

**CERTIFICATE OF APPROPRIATENESS  
CONDITIONS OF APPROVAL  
Address: 2749 E. Ocean Boulevard  
Application No.: COAC 2203-01  
January 31, 2023**

1. This approval is to allow a 750-square-foot two-story addition to the rear of an existing two-story single-family home; a 56 square-foot expansion of the basement level of the dwelling; an addition of a 215 square-foot one car garage with an attached carport to the existing 2-car garage; and a 103 square-foot first-floor accessory space addition to the garage. The improvements to the property shall be as shown on plans received by the Department of Development Services; Planning Bureau submitted on March 3, 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 (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 Cultural Heritage Commission. 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. Prior to the submittal of plans into Building Plan Check, 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.

**Special Conditions:**

14. The 1<sup>st</sup> floor accessory space as proposed at the rear structure and identified as a gym and workshop on the plans, shall not be habitable space nor living space unless all City permits and approvals are obtained.
15. The rear door proposed for removal to accommodate the rear addition, will be photo-recorded, and shown in details on architectural drawings, prior to removal, and shall be relocated to the interior of the addition. That ultimate location will be noted in photographs and architectural plans, such that it will be available for any future restoration efforts.

16. The application shall document the rear yard hardscape and landscape with photos and in detailed architectural drawings prior to any improvements that it will be available for any future restoration efforts.
17. The applicant shall store the trash receptacles on the private property at all times, and not within the right-of-way, except that on trash-pickup days, the bins shall be immediately placed back on the property after pickup.
18. The applicant shall retain the existing windows on the primary dwelling along the west and north elevations.
19. The existing larger window (3'-6.5" x 4') on the second-floor rear (north) elevation within bedroom #4, shall be slightly moved to the east, to accommodate the proposed addition.
20. The existing smaller window (3'-6.5" x 2') on the second floor of bedroom #4 shall be reused and relocated to the proposed rear addition on the second floor of bedroom #5.
21. The new window on the first floor of the proposed rear addition shall contain a simplified fixed window.
22. A newly-minted coin shall be embedded into the corner where the new addition abuts the historic Irving Gill residence, to document the date of the addition's construction.
23. The applicant shall restore the patio doorway, located on the westerly archway of the easterly patio along the front elevation and shall match the existing patio door of the sunroom.
24. The applicant shall work with staff on a simplified balcony and roof deck railing design. The revisions shall be reflected in the final plans submitted for Development Services plan review.
25. The applicant shall remove the approximately 60 linear foot low concrete wall constructed within the frontage of the property along the west property line.
26. The applicant shall restore the vehicular driveway along East Ocean Boulevard to its original winding alignment by removing the concrete within the driveway and reinstall landscape within this area.
27. The applicant shall file a Local Coastal Development Permit for the new addition to the existing single-family dwelling, subject to separate fees, and complete the application process prior to the submission of a building permit.
28. 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.