



# Agenda Report

---

**Agenda of:** January 20, 2026  
**Department:** Community Development Director  
**Subject:** Certificate of Appropriateness for 709 Berlin St.

**Property Address:** 709 Berlin St.  
**Applicant/Owner:** Jennifer & Peyman Payami  
**Zoning / Overlay:** Historic Overlay (HE)

## RECOMMENDED MOTION

I move to approve the Certificate of Appropriateness for new construction at 709 Berlin Street, subject to staff's recommendations.

## REQUEST

Approval of a Certificate of Appropriateness (COA) to allow new construction consisting of a 10-foot by 20-foot detached shed located to the rear of the primary residence at 709 Berlin Street.

## PROPERTY & PROJECT SUMMARY

The subject property is located within the City's Historic Overlay District. The primary residence was constructed circa 1977 and is not identified as a contributing historic resource.

The applicant proposes placement of a 10' x 20' detached shed approximately 15 feet from the house and 5 feet from the side property line. The shed will be finished with wood siding and full trim, consistent with residential accessory structures.

## HISTORIC PRESERVATION OFFICER REVIEW

The Historic Preservation Officer reviewed the application and determined:

- **COA Application:** Complete and meets all submittal requirements.
- **New Construction Review:** The Historic Landmark Commission is the reviewing authority for new construction within the Historic Overlay District.
- **Design Comments:**
  1. New construction within historic districts should generally be oriented parallel to the street to maintain the established rhythm and character of the streetscape.

2. The submitted renderings depict a fence. If the fence is part of the proposed scope of work, the applicant must update the COA application to include the fence and provide additional details.

## **STAFF ANALYSIS**

The proposed accessory structure is modest in scale, located to the rear of the property, and designed with traditional materials. The HPO comments are intended to ensure compatibility with the surrounding historic district and clarify the full scope of work.

## **STAFF RECOMMENDATION**

Approve the Certificate of Appropriateness, subject to conditions.