

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

March 22, 2016 Meeting

Applicant:

Keith Ward
12210 Wixom Street
North Hollywood, CA 91605

Property Owner:

Phillippe & Allie Lefebvre
1931 Parkdale Place
La Cañada Flintridge, CA 91011

Site Address: 1931 Parkdale Place

Case Planner:

Harriet Harris ~ Assistant Planner

Case Type / Number:

Hillside Development Permit 15-17
Second-Floor Review 15-15



1. Request:

The request is for a Hillside Development Permit and Second Floor Review to allow a 698 sq. ft. first-floor addition, a 524 sq. ft. second-floor addition, 114 sq. ft. of cantilevered area over a new patio, a new pool and retaining walls that are 2'-0" (max) in height on a hillside lot.

2. Location:

The project site is located on the north side of Parkdale Place, at its intersection with Purtell Drive and La Granada Way, in the R-1-5,000 zone.

3. Staff Recommendation:

Staff recommends that the request **APPROVED** subject to the attached resolution.

4. Project Size:

Lot Area:	7,436 sq. ft.
Existing house and garage:	1,268 sq. ft.
Proposed first-floor addition:	698 sq. ft.
Proposed second-floor addition:	524 sq. ft.
Cantilevered Area:	114 sq. ft.
Total:	2,604 sq. ft. (0.35 FAR)

5. General Plan / Zoning / Existing Land Use:

The Land Use Map identifies the site as Medium Density Residential – up to 8.7 Dwelling Units per Acre. The property is designated R-1-5,000 (Single Family Residential, 5,000 Square Foot Minimum Lot Size). The lot is presently developed with a two-story residence with an attached garage.

6. Environmental Impact Review:

Staff has determined that the proposed Hillside Development Permit is Categorically Exempt from the California Environmental Quality Act, under Section 2.5(a)(4)(ii)(additions) of the City of La Cañada Flintridge Guidelines for the implementation of CEQA.

7. Previous Action:

None.

8. Pending and Potential Actions:

Plan check and issuance of building permit.

9. Staff Analysis:

A. Context:

The project site is located on the north side of Parkdale Place, at its intersection with Purtell Drive and La Granada Way near Glenhaven Park. The small neighborhood is characterized by parcels of varying sizes with one and two-story homes that were constructed in the early to mid-1900s, as well as, a few that were built later. The subject property is hillside and ascends approximately 40' from front to rear.



The site has an average slope of 30% which is associated with a 0.90 Slope Factor Guideline (SFG) and is characterized by a multi-level pad with a multi-level residence and attached garage.

The neighborhood is characterized by one and two-story residences of varying sizes on varied lots. Various architectural styles are also evident in the eclectic neighborhood.

Parcel and house sizes vary greatly in the neighborhood as the following comparison chart reveals:

Address	Lot Size	House Size	FAR	Stories
1904 Parkdale Place	5,720 S.F.	1,390 S.F.	.24	2
1900 Parkdale Place	9,300 S.F.	1,502 S.F.	.16	1
1901 Parkdale Place	9,800 S.F.	1,776 S.F.	.18	1
1903 Parkdale Place	6,100 S.F.	2,183 S.F.	.35	1
1909 Parkdale Place	9,000 S.F.	960 S.F.	.11	1
1919 Parkdale Place	10,600 S.F.	1,178 S.F.	.11	1
1921 Parkdale Place	7,580 S.F.	965 S.F.	.13	2
1925 Parkdale Place	7,420 S.F.	1,144 S.F.	.15	2
1935 Parkdale Place	7,840 S.F.	908 S.F.	.12	1
4324 Purtell Drive	7,200 S.F.	1,137 S.F.	.16	2
4329 Purtell Drive	6,055 S.F.	1,666 S.F.	.28	2
4330 Purtell Drive	6,480 S.F.	1,072 S.F.	.17	2
4333 Purtell Drive	5,820 S.F.	1,384 S.F.	.24	1
4336 Purtell Drive	6,220 S.F.	722 S.F.	.11	1
AVERAGE	7,047 S.F.	1,285 S.F.	.18	n/a
<i>1931 Parkdale Place*</i>	<i>7,436 S.F.</i>	<i>2,226 S.F.</i>	<i>.30</i>	<i>2</i>

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

The above chart indicates that the size of the subject property and the proposed residence are both above the neighborhood average. Only one home at 1903 Parkdale Place is at a higher FAR and one other is comparable in FAR to the subject property.

