

CONDITIONS OF APPROVAL
Address: 3535 Cerritos Avenue
Application No.: COAC1902-02
Hearing Date: May 13, 2019

1. This approval is for the construction of a one-story 825-square-foot addition to the rear of an existing one-story single-family dwelling and a new 456-square-foot two-car garage located at 3535 Cerritos Avenue.
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 improvements have been executed according to approved plans and that all conditions have been implemented 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 two 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. 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.
6. The one-story 825 square-foot addition and 456-square-foot two-car garage shall be painted to complement the existing home. Final paint colors for the addition and new accessory structure shall be reviewed and approved by Planning Bureau staff prior to painting. The applicant will be required to obtain a Certificate of Appropriateness for the exterior paint.
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.

CULTURAL HERITAGE COMMISSION

EXHIBIT E

May 13, 2019

Page 2 of 3

8. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
9. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not approved by the Cultural Heritage Commission.
10. The applicant shall obtain a separate Certificate of Appropriateness to repair and replace any missing foundation vents and repair the deteriorating stucco patches existing on the dwelling.
11. A wood gate shall be provided along the existing driveway on the southeasterly corner of the property and shall be recessed from the front façade of the dwelling to the satisfaction of the Planning Bureau staff.
12. The applicant shall re-install the missing glass on the window located on the north elevation of the dwelling.
13. The tankless water heater and electrical panel shall be painted to match the existing dwelling.
14. All windows in the 825-square-foot addition and 456-square-foot two car garage shall be wood windows and be reviewed by the Planning Bureau staff prior to installation.
15. The applicant shall provide specification for the windows, doors and garage door as approved with this project.
16. The applicant shall install shrubs along the southwesterly corner of the proposed rear addition, closest to the existing driveway, to the south property line and must show this on the final building plans.
17. 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.
18. A 3-inch vertical score line shall be incorporated into the design along the north and south elevations, between the existing dwelling and proposed addition to the

CULTURAL HERITAGE COMMISSION

EXHIBIT E

May 13, 2019

Page 3 of 3

rear, to create separation to prevent replicating the existing traditional architectural style.

19. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.

20. 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.

21. A final inspection of project and garage will be required for compliance with this approval and the City of Long Beach zoning ordinance.

22. A color and materials board shall be submitted to the Planning Bureau staff prior to the issuance of building permits. The materials board shall include, but is not limited to, sample materials for windows, stucco, roof, siding, trim, and paint.

23. 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.