

NEW SINGLE-FAMILY RESIDENCE AT 4291 ELEVENTH STREET PC-2025-00632(COA)

Community & Economic Development Department

Cultural Heritage Board

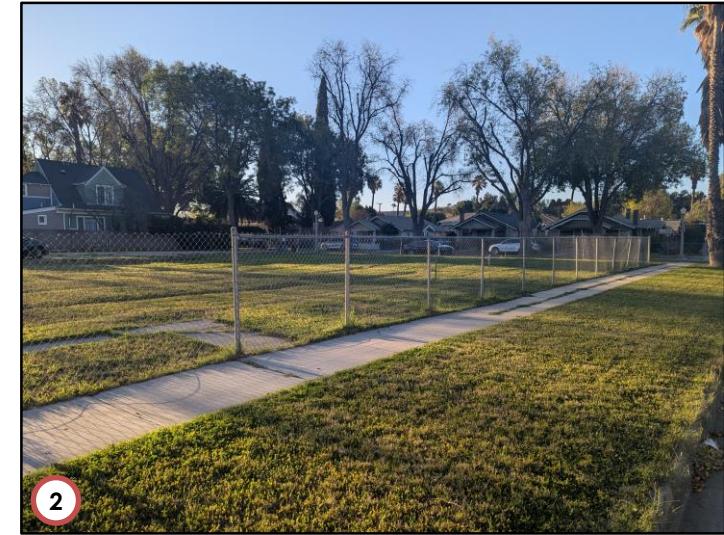
Agenda Item: 3

October 15, 2025

AERIAL PHOTO/LOCATION

