



# Agenda Report

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**Agenda of:** January 20, 2026  
**Department:** Community Development Director  
**Subject:** Certificate of Appropriateness for 702 Paris St.

**Property Address:** 702 Paris St.  
**Applicant/Owner:** Castroville Catholic Middle & High School  
**Zoning / Overlay:** Historic Overlay (CG)

## RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for alterations and new construction at 702 Paris Street, subject to staff's recommendations.

## REQUEST

Approval of a Certificate of Appropriateness (COA) for new signage at 702 Paris Street, including one sign on Paris Street and two signs along US Highway 90 at the London Street and Naples Street entrances.

## PROPERTY & PROJECT SUMMARY

The subject property is located within the City's Historic Overlay District and is identified as a historic resource (THC survey/resource inventory), with a build date of approximately 1900 and architectural style noted as Center Passage Residential.

The applicant proposes three building identification signs at different access points serving a campus that spans approximately two blocks:

- **Paris Street sign:** sign face **6' wide x 3'** tall (overall structure anticipated approx. 6.5' wide x 7' tall).
- **US Hwy 90 signs:** two sign faces each 8' wide x 4' tall (overall structures anticipated approx. 9' wide x 9' tall), located near Hwy 90 & London Street and Hwy 90 & Naples Street.

## HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the signage proposal and provided the following comments/recommendations:

- **COA Submittal:** A comment response letter is required with subsequent submittals.
- **Paris Street Sign:** Recommended to reduce overall height and maintain a **lower profile closer to the ground** to minimize visual impact and avoid detracting from the historic structure, given the narrow street, slow traffic conditions, and institutional context.
- **Hwy 90 & London Street Sign:** Recommended to reduce height (preferably below the historic masonry wall height), and relocate to the opposite side of the gate/entry to avoid potential conflict with the nearby stop sign.
- **Hwy 90 & Naples Street Sign:** Recommended to be shorter in height and generally consistent with the modified London Street sign.
- **Number of Signs:** While guidelines typically allow one building identification sign, multiple signs are considered reasonable here due to the property spanning two blocks with multiple entrances.
- **Compliance:** All signage must comply with the City's Sign and Signage Ordinance.

## **STAFF ANALYSIS**

The proposed signage is an exterior alteration within the Historic Overlay District and is subject to HLC review for compatibility. The HPO recommendations provide practical adjustments to reduce visual impact, maintain compatibility with historic features (including the masonry entry walls), and resolve traffic-control conflicts while still allowing identification at multiple campus entrances.

## **STAFF RECOMMENDATION**

Approve the Certificate of Appropriateness, subject to conditions.