

Attachment E

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL
Address: 3726 Lemon Avenue
Application No.: COAC 2111-02
January 25, 2022**

1. This approval is for a 720-square-foot addition to the rear and side of a single-family residence. The proposed project shall be constructed in accordance with approved plans, submitted to the Department of Development Services, Planning Bureau, dated December 17, 2021, and attached to the subject case file, except as amended by the conditions. 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(l), 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(l) 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. 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.
7. 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

CULTURAL HERITAGE COMMISSION

JANUARY 25, 2022

Page 2

Department of Development Services; Planning Bureau during the plan check review process. Plant-on window and door trim shall not be permitted.

8. 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.
9. A building inspection must be completed by the Department of Development Services; 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.
10. The proposed roof material and color shall be incorporated into the construction plans for the building and shall be submitted to the Department of Development Services; Planning Bureau staff during the plan check process prior to the issuance of building permits.
11. All exterior finishes shall match the existing house exterior finishes in color and materials. High-quality wood windows shall be used in the addition all the new windows shall feature wood trims and sills and shall be painted to match the existing house.
12. 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.
13. 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.