B. Project Description:

The project involves expansion of the existing first and second floors. The first-floor addition would comprise 698 sq. ft. and the second-floor addition would comprise 524 sq. ft. The cantilevered area would comprise 114 sq. ft. Total floor area added would be 1,336 sq. ft., increasing the size of the house to 2,604 sq. ft., below the 2,677 sq. ft. limit if the lot was flat. This is 195 sq. ft. above the Slope Factor adjusted 2,409 sq. ft. limit for the lot.

The project would expand the house forward of the existing house and would create a new entry, laundry room and master suite on the lower level adjacent to the existing garage. The new area would have first and second-floor compliant setbacks at 11'-0". The proposed front setback would be 38'-0", well above the 25'-0" front setback requirement. The lower level would have a reconfigured entry which would move it closer the street than the existing entry. The proposed upper floor would have a stair hall, a reconfigured kitchen and living area, relocated bedrooms and a study area above the garage. The upper level would cantilever over the new patio area on the lower level thereby providing articulation along the front façade. Both the upper and lower levels would have an 11'-0" setback which is greater than the 10'-8" required second-floor setback.

The new portion of the residence would achieve a 21'-0" overall height which is below the 23'-6" existing height of the house. The lowest adjacent grade (in this case natural grade) is at the

southwest corner of the new patio. The addition would also comply with the angle plane requirement.

In summary, the project would compare with code standards as follows:

	<u>Standard</u>	<u>Guideline</u>	<u>Proposed</u>
Floor Area:	2,677 sq. ft.	2,409 sq. ft.	2,604 sq. ft.
Front SB:	25'-0"	n/a	35'-0" (to cantilevered 2 nd floor)
West Side SB			
1 st floor:	5'-4"	n/a	11'-0"
2 nd floor:	10'-8"	n/a	11'-0"
Rear SB:	15'-0"	n/a	n/a
Height:	28'-0"	n/a	21'-0"

Also proposed are a series of retaining walls along the east side and rear of the property. The overall height of each wall would be 2'-0" which would increase the useable backyard area and allow for the installation of a pool. The proposed walls would be in close proximity to 1'-9" diameter and 1'-4" diameter oak trees, with required setbacks from the edge of the trees of 6'-0" and 4'-6", respectively. The applicant is proposing to maintain these distances but staff has included a condition of approval that requires arborist consultation and observation, as well as tree protection during construction.

C. Hillside Development Permit and General Plan:

Issues

At 30% average slope, the property qualifies as hillside property and has a corresponding Slope Factor Guideline of 0.90. The project would exceed the SFG by 195 sq. ft. but is under the 2,677 sq. ft. maximum allowed for the lot. The first and second-floor additions would be located on the west and south side of the existing residence and would be primarily visible from the front and west side neighbor. The majority of the sloping area on the small lot would be preserved.

Existing landscaping to the rear would remain and would screen the project from the upslope and distant neighbors. Front and west side landscaping would also be retained and would help screen the project from the front and west side.

Furthermore, Goal 4 of the General Plan Land Use Element pertains to Hillside Areas:

Maintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources.

Supporting this goal are the following objectives and policies:

Objective 4.1: New development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important views, topographic and other natural features, and the semi-rural character of the City's hillsides.

Policy 4.1.1: Preserve ridgelines, natural slopes, knolls, canyons, and bluffs in their natural state to protect important viewscales and topographic and other natural features.

Policy 4.1.3: Ensure that development preserves the City's natural environment, setting, and viewsheds, through design, siting, and construction that avoids obtrusive breaks in the natural skylines and minimizes the visual impact of grading, intrusion of highly visible cut and/or fill slopes, building and roof lines, and/or roadway surfaces.

Policy 4.1.5: Continue to implement the City's Hillside Development Chapter of the Zoning Ordinance, which establishes standards to minimize landform alteration, preserve significant environmental features, and control development densities.

Policy 4.1.6: Encourage residences developed in hillside areas to be designed, landscaped, and built of materials that blend with the existing environment; use of bright or reflective surfaces will be disallowed.

Objective 4.2: Ensure that hillside development will be designed, constructed, and maintained to minimize natural and human-made safety hazards to persons and property.

Policy 4.2.1: Require that development in hillside areas be designed and constructed in such a manner as to avoid flooding, mudslides, erosion, and subsidence to residents and structures on or near hillside areas as well as downstream of any project.

Policy 4.2.2: Ensure that the appropriate goals, objectives, policies, and implementation programs in the Safety and Conservation elements are applied to hillside development.

