

**CERTIFICATE OF APPROPRIATENESS  
COAC2107-01  
CONDITIONS OF APPROVAL  
3754 Lewis Avenue**

1. This approval is for a Certificate of Appropriateness for the construction of a two-story, 444-square-foot accessory dwelling unit (ADU), with a 113-square-foot first floor and a 331-square-foot second-floor area, of which 218-square-feet are proposed over an existing detached garage located on the rear half of the lot located at 3754 Lewis Avenue. The proposed project shall be constructed in accordance with approved plans, submitted to the Department of Development Services, Planning Bureau, dated October 27, 2021, and attached to the subject case file, except as amended by the conditions 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 and before the final inspection can be signed off.
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 (3) 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. All utility apparatuses shall be fully screened from view along the public right-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters, electrical panels and future roof top mechanical equipment.
8. All improvements and repairs on the main residence fronting Lewis Avenue shall require a separate Certificate of Appropriateness application to be submitted to Historic Preservation staff in the Planning Bureau.
9. Any building materials, architectural details or window and door trim used in the proposed project shall be constructed to match the existing exterior finishes on the primary residence and existing two-car garage and be consistent with the Tudor Revival Style Guide.
10. The plans submitted for plan check review shall show a float finish stucco finish for the ADU cladding, per the Tudor Revival Style Guide and the Historic District Design Guidelines.
11. All new decorative wood timbering shall match existing.
12. Any and all damage to the existing two-car garage as a result of the proposed ADU shall be repaired as original like-for-like prior to final inspection by the Planning Department.
13. The applicant shall paint the proposed ADU to match the main residence and existing garage. The proposed ADU shall be painted with a consistent color palette in accordance with the California Heights Historic District Guidelines and the Tudor Revival Style Guide, prior to final inspection.
14. The applicant shall be required to submit a separate Certificate of Appropriateness for any future repairs to the main dwelling or existing two-car garage exterior, including repairs to the roof, windows or stucco siding. The subject approval does not authorize any work to the existing two-car garage, other than that necessary to construct the proposed ADU.
15. 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.
16. 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.
17. All proposed landscaping shall be subject to Chapter 21.42 (Landscaping Standards) of the Zoning Code.

18. The proposed roof material and color shall match the existing primary residence. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
19. All new windows on the proposed ADU shall be wood windows. Wood clad windows, fiberglass windows, vinyl windows, aluminum windows and composite material windows are not permitted as a building material. The window manufacturer specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits. The subject approval does not otherwise authorize any replacement of wood windows on the existing main structure or the existing garage, and a separate Certificate of Appropriateness and building permits shall be secured prior to changing any windows on the primary structure or existing garage.
20. The height of the proposed addition shall be a minimum of 12 inches lower than the existing two-car garage. The plans submitted for plan check review shall reflect this change, prior to the issuance of building permits.
21. The two proposed dormers on the second story over the garage shall be recessed by at least 3 feet from the face of the garage and shall be reduced in size to match each other and bring balance to the front facing façade of the garage.
22. 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.