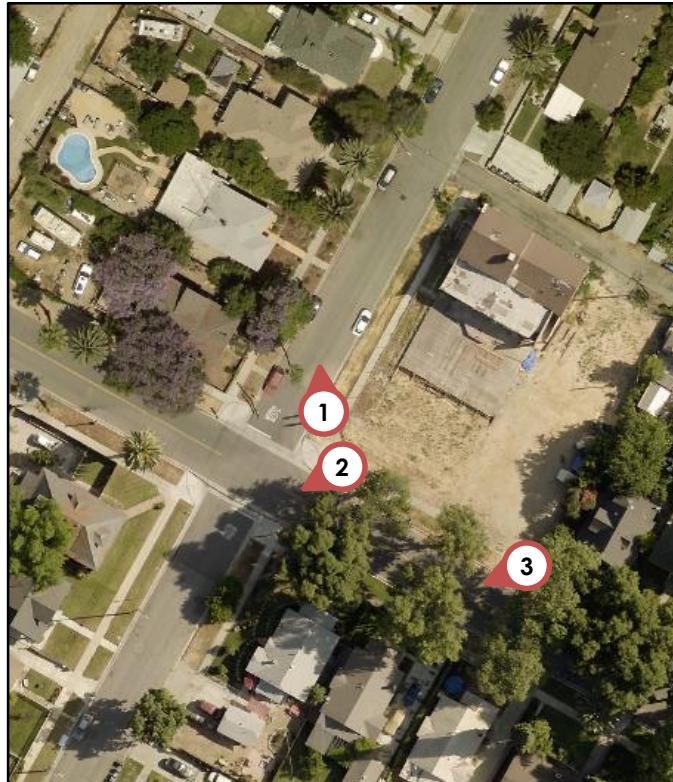


SITE PHOTOS

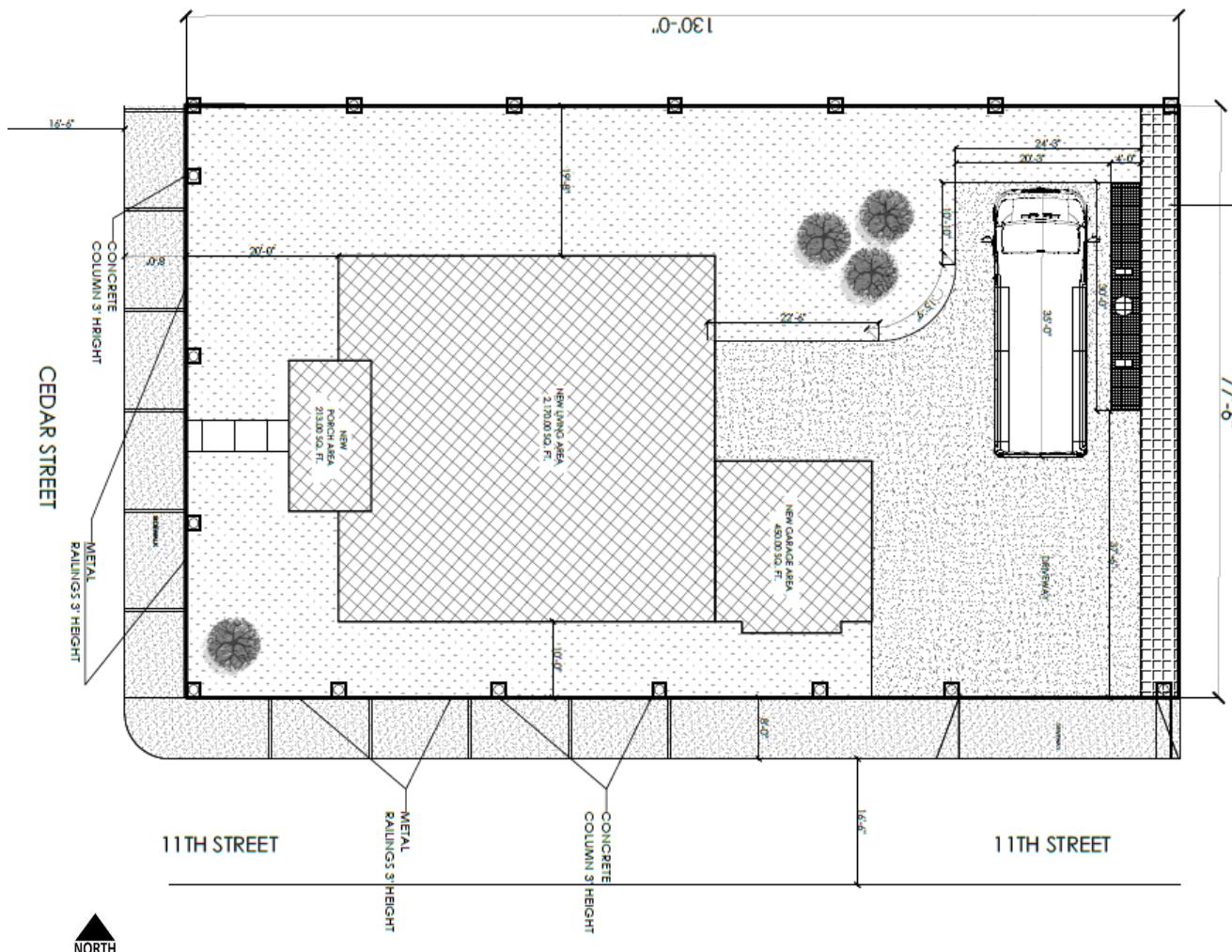


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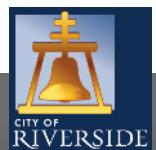
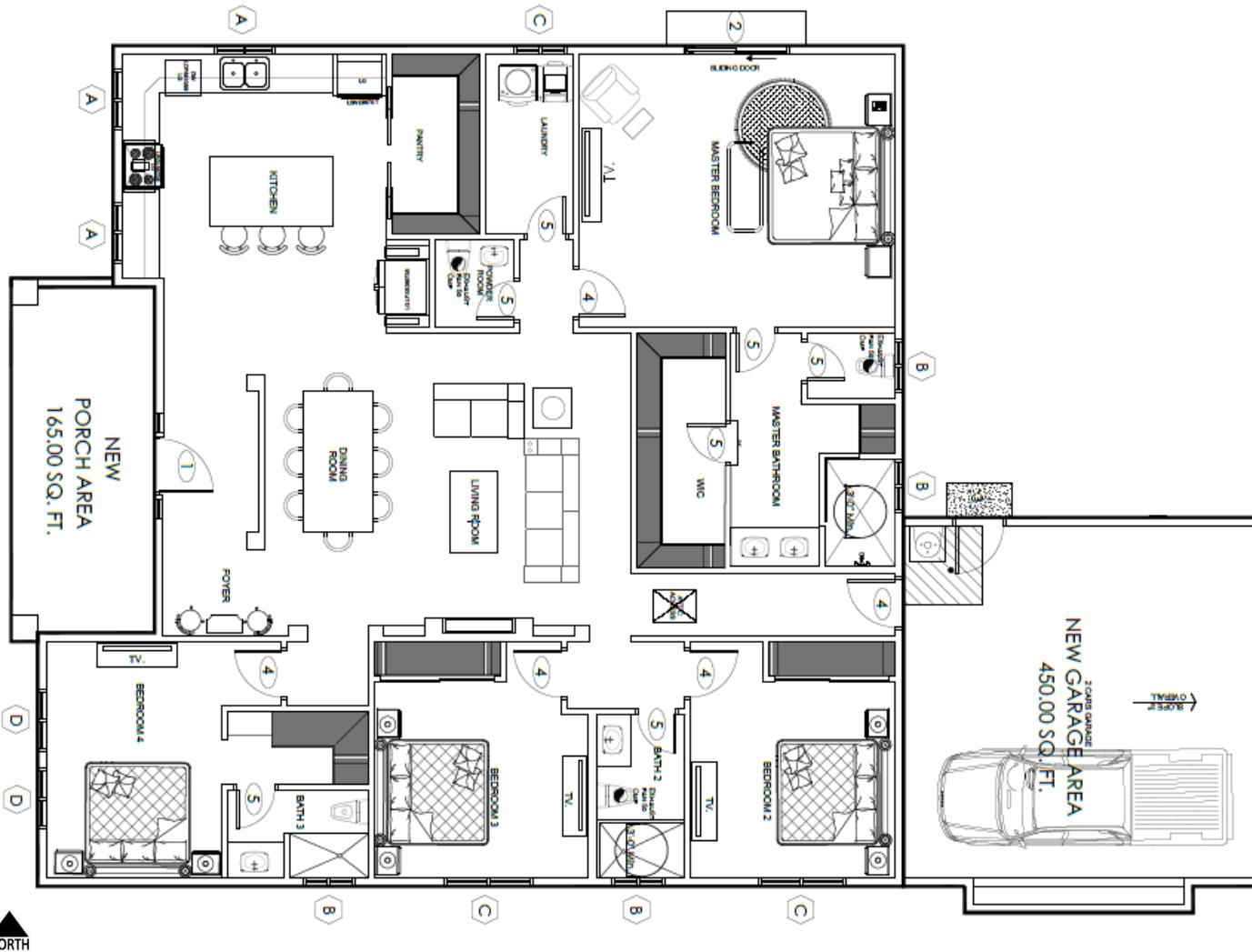
SITE CONTEXT PHOTOS



