

**CERTIFICATE OF APPROPRIATENESS  
CONDITIONS OF APPROVAL**

**Address: 3215 E. Ocean Boulevard**

**Application No.: COAC 2010-01**

**September 28, 2021**

1. This approval is for the demolition of an existing non-contributing garage located at the rear of the property and the construction of a new detached two-story structure, consisting of a 986-square-foot four-car garage with storage and laundry area, and a 998-square-foot Accessory Dwelling Unit (ADU) located on the second floor and a 624-square-foot roof deck. The improvements to the property shall be as shown on plans received by the Department of Development Services; Planning Bureau submitted on August 17, 2021, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the scope of work 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 the Department of Development Services; 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 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 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. The applicant shall obtain approval of a Local Coastal Development Permit for the project prior to the submittal of plans to the Building and Safety Bureau for building plan check.
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.

All windows on the new structure shall be recessed a minimum of four inches, be of high-quality wood material and shall feature a uniform style to the satisfaction of the Director of Development Services. Window manufacturer specifications shall be submitted to the Department of Development Services; Planning Bureau and approved by Planning Bureau staff prior to the issuance of building permits during the plan check review process.

8. This approval does not authorize any modifications to the primary residence, including window replacements. Any modifications to the primary residence shall require issuance of a separate Certificate of Appropriateness.
9. Any building materials, vents, architectural details, window and door trim, used in the project, shall be shown on the construction plans and shall be reviewed by the Department of Development Services; Planning Bureau during the plan check review process. Plant-on window and door trim shall not be permitted.
10. The applicant shall obtain approval through a Certificate of Appropriateness for the exterior paint colors before the Department of Development Services; Planning Bureau staff can sign off during the plan check process and prior to issuance of any building permits.
11. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff must 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.
12. A building inspection must be completed by the Department of Development Services; Planning Bureau staff to verify compliance with the plans approved by the Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
13. All exterior finishes shall be of a smooth and fine stucco finish.
14. During plan check, all utilities including meters, water heaters, rain barrels and electrical panels shall be shown on the site plan with dimensions from property lines.
15. 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.