

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

March 10, 2015 Meeting

Property Owner:

Seung Choon Lim
4365 Chevy Chase Drive
La Cañada Flintridge, CA 91011

Case Type / Number:

Second Floor Review 15-25
Director's Miscellaneous Review 16-26 (Flat Roof)

Applicant:

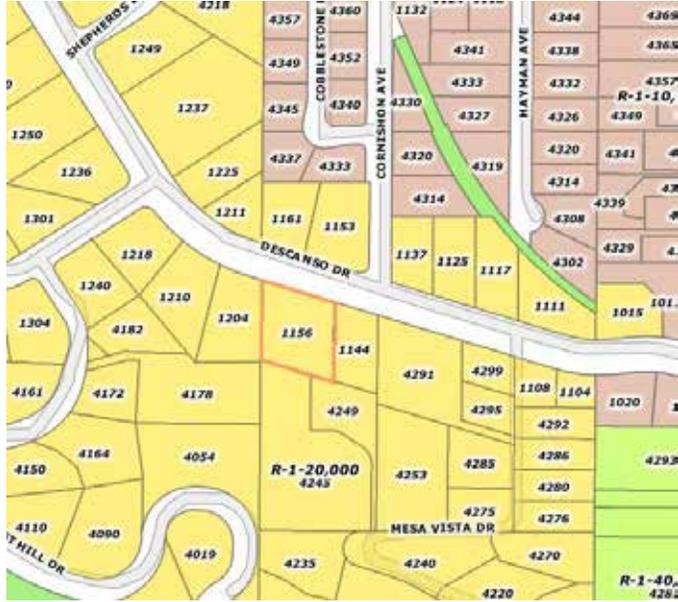
De Angeles Designs, Inc.
650 Foothill Boulevard, Suite E
La Cañada Flintridge, CA 91011

Site Address:

1156 Descanso Drive

Case Planner:

Harriet Harris ~ Assistant Planner



1. Request:

The request is for Second Floor Review to construct a new, compliant two-story residence with an attached three-car garage comprising 6,753 square feet, inclusive of a solid-roofed patio in the rear yard. The applicant is also requesting a Director's Miscellaneous Review (Flat Roof) because the design incorporates a flat roof component with a slope of less than 2:12 comprising more than 25 percent of the overall roof structure (approximately 29 percent).

2. Location:

The site is located on the south side of Descanso Drive, between Chevy Chase Drive and Padres Trail, in the R-1-20,000 zone.

3. Staff Recommendation:

Staff recommends that the request **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

4. Project Size:

Lot area:	29,519 sq. ft.
Proposed 1 st floor:	3,745 sq. ft.
Proposed 2 nd floor:	2,719 sq. ft.
Solid-Roofed Patio:	367 sq. ft.
Attached Garage:	<u>822 sq. ft.</u>
Total:	7,653 sq. ft. (FAR: 0.26)

5. General Plan / Zoning / Existing Land Use:

The General Plan Land Use Map identifies the site as Very Low Density Residential – up to 2 Dwelling Units per Acre. The property is zoned R-1-20,000 (Single Family Residential – 20,000 Square Foot Minimum Lot Size). The site is developed with a single-story residence and other accessory structures.

6. Environmental Impact Review:

Staff has determined that the proposed Second Floor Review and Director's Miscellaneous Review (Flat Roof) are Categorically Exempt from the California Environmental Quality Act, under Class 2.5(c)(1) (new construction) of the City of La Cañada Flintridge Guidelines for the Implementation of CEQA.

7. Previous Action:

- Tree Removal Permit 13-36 which authorized the removal of four Oak trees ranging in size from 12.5" to 32"
- Tree Removal Permit 14-13 which authorized the removal of one 18" Oak tree

8. Pending and Potential Actions:

Plan check and issuance of building permit.