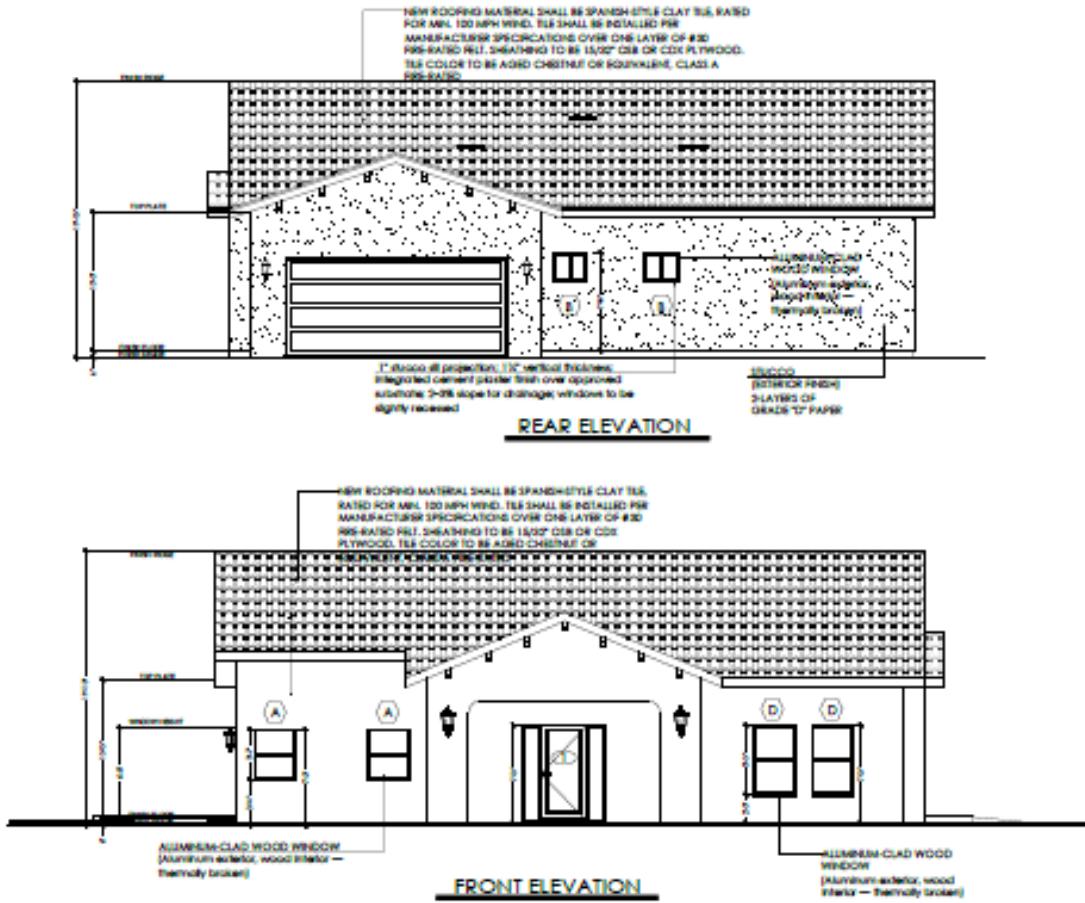
