

**CERTIFICATE OF APPROPRIATENESS  
COAC2012-02  
CONDITIONS OF APPROVAL  
3544 GUNDRY AVENUE**

1. This approval is for the demolition of an existing wing wall and existing 327-square-foot, two-car garage and construction of a one-story, detached, 859-square-foot structure consisting of a 562-square-foot two-car garage and 297-square-foot pool house at the rear half of the property. The property is located at 3544 Gundry Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on June 2, 2021, 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, 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 proposed project has been constructed, in accordance with approved plans and in compliance with all conditions, before occupancy hold can be released and before the final inspection can be signed off.
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 (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.
8. The garage door shall be period appropriate and demonstrate compliance with the California Heights Guidelines and the Spanish Colonial Revival Style Guide. Plans submitted for plan review with the Building Department shall be updated to reflect any revisions to the proposed garage door, and the applicant shall provide manufacturer specifications of the garage doors, which shall be reviewed and approved by Planning Bureau staff prior to the issuance of building permits.
9. All new windows on the proposed detached garage/pool house structure 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 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.
10. Any building materials, architectural details or window and door trim used in the proposed project shall be constructed to match the existing exterior finishes on the primary structure and be consistent with the Spanish Colonial Revival Style Guide.
11. The proposed garage/pool structure shall provide a smooth stucco finish prior to final inspection and occupancy.
12. The plans submitted for plan check review with the Building Department shall show a ribbon driveway with two parallel strips of concrete from the front of the property to the proposed garage.
13. Any and all damage to the primary residence as a result of the removal and demolition of the existing wing wall fronting Gundry Avenue shall be repaired as original like for like prior to final inspection by the Planning Department.
14. The proposed new gate/fence fronting Gundry Avenue shall not exceed 6'6" and shall be of wood material only.
15. The proposed garage/pool house structure shall be painted with a consistent color palette in accordance with the California Heights Guidelines and the Spanish Colonial Revival Style Guide. The applicant shall obtain a certificate of appropriateness to paint the proposed detached garage/pool house structure prior to plan check approval. No certificate of occupancy and final inspection approval may be issued until a certificate of appropriateness for paint is approved by the Planning Bureau.
16. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.

17. No repair to the exterior of the main dwelling with the exception of minor repairs that may be required due to the removal of the wing wall (see Condition #13) shall be permitted as a part this grant. The applicant shall be required to submit a separate Certificate of Appropriateness for any future repairs to the main dwelling's exterior, including repairs to the roof, windows or stucco siding.
18. 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.
19. 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.
20. All proposed landscaping shall be subject to Chapter 21.42 (Landscaping Standards) of the Zoning Code.
21. The proposed roof material and color shall match the Spanish roof tile and flat roof on the existing primary residence. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
22. 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.