9. Staff Analysis:

A. Context:

The project site is a regularly-shaped parcel with almost 171 feet of frontage along the south side of Descanso Drive between Padres Trail and Cornishon Avenue. The site slopes up approximately five feet from the street on the east side and then slopes slightly down towards



the center of the lot. The site contains a 2,098 square foot single-family residence and various accessory structures. Five Oak trees and two Sycamore trees are located on the lot. Three Oak trees are located within the public right-of-way along the lot's frontage.

A review of properties along this portion of Descanso Drive shows a mixture of single and two-story homes. Although the zoning within this area is R-1-20,000, lot sizes vary widely, with some lots being a little over a quarter acre, to others exceeding 1.4 acres. The following table shows lot sizes, house sizes, floor area ratios (FAR) and number of stories for 14 neighboring properties.

Address	Lot Size	House Size	FAR	Number of Stories
1125 Descanso Drive	18,383 S.F.	5,913 S.F.	0.32	2
1137 Descanso Drive	15,542 S.F.	3,368 S.F.	0.22	2
1144 Descanso Drive	18,029 S.F.	4,099 S.F.	0.23	2
1153 Descanso Drive	25,047 S.F.	1,812 S.F.	0.07	1
1161 Descanso Drive	17,907 S.F.	1,802 S.F.	0.10	1
1204 Descanso Drive	25,154 S.F.	3,234 S.F.	0.13	2
1210 Descanso Drive	25,802 S.F.	4,526 S.F.	0.18	2
1211 Descanso Drive	12,239 S.F.	3,710 S.F.	0.30	2
1218 Descanso Drive	21,279 S.F.	3,035 S.F.	0.14	1
1225 Descanso Drive	20,005 S.F.	2,616 S.F.	0.13	1
1236 Descanso Drive	25,536 S.F.	4,540 S.F.	0.18	2
1237 Descanso Drive	61,468 S.F.	7,489 S.F.	0.12	2
1249 Descanso Drive	27,557 S.F.	5,628 S.F.	0.20	1
1250 Descanso Drive	42,333 S.F.	4,009 S.F.	0.10	2
Average:	25,449S.F.	4,106S.F.	0.14	---
1156 Descanso Drive*	29,519 S.F.	6,464 S.F.	0.22	2

**Project site – above figures exclude garages and other non-habitable areas and are intended for general comparison only.*

The chart above indicates that the subject parcel size is larger than the neighborhood average and that the proposed house is also above the neighborhood average. There is one house (1237 Descanso Drive) that is larger than the proposed house but on a much larger lot. The FARs also vary greatly with three of the fourteen houses having comparable FARs while two (1125 and 1211 Descanso Drive) has a significantly larger FAR.

B. Project Description:

The project involves the construction of a new 6,464 square foot two-story house with an 822 square foot attached garage and 367 square foot covered patio. The proposed residence is compliant with regard to all standards, including floor area, setbacks, angle plane and building height. A flat roof is also proposed that would exceed the 25 percent review threshold and requires a Director's Miscellaneous Review.

The first floor would have a living, family and dining area, office, exercise room, as well as, a guest bedroom. Primary modulation of the first-floor footprint would occur at the east and west

sides with a minor articulation at the front, where the entry would project 2'-6" forward of the main structure. Compliant setbacks of 56'-8" and 48'-4" would be provided to the front and rear, respectively. First floor setbacks would be 36'-0" on the east side and 17'-0" on the west side. Required first-floor setbacks for the subject lot are 16'-5". Total first-floor area would be 4,934 square feet, inclusive of the three-car garage and covered patio.

A 2,719 square foot second floor located central to the footprint would contain five bedrooms along a central hallway, including a master suite to the rear. The second floor would be recessed to the east and west to provide increased second-floor side setbacks of 54'-3" on the east side and 29'-9" on the west side. A deck off the master bedroom which faces the rear of the lot is also proposed. Total floor area proposed for the site would be 7,653 square feet, which is just under the maximum 7,554 square feet allowed for the lot.

