

CONDITIONS OF APPROVAL
Address: 922 Molino Avenue
Application No.: COAC2204-02
Hearing Date: August 30, 2022

1. This approval is for the construction of a one-story 371 square-foot addition with a 33 square foot porch, to the rear of an existing one-story single-family residence at a height of 15 feet – 10 ¼ inches, as measured from top-of-curb to roof ridgeline of the addition located at 922 Molino Avenue.
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 improvements 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 (10) 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 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.
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. The one-story 371 square-foot addition shall be painted to match the new paint colors for the overall home. The proposed paint colors for the building and addition will consist of the following:
 - Body of house (wood siding and wood shingles and base), front porch and rear porch: 'Clary Sage' by Sherwin Williams
 - Trim, doors, and porch caps: 'Dover White' by Sherwin Williams

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7. The roof overhangs along the north and south façade of the addition shall incorporate exposed rafter tails similar to the original overhangs. No fascia board shall be installed along these overhangs.
8. 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.
9. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
10. The proposed rear attic vent shall be painted 'Dover White' and appropriately framed with decorative trim.
11. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not approved by the Cultural Heritage Commission.
12. All windows in the 371 square-foot addition shall be constructed of wood, and be reviewed by the Planning Bureau staff prior to installation. The applicant shall provide specifications for the windows and door as approved with this project.
13. 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.
14. The rear addition shall incorporate wood shingle cladding and stucco at the base, compatible with the existing materials throughout the building. The new rear porch may incorporate a smooth stucco finish.
15. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
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. A final inspection of the project will be required for compliance with this approval, and the City of Long Beach Zoning Code.

18. A color and materials board shall be submitted to the Planning Bureau staff prior to the issuance of building permits. The materials board shall include, but is not limited to, sample materials for windows, stucco, roof, siding, trim, and paint.
19. 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.