

**CERTIFICATE OF APPROPRIATENESS
COAC2201-01
CONDITIONS OF APPROVAL
4125 E. 6th Street**

1. This approval is for a Certificate of Appropriateness to construct a new detached 773-square-foot, three-car garage with a 640-square-foot second floor Accessory Dwelling Unit (ADU) above, and new 170-square-foot deck. This property is located at 4125 E. 6th Street and the main residence and existing one-car garage are contributors to the Belmont Heights Historic District. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on April 6, 2022, as amended by the subject conditions of approval. These plans are on file in this office, except as amended 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 (10) 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 and mechanical equipment 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 rooftop mechanical equipment.
8. All improvements and repairs to the main residence and/or existing one-car garage fronting E. 6th Street 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 consistent with the Craftsman Style Guide.
10. Any and all damage to the existing main residence and one-car garage as a result of the proposed ADU, shall be repaired as original like-for-like, prior to final inspection by the Planning Bureau.
11. The proposed ADU shall be painted with a consistent color palette in accordance with the Craftsman Style Guide as shown on the plans, prior to final inspection.
12. The applicant shall be required to submit a separate Certificate of Appropriateness for any future repairs to the main dwelling, including repairs to the roof, windows, or wood siding. The subject approval does not authorize any work to the existing main residence.
13. 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.
14. 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.
15. All proposed landscaping shall be subject to Chapter 21.42 (Landscaping Standards) of the Zoning Code.
16. 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.
17. All new windows and doors on the proposed ADU and garage structure shall only be allowed in compatible materials such as wood windows, wood clad windows, fiberglass and aluminum clad windows and subject to Planning Bureau review and approval, prior to installation. All windows shall be in double-hung and fixed style as shown on the window schedule within the plans. 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 windows on the existing main structure, and a separate Certificate of Appropriateness and building permits shall be secured prior to changing any windows on the primary structure.

18. 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.