Maximum building height would be 32'-0" and the project also complies with the required angle plane. The combination of steep roofs maximizing building height mandates a flat roof section, which at 29 percent of the overall roof's size, is subject to Flat Roof Review.

As previously stated, numerous Oak and Sycamore trees are located on the property and within the public right-of-way. The protection zones are indicated on the site plan and the proposed project does not encroach into these protection zones. Two of the right-of-way trees, however, could be impacted by the proposed walkway and driveway. A condition to comply with Section 4.24 of the City's Municipal Code regarding trees within the public right-of-way is included for these protected trees.

Lastly, the A/C condensers, as indicated on the floor plan, would have compliant setbacks as proposed.

In all, the request compares with code standards as follows:

	<u>Standard:</u>	<u>Project:</u>
Floor Area:	7,654 sq. ft.	7,653 sq. ft.
Front Yard SB:	34'-6"	56'-8"
East Side Yard SB		
1 st floor:	16'-5"	36'-0"
2 nd floor:	20'-0"	54'-3"
West Side-Yard SB		
1 st floor:	16'-5"	17'-0"
2 nd floor:	20'-0"	29'-9"
Rear Yard SB (to the covered patio):	15'-0"	48'-4"
Height (to existing grade):	32'-0"	32'-0"
Height (to finish grade):	32'-0"	28'-6"

C. Second Floor Review:

Discussion

Given the eclectic development pattern apparent along Descanso Drive and frequency of other

two-story homes, the attractive French Eclectic design, with its well-proportioned massing and numerous accents (tall, steeply pitched hip roof and front entry door surround) is compatible within the area. The adjacent lots to the east and west are also developed with two-story homes and other lots in the immediate area are developed with homes that have comparable floor areas. The proposed second floor has no windows along the east side and a bathroom window on the west side which is located almost 40 feet from the west property line and well-screened by existing Oak trees from the neighboring property at 1204 Descanso Drive.

The two-story massing of the primary structure would be set back more than 56'-0" from the front property line and an additional 12'-0" from the curb. The new residence would be partially screened from the front by existing street trees and other protected trees sited forward of the residence. It would be profiled against the wooded hillside behind the lot. Additional screening in the side yard along the east property line could reduce visibility of the new two-story structure from that side. A condition of approval has been added to provide screening that side.

In summary, staff has no major concerns with the scale, design and siting of the home, which respects the size and constraints of the lot and integrates well with the eclectic character of the immediate area.

Findings

1. The two-story design includes adequate setbacks, screening and modulation.

The project offers compliant setbacks, including a front yard setback of 56'-8", rear yard setback of 48'-4", east side yard setback of 36' at the first floor and 54'-3" at the second floor, and west side yard setback of 17' at the first floor and 29'-9" at the second floor. The setbacks, including both first and second floor side yard setbacks, afford adequate separation from neighboring homes and the street. Ample building modulation is apparent in the recession between floor levels on the east and west sides, well-proportioned roof form, and façade details. The project would be partially screened from Descanso Drive by existing street trees and other protected trees sited between the residence and the street. The house will also be profiled against the wooded hillside to the rear of the lot. Additional perimeter screening in the east side yard would assist in screening the new second floor from offsite views. Staff supports the finding.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood.

The proposed home is large, but is consistent with the floor area requirement for the size of the lot and is consistent with the scale of other homes within the surrounding neighborhood and the large street frontage. The residence is setback is in excess of 56 feet from the front property line and the home's position on the subject lot would be partially screened by three oak trees within the public right-of-way and four oak and sycamore trees between the house and the street. The siting of the house on the lot and the retention of the existing mature trees will limit visibility of the site ensure the prevailing street setting is

maintained. Staff supports the finding.

3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors.

The proposed project meets required setbacks with regard to the first and second-floor, as well as overall height and angle plane requirements. The proposed scale is not excessive given the character of the area. Public views would not be significantly compromised given the siting of the residence central to the lot, the front setback in excess of 56 feet and the maintenance of the existing mature trees. The second-floor window arrangements are not anticipated to have an adverse privacy impact as the second floor has no windows along the east side and a bathroom window on the west side, which is located almost 40 feet from the west property line and well-screened from the neighboring property at 1204 Descanso Drive by existing Oak trees. As conditioned, additional screening on the east side will also aid in providing privacy. Staff supports the finding.