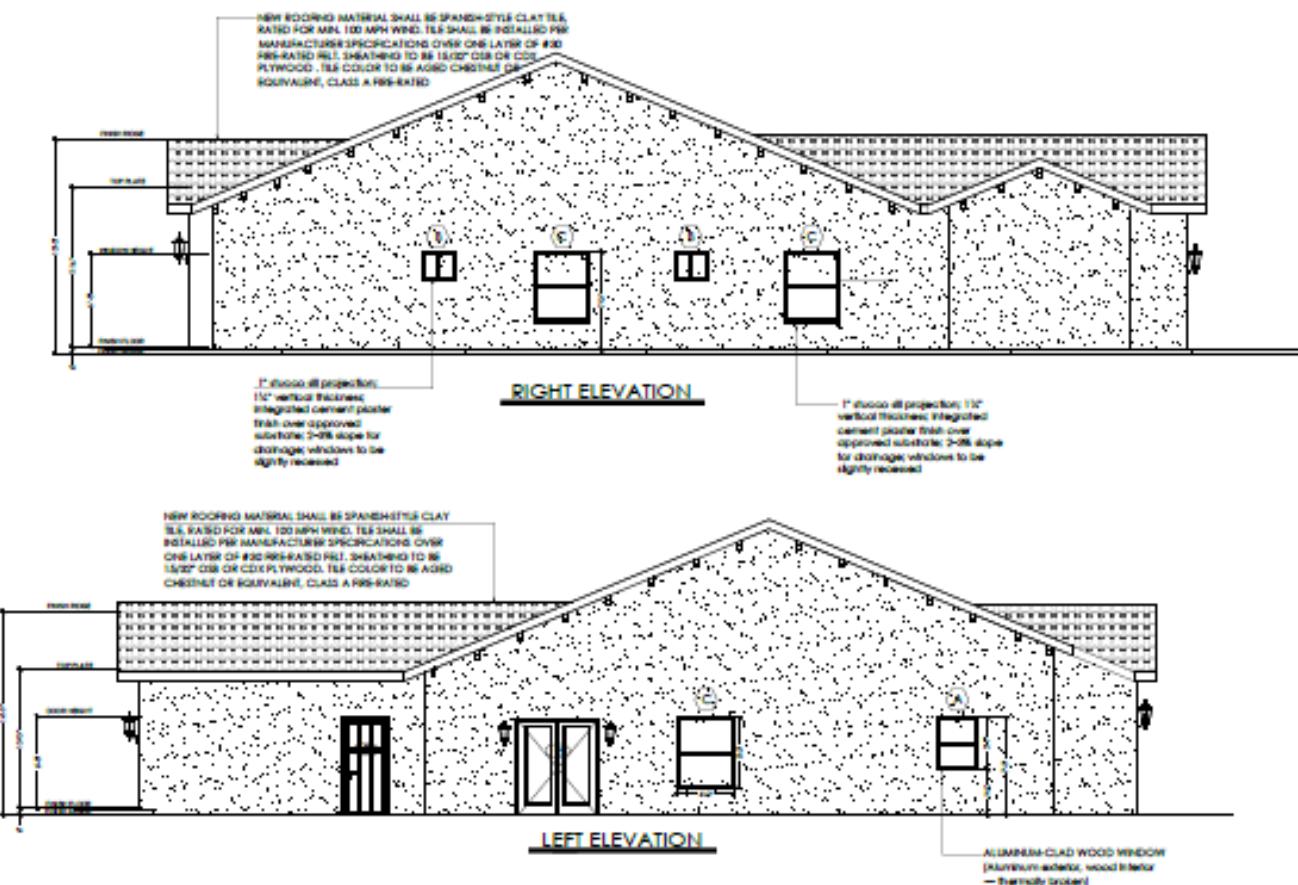
PROPOSED SITE PLAN



