

CERTIFICATE OF APPROPRIATENESS
COAC2205-01
CONDITIONS OF APPROVAL
2518 Olive Avenue

1. This approval is for the construction of a new detached one-story 990-square-foot Accessory Dwelling Unit (ADU), and new detached one story 1,085-square-foot secondary unit with an attached 400-square-foot two-car garage at the rear of the property. The project is located at 2518 Olive Avenue within the R-2-N Zoning District and is a Contributor to the Sunrise Boulevard Historic District. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on August 8, 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 (CHC), including all Conditions listed herein. Any subsequent changes to the project must be approved by the CHC or by Planning Bureau staff prior to 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.
3. There is a ten (10) 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 CHC. 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. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures for the proposed garage/ADU structure.
8. The garage doors shall be period appropriate and demonstrate compliance with the Sunrise Boulevard Historic District Design Guidelines and the Craftsman Style Guide. Plans submitted for plan review with the Building Department shall be updated to reflect any revisions to the proposed garage doors, and the applicant shall provide manufacturer specifications of the overhead garage doors, which shall be reviewed by Planning Bureau staff prior to the issuance of building permits.
9. The applicant shall replace the front -acing windows on the main residence prior to final inspection. The plans submitted for plan check review shall show new front facing windows on the main residence in accordance with the Sunrise Boulevard Historic District and the Craftsman Style Guide.
10. All future new or replacement windows on the main residence shall require a separate Certificate of Appropriateness approval from the Planning Bureau and shall require only wood windows, no clad wood, no aluminum, no vinyl, no composite material, and no fiberglass materials. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the primary residence fronting Olive Avenue.
11. Any building materials, architectural details or window and door trim used in the proposed project shall be designed to match the existing exterior finishes on the primary structure, and consistent with the Craftsman Style Guide.
12. The proposed ADU, secondary dwelling, two-car garage and the existing primary residence and garage, shall be painted with a consistent color palette in accordance with the Sunrise Boulevard Historic District Design Guidelines and the Craftsman Style Guide. The applicant shall obtain a Certificate of Appropriateness to paint the exterior of all proposed and existing structures on the property during the plan-check process. No Certificate of Occupancy may be issued until a Certificate of Appropriateness for paint is approved by the Planning Bureau.
13. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
14. Any proposed changes to the plans approved by the CHC 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 CHC before permits are issued by the Department of Development Services.

15. A building final inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by CHC, prior to issuance of a Certificate of Occupancy from the Building Bureau.
16. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
17. The proposed roof material and color shall match the composition shingles on the existing structure. Roof specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
18. A new garage door shall be proposed for the existing one-car garage and shall be shown on the plans submitted for plan check review. Manufacturing specifications for all new garage doors shall be submitted to the Planning Bureau for review. A new garage door on the existing garage shall be installed in accordance with the Sunrise Boulevard Historic District Design Guidelines and the Craftsman Style Guide prior to final inspection.
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.