

**CERTIFICATE OF APPROPRIATENESS  
CONDITIONS OF APPROVAL**

**Address: 3758 California Avenue  
Application No.: 2203-10 (APL22-02)  
April 26, 2022**

1. Certificate of Appropriateness (Applications COAS 2202-10 and COAS 2202-55) for the following scope of work at a single-family dwelling located at 3758 California Avenue in the R-1-N Zoning District within the California Heights Historic District:
  - a. A Certificate of Appropriateness approving:
    - i. The installation of a new walkway located in the front yard
    - ii. The installation of new wood gates located across the driveway
  - b. A Certificate of Appropriateness denying:
    - i. The installation of a new low CMU wall located in the front yard area.
    - ii. The dark paint color applied to the stucco on the exterior of the house, garage and low wall.
  - c. A Certificate of Appropriateness modifying:
    - i. The widening of the driveway to be not more than 18-inches in width and to be installed using grey colored concrete.
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. 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 two 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.
4. 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.

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5. 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.
6. The applicant shall remove the low wall located in the front yard setback entirely.
7. The applicant shall remove the pavers located adjacent to the existing driveway entirely.
8. The applicant is permitted to expand the driveway not more than 18-inches utilizing grey colored concrete.
9. The applicant shall repaint the house and garage to an exterior color in accordance to the California Heights Historic District Guidelines and the Spanish Colonial Style Guide, and the color shall be approved through a Certificate of Appropriateness prior to commencement of work.
10. 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.
11. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not expressly approved in plans approved by this action.
12. A building inspection must be completed by the Department of Development Services; Planning Bureau staff to verify compliance with these approvals by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
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. 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

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funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.