feet or over. New construction may not be allowed if you have existing code or compliance issues on the primary structure. ADUs must be carefully designed and must obtain a Certificate of Appropriateness.

4. I have an original one-car garage – I can't put my car into the garage. What are my options?

Unfortunately, your options may be limited. The garage may or may not be of high historic importance, you will need to consult with the City. If the garage is not integral to the history or the site or is a modified or modern structure, you may be able to demolish it. You may be able to convert the garage to an ADU, but you will need to replace the parking for the primary home (such as in a long driveway or parking pad), and you will need to meet building code standards, which oftentimes the foundation of a garage does not meet. Many homes have upgraded electrical and plumbing but the old conduit and pipes still exist in the garage – these are all considerations before embarking on a garage project.

5. I am a resident in the neighborhood, where will all these new residents park?

The allowance for ADUs is a state-mandate. While the City crafted its own ordinance to protect neighborhoods, it did so within a state law framework. In some circumstances parking impacts will be a negative consequence of the state law.

6. I am a resident in the neighborhood I thought when I moved here that there was a restriction on new building – has something changed?

Yes and No. Historic preservation celebrates, protects and restores historic buildings but it is not growth control and it does not prohibit tasteful additions and new structures. How do we keep the character of our historic districts with the on-going applications of additional units and ADU's

The greater Rose Park area has always been a mix of single homes, duplexes, multifamily and other structures. It has been a mix of owners, renters, students, young residents, old and everything in-between. In many respects this is not changing. In other ways new construction is certainly change and there will be a variety opinions about that change. There are ways to preserve character: **Know your neighbors**, talk through difficult disagreements, Disseminate information about the historic district, guidelines and resources, Award, recognize and encourage owners who complete tasteful high-quality, well-designed projects, Remain involved in the process, seek practical solutions among all the parties, Attend Community Meetings, ask questions, be informed, **know your neighbors**.