4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council.

The siting, scale and design of the project, with its refined massing and detail is consistent with a French Eclectic design. The design includes numerous accents, including a tall, steeply pitched hip roof and front entry door surround, and is appropriate for both the subject lot and area. The central siting of the residence on the lot and screening from Descanso Drive by the existing mature landscaping would reduce the house from prominent exposure and minimize offsite impacts that can result from the sizeable construction that is proposed. Thus, the primary directives of the City's Residential Design Guidelines as related to neighborhood and streetscape preservation and compatibility are upheld by the project. Staff supports the finding.

D. Director's Miscellaneous Review:

Flat Roof Discussion

Flat Roof Review was implemented to insure that modern designs, many of which employ flat roofs, do not clash with the prevailing architectural character of an area. Although a large, central portion of the roof would be flat, ample compensation in the form of sloping hips along the perimeter of the footprint and second floor would be provided. The resulting effect would be an articulated and sloped roof form that would not impart an unduly flat impression.

Findings

1. The roof configuration accommodates an architectural objective, as dictated by style, scale, and/or architectural consistency with the subject structure.

The use of a flat roof controls overall building height consistent with the 32 foot maximum building height permitted within the zone. Additionally, the use of the flat roof permits a steeply pitched hip roof, consistent with the home's French Eclectic design. Staff supports the finding.

2. **The proposed project preserves the existing scale and character of the surrounding neighborhood, and protects public views, and is sensitive to private views and aesthetics and other property values in such neighborhoods in a manner compatible with development of the subject lot and with the residential design guidelines.**

The proposed home is consistent with the development standards for the zone, including setbacks, floor area requirement for the size of the lot, height and angle plane requirements and is consistent with the scale of other homes within the surrounding neighborhood. Public views would not be significantly compromised given the residence is setback is in excess of 56 feet from the front property line and the home's position on the subject lot would be partially screened by three oak trees within the public right-of-way and four oak and sycamore trees between the house and the street. The second-floor window arrangements are not anticipated to have an adverse privacy impact given the proposed setbacks, existing mature trees and proposed landscaping. Staff supports the finding.

E. Recommendation:

Based on the above discussion, staff has determined that the project is appropriate for the site and area. Thus, staff recommends that the Second Floor and Director's Miscellaneous Review (Flat Roof) requests **BE APPROVED**, subject to conditions listed in Exhibit "A", attached to the draft resolution.

cc: *Seung Choon Lim / 4365 Chevy Chase Drive / La Canada Flintridge, CA 91011*
De Angeles Designs, Inc. / 650 Foothill Boulevard, Suite E / La Canada Flintridge, CA 91011

RESOLUTION NO. 16-xx

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING SECOND-FLOOR REVIEW 15-25
AND DIRECTOR'S MISCELLANEOUS REVIEW (FLAT ROOF) 16-26
TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY
SINGLE-FAMILY RESIDENCE
AT 1156 DESCANSO DRIVE**

WHEREAS, a request by Seung Choon Lim has been received for Second Floor Review and Director's Miscellaneous Review (Flat Roof) to allow the construction of a new two-story residence with a flat roof component exceeding the 25 percent review threshold, said request attached hereto and incorporated herein by reference; and

WHEREAS, Second Floor Review 15-25 is a request to construct a new, compliant two-story residence with an attached three-car garage comprising 6,753 square feet, inclusive of a solid-roofed patio in the rear yard and Director's Miscellaneous Review (Flat Roof) 16-26 is a request to incorporate a flat roof component with a slope of less than 2:12 comprising approximately 29 percent of the overall roof structure, in excess of 25 percent by the Zoning Code.

