

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL**

Address: 2725 E Ocean Boulevard

Application No.: COAC2204-04

September 27, 2022

1. This approval is for the demolition the existing garage structure and the construction a new two-story, single-family dwelling and four-car garage in the same location. The new building totals 4,115 square feet of area; 1,203 square feet of habitable/living area and 1,100 square feet of non-habitable/garage space is located on the ground floor and 1,812 square feet of habitable/living area located on the second floor. The improvements to the property shall be as shown on plans received by the Department of Development Services; Planning Bureau submitted on August 7, 2022, as amended. These plans are on file in this office, except as amended herein.
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. 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 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. The applicant shall obtain approval of a Local Coastal Development Permit for the project prior to the submittal of plans to the Building and Safety Bureau for building plan check.

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. Prior to the submittal of plans into the Plan Check review process, the applicant shall submit the plan check plan set to the Planning Bureau which illustrates all exterior finish materials specifically the manufacture and model for all windows and doors, exterior wood cladding, roofing material and color and paint color samples for the addition.
8. Any building materials, such as vents, architectural details, window and door trims, used in the project, shall be shown on the construction plans and shall be reviewed by the Department of Development Services; Planning Bureau during the plan check review process. Plant-on window and door trim shall not be permitted.
9. All exterior lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties.
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. A building inspection must be completed by the Department of Development Services; 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.
12. During plan check all utilities including meters, water heaters, rain barrels, electrical panels and air conditioning equipment shall be shown on the site plan with dimensions from property lines.
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

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