



# Agenda Report

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**Agenda of:** December 17, 2025

**Department:** Community Development Department

**Subject:** Certificate of Appropriateness – 1109 Fiorella Street

## Applicant

Conflict and Development Foundation  
**Representative:** Joseph King

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## Zoning / Historic Status

- **Zoning:** Commercial General (CG) – Historic Overlay
- **Historic Surveys:** THC 1969 Survey; THC 2002 Resource
- **Architectural Style:** Not specified
- **Year Built:** Unknown

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## Request

The applicant is requesting a Certificate of Appropriateness (COA) for exterior alterations to the structure located at 1109 Fiorella Street. The proposed work includes window and shutter elements visible from the public right-of-way.

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## Review Summary

The Historic Preservation Officer reviewed the application and plans for compliance with City Ordinance Nos. 2017-004 and 2017-005 and the Overlay Design Guidelines for Historic Properties. The application **meets all Certificate of Appropriateness submission requirements**.

Based on the review, the HPO recommends approval **with conditions**, including the following key item:

- **Windows and Shutters:** Shutters must be appropriately sized so that they are capable of fully covering the window opening when closed, consistent with the Castroville Design Guidelines.

A written response letter addressing the HPO comment is required with any revised or subsequent submittals.

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## **Staff Recommendation**

**Approve the Certificate of Appropriateness for 1109 Fiorella Street, subject to the condition outlined in the Historic Preservation Officer's Letter of Recommendation dated December 5, 2025.**

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## **Recommended Motion**

*I move to approve the Certificate of Appropriateness for 1109 Fiorella Street, subject to the conditions as discussed.*