WHEREAS, the Planning Commission, on June 28, 2016, after public noticing in the prescribed manner, held a public hearing and conducted a review of the request; and

WHEREAS, the Planning Commission has reviewed the project and determined that no significant environmental impacts would result from the project, which is Categorically Exempt from the California Environmental Quality Act, under Section 2.5(c)(1)(new construction) of the City of La Cañada Flintridge Guidelines for the implementation of CEQA; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated June 28, 2016, regarding the application for Second-Floor Review and Director's Miscellaneous Review (Flat Roof) at 1156 Descanso Drive, and heard and considered the testimony of the applicant and the public; and

WHEREAS, based on the evidence presented by the application materials, staff report, and public testimony, the Planning Commission finds the following:

Section 1:

Second Floor Review:

1. The two-story design includes adequate setbacks, screening and modulation because the project offers compliant setbacks, including a front yard setback of

56'-8", rear yard setback of 48'-4", east side yard setback of 36' at the first floor and 54'-3" at the second floor, and west side yard setback of 17' at the first floor and 29'-9" at the second floor. The setbacks, including both first and second floor side yard setbacks, afford adequate separation from neighboring homes and the street. Ample building modulation is apparent in the recession between floor levels on the east and west sides, well-proportioned roof form, and façade details. The project would be partially screened from Descanso Drive by existing street trees and other protected trees sited between the residence and the street. The house will also be profiled against the wooded hillside to the rear of the lot. Additional perimeter screening in the east side yard would assist in screening the new second floor from offsite views.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood because the area is characterized by two-story homes of comparable size and scale. The residence is setback is in excess of 56 feet from the front property line and the home's position on the subject lot would be partially screened by three oak trees within the public right-of-way and four oak and sycamore trees between the house and the street. The siting of the house on the lot and the retention of the existing mature trees will limit visibility of the site ensure the prevailing street setting is maintained.
3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors because proposed project meets required setbacks with regard to the first and second-floor, as well as overall height and angle plane requirements. The proposed scale is not excessive given the character of the area. Public views would not be significantly compromised given the siting of the residence central to the lot, the front setback in excess of 56 feet and the maintenance of the existing mature trees. The second-floor window arrangements are not anticipated to have an adverse privacy impact as the second floor has no windows along the east side and a bathroom window on the west side, which is located almost 40 feet from the west property line and well-screened from the neighboring property at 1204 Descanso Drive by existing Oak trees. As conditioned, additional screening on the east side will also aid in providing privacy.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council because siting, scale and design of the project, with its refined massing and detail is consistent with a French Eclectic design. The design includes numerous accents, including a tall, steeply pitched hip roof and front entry door surround, and is appropriate for both the subject lot and area. The central siting of the residence on the lot and screening from Descanso Drive by the existing mature landscaping would reduce the house from prominent exposure and minimize offsite impacts that can result from the sizeable construction that is proposed. Thus, the primary directives of the City's Residential Design Guidelines as related to neighborhood and streetscape preservation and compatibility are upheld by the project.

Director's Miscellaneous Review:

1. The roof configuration accommodates an architectural objective, as dictated by style, scale, and/or architectural consistency with the subject structure because the use of a flat roof controls overall building height consistent with the 32 foot maximum building height permitted within the zone. Additionally, the use of the flat roof permits a steeply pitched hip roof, consistent with the home's French Eclectic design.
2. The proposed project preserves the existing scale and character of the surrounding neighborhood, and protects public views, and is sensitive to private views and aesthetics and other property values in such neighborhoods in a manner compatible with development of the subject lot and with the residential design guidelines because the roof design is consistent with the home's architectural style and achieves compliance with the height limit for the lot. Public views would not be significantly compromised given the residence is setback is in excess of 56 feet from the front property line and the home's position on the subject lot would be partially screened by three oak trees within the public right-of-way and four oak and sycamore trees between the house and the street. The second-floor window arrangements are not anticipated to have an adverse privacy impact given the proposed setbacks, existing mature trees and proposed landscaping.

