

**CERTIFICATE OF APPROPRIATENESS**  
**COAC2109-03**  
**CONDITIONS OF APPROVAL**  
**916 Coronado Avenue**

1. This approval is for the demolition of an existing garage, construction of a 684-square-foot rear detached three-car garage with a 114-square-foot storage/laundry room and a 798-square-foot Accessory Dwelling Unit (ADU) above, at the rear of the lot. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau, as amended. 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 approved plans have 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(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. All windows on the new construction and future windows on the primary structure are to be constructed of wood. Wood clad windows are not permitted as a building material. The window manufacturer specifications shall be submitted to the Planning Bureau staff



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- prior to the issuance of building permits. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the primary structure.
8. Any building materials, architectural details, window and door trim, used in the project, shall be constructed to match the existing exterior finishes on the primary structure.
  9. The new addition shall be painted to complement the existing structure. The applicant would be required to obtain a Certificate of Appropriateness for the exterior paint.
  10. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
  11. 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.
  12. 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.
  13. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
  14. The proposed roof material and color shall match the composite roofing shingles on the existing structure. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
  15. 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.