PROPOSED FLOOR PLAN



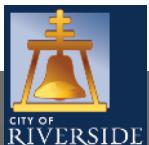
PROPOSED ELEVATIONS



RECOMMENDATION

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (Small Structures) and 15331 (Historic Resource Restoration/Rehabilitation) as it constitutes as the construction of a new single-family residential structure within a residential zone that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. **APPROVE** Planning Case DP-2025-00632 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval.



PROPOSED COLOR ELEVATIONS & MATERIALS (FOR REFERENCE)



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLOR ELEVATIONS PLAN - NEW RESIDENCE



NEW ROOFING MATERIAL SHALL BE SPANISH-STYLE CLAY TILE, RATED FOR MIN. 100 MPH WIND. TILES SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS OVER ONE LAYER OF #30 FIRE-RATED FELT. SHEATHING SHALL BE OSB OR CDX PLYWOOD TO MATCH EXISTING. TILE COLOR TO BE AGED CHESTNUT OR EQUIVALENT. CLASS A FIRE-RATED.



EXTERIOR STUCCO FINISH TO BE APPLIED OVER TWO LAYERS OF GRADE 'D' PAPER. STUCCO COLOR SHALL BE LIGHT BEIGE OR WHITE, SMOOTH OR SLIGHTLY TEXTURED AS PER ARCHITECTURAL DESIGN. MATERIAL SHALL COMPLY WITH LOCAL BUILDING CODES AND BE WEATHER-RESISTANT.



WINDOW FRAMES SHALL BE EXTRUDED ALUMINUM, FINISHED IN BLACK TINT OR AS SELECTED BY OWNER. FINISH SHALL BE WEATHER-RESISTANT, AND COMPATIBLE WITH TRADITIONAL SPANISH-STYLE WINDOWS. INSTALL PER MANUFACTURER'S GUIDELINES FOR PROPER SEALING AND PAINTING/MAINTENANCE.



EXTERIOR DOORS SHALL BE SOLID WOOD, DARK-STAINED OR EQUIVALENT, SUITABLE FOR EXTERIOR USE. FINISH SHALL PROVIDE WEATHER PROTECTION AND UV RESISTANCE. INSTALLATION SHALL ENSURE PROPER FIT, SECURE HARDWARE, AND CONFORM TO LOCAL BUILDING CODES.