Section 2:

NOW, THEREFORE, be it resolved that the Planning Commission approves the Second Floor Review 15-25 and Director's Miscellaneous Review (Flat Roof) 16-26 at 1156 Descanso Drive, subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 28th day of June, 2016.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
SECOND FLOOR REVIEW 15-25
DIRECTOR'S MISCELLANEOUS REVIEW (Flat Roof) 16-26
1156 Descanso Drive

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining final building inspection clearance and/or prior to obtaining any occupancy clearance. Deviation from this requirement shall be only by written consent of the Director of Community Development.
2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the site plan submitted, labeled Second Floor Review 15-25 and Director's Miscellaneous Review (Flat Roof) 16-26.
3. Prior to obtaining a building permit or when applicable initiation of use, the applicant and property owner shall file with the Secretary of the Planning Commission written acknowledgment of the conditions stated herein on forms provided by the Planning Department.
4. All structures, site work and other features including but not limited to, buildings, roadways, parking areas, landscaping and other facilities shall be located and maintained as shown on the project plans labeled Second Floor Review 15-25 and Director's Miscellaneous Review (Flat Roof) 16-26, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.

6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.
7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. All construction/contractor parking shall be on-site only. If it is deemed by the Director of Community Development that sufficient on-site parking may not be available, then on-street parking in front of the site will be permitted if it can be demonstrated that such parking will not interfere with the immediate neighbors, and will not interfere with the public's use of the surrounding streets. If this cannot be found, then any additional construction vehicle or equipment parking must occur off-site at a location approved by the Director of Community Development. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no movement of construction materials shall occur on Sundays or City recognized holidays.
12. Any subsequent substantive change to these approved plans by the Los Angeles County Fire Department or any other agency having subsequent approval authority shall cause these plans to be returned to the Planning Commission for additional review and approval prior to permit issuance.

13. Primary roof and wall colors shall be reviewed and approved by staff prior to issuance of building permits.
14. Unless this approval is appealed to the City Council, story poles shall be removed promptly (within one week) after expiration of the 15-day appeal period. Verification of this shall be required prior to submittal of the project for plan check OR prior to issuance of building permits for those projects where “at-risk” plan check is in process or has already been completed.
15. Additional landscape screening shall be provided in the rear yard along the east side property line to screen the new second floor from off-site views. The species, number, plant size and spacing of said trees and/or shrubs shall be indicated on landscape plan subject to the review and approval by the Director of Community Development prior to issuance of any permits. No final clearance/occupancy shall be granted until the Director of Community Development or his designee confirms that the landscaping installation is complete and consistent with the approved plan.
16. Verification that the project satisfies the minimum front-yard landscaping requirement shall be submitted for review and approval by the Director of Community Development prior to plan check.
17. Protection shall be provided for the protected trees during construction in accordance with City requirements. This protection plan shall be reviewed and approved by the Director of Community Development prior to the issuance of building permits.

Public Works Conditions:

18. Prior to permit issuance the applicant shall submit on-site drainage study along with a preliminary grading plan, indicating elevation contours.
19. Project shall comply with Los Angeles County’s Low Impact Development Standard.
20. This project **disturbs less than one acre of land**, the project is subject to the following minimum construction requirements:

Sediments from areas disturbed by construction shall be retained on site, using structural drainage controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind.

Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.

Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.

21. Prior to any construction (including, but not limited to, drive approaches, sidewalks, curb and gutter, etc.), trenching or grading within public or private street right-of-way, the applicant shall submit a street improvement plan consistent with the approved Site Plan and conditions of approval and obtain encroachment permits from the Engineering Division.
22. Any proposed mailbox structure shall be approved and permitted by Public Works.
23. Remove existing steps in Public Right Way.
24. Construct a new driveway and protect the existing Oak Trees in Public Right of Way in accordance with the requirements of the City's Municipal Code Chapter 4.24 regarding trees in the public right-of-way

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