

CERTIFICATE OF APPROPRIATENESS
COAC2007-02
CONDITIONS OF APPROVAL
26 Kennebec Avenue

1. This approval is to allow the remodel of the first floor of an existing detached, two-story rear secondary dwelling unit to accommodate a two-car garage with storage area and to add 102-square-feet to the second floor on a property located in the Two-Family Residential District with Large Lots (R-2-L) Zoning District within the Bluff Park Historic District. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in July 2020, as amended by the 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 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).

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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 views 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 detached secondary dwelling unit.
9. All new windows and doors on the second story 102-square foot addition are to be constructed of wood. Wood clad and vinyl windows are not permitted as a building material. The window and door manufacturer specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits. The subject approval does not authorize changes to any windows on the primary structure. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the primary structure.
10. Any building materials, architectural details or window and door trim used in the proposed project shall be constructed to match the exterior finishes of the existing structure and the primary structure on the lot.
11. The second story addition shall be painted to match the existing detached secondary dwelling unit. The applicant shall obtain a Certificate of Appropriateness to paint the exterior of both addition and site improvements prior to plan check approval. No Certificate of Occupancy may be issued until a Certificate of Appropriateness for paint is approved by the Planning Department.
12. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
13. The applicant shall use full wood siding on the 102-square-foot addition.
14. The garage door shall be consistent with an architecturally compatible style garage door. The garage door manufacturer specification shall be provided to the Planning Bureau staff prior to the issuance of building permits.
15. 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.

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16. 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.
17. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
18. The proposed roof material and color of the addition shall match the composition shingles on the existing secondary dwelling unit.
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.