

**CERTIFICATE OF APPROPRIATENESS
COAC2109-02
CONDITIONS OF APPROVAL
3435 Gaviota Ave
January 25, 2022**

1. This approval is for the conversion of an existing detached garage (411 square feet) with additions to the first story (101 square feet) and second story (461 square feet) to create an Accessory Dwelling Unit (ADU) at a property located at 3435 Gaviota Avenue in the R-1-N Zoning District in the California Heights Historic District. The resulting ADU would be a detached, two-story, 973-square-foot ADU. The property a contributing structure to the California Heights Historic District. The improvements to the property shall be as shown on plans received by the Department of Development Services, Planning Bureau, dated December 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.
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. 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 Department of Development Services, Planning Bureau, during the plan check review process.
8. 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.
9. The applicant shall submit final roof materials and specifications for review and approval, prior to the issuance of a building permits.
10. The applicant shall submit final stucco materials and specifications for review and approval, prior to the issuance of a 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 utility apparatuses shall be fully screened from view from adjacent public rights-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters and electrical panels. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures.
14. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not expressly approved in plans approved by this action.
15. All gable ends shall be finished shall be of a wood horizontal siding.
16. The front elevation shall be revised prior to plan check submittal to adjust the porch to an offset configuration towards the interior property line and the incorporation of a larger grouped or picture window under the covered porch.
17. The portion of the existing garage to remain (within the side yard setback) shall reintroduce a sloped roof element at a parallel slope to the roof and porch gables.
18. The porch columns shall be wood vertical columns with a minimum size of 6-inch by 6-inch dimensions.

19. All windows on the new structure shall be of high-quality wood material windows, as appropriate, 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. The windows shall include period-appropriate wood trim and sills.
 - a. The final window arrangement on the front and side elevations shall be assessed during plan check with the following considerations:
 - i. Inclusion of a final window configuration at the interior side property line to maintain privacy with abutting properties, which includes but is not limited to the application of obscured glazing/frosted glass or the conversion to awning windows above eye level.
 - ii. Incorporation of a larger grouped or picture window at the front elevation.
20. 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.