Policy 4.2.3: Discourage development in areas of known slope instability and/or high landslide risk.

This is further supported in the policies of the Hillside Development Ordinance as described in Section 11.35.020, by which this project has been reviewed.

The proposed additions could demonstrate bulk along the front (south) and side façades. The front and west side are, however, adequately screened by mature oak trees. The east side has less screening but the additions are sited on the west side of the lot.

The 2'-0" high retaining walls would be sited along the east side next to a new access stairs and in the rear yard and would not be visible from the front. As previously stated, staff's only concern is their proximity to the mature oak trees in the rear yard. As conditioned, the project would require arborist monitoring of the retaining walls during construction to ensure limited impacts on those trees.

Findings

- 1. The project, through elements of architectural and landscape design, will enhance its setting.**

The first and second-floor additions would enhance the existing residential use and would complement the existing architectural style of the house. Existing landscape screening would minimize visual impacts to the west and south. The project preserves a majority of the site's open space and sloping area. Staff supports the finding.

2. The project will maximize potential for sensitive use and effective preservation of open space.

The project involves first and second-floor expansion primarily forward of the existing house. The steeper portion of the lot to the rear would be maintained in its current natural state. Staff supports the finding.

3. The project will not be detrimental to the public health, safety, or general welfare.

The project expands an existing residential use and would conform to current building code standards for hillside development. Therefore, it will not be detrimental to the public health, safety, or general welfare. Staff supports the finding.

4. The project will not adversely affect the orderly development of property within the City.

The proposal is consistent with the character of the property and is comparable in FAR to two other parcels in the immediate vicinity. Staff supports the finding.

5. The project will conform to the goals and policies set forth in the General Plan.

The scope of the project is limited to residential expansion on an existing R-1 lot, while the hillside setting would be maintained, consistent with the direction of the City's General Plan. Staff supports the finding.

6. The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public service.

The project, consisting of additions to a single-family residential home, will not result in a change of use beyond that allowed in the General Plan and Zoning Code, and therefore, will not create a nuisance, hazard, or enforcement problem within the neighborhood or require the City to provide an unusual or disproportionate level of public service. Staff supports the finding.

7. There are special conditions or unique characteristics of the subject property and its location or surrounding which justify exceeding one or more of the provisions set forth in this Chapter to permit project development.

The proposal only exceeds the Slope Factor Guideline by 195 sq. ft. and a majority of that floor area is comprised of a 114 sq. ft. of cantilevered area. The proposed project preserves steeper slope located to the rear of the property and does not require excessive grading or

extraordinary building construction techniques to accommodate the expansion area. Staff supports the finding.

8. Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by screening or siting characteristics.

With the exception of the front, the proposed first and second-floor additions would not be prominently visible from off-site due to siting and existing mature landscaping or screening provided by the existing structure on the rear and east sides. The overall height of the expansion area is lower than the existing house. Area topography, lot configuration and existing landscaping also aid in minimizing bulk from off-site. Staff supports the finding.

9. The project does not create an avoidable or unreasonable impairment of the view from any other property.

The existing house is already two stories and partially screened by mature landscaping. Overall, the height and profile of the house would not significantly change as a result of the project. Staff supports the finding.

D. Second Floor Review:

Issues

The addition would move the front façade forward and closer to the street. It would, however, still be setback 10'-0" beyond the 25'-0" front setback requirement. Many other homes in the immediate neighborhood are sited much closer to the street. The second-floor cantilevered area would provide articulation along the front façade and creates a covered porch area for the relocated front porch area.

With respect to the Single-Family Residential Design Guidelines, the proposed second-floor addition would integrate well into the existing structure and typical privacy issues would be minimized by the siting of the addition, as well as, existing mature landscaping. The height of the addition is 21'-0" which is slightly below the existing house and below the 28'-0" height limit for the hillside site. The addition would complement the existing modern architectural style and the split-level house would fit well within the eclectic neighborhood.

Findings

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

The project would expand the existing first and second floors and satisfies the required setbacks. Adequate articulation is provided along the north façade due to second floor cantilevered area. Views of the addition would primarily be from the street and the immediate neighbors but would be profiled against the sloping lot and existing trees in the backyard. Staff supports the finding.

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

surrounding neighborhood.

Many of the homes in the immediate neighborhood are split level or two-story homes. While the proposed addition would alter the appearance of the structure at the second-floor level along the front and west sides, it would blend in with the neighborhood and would not add to the overall height of the existing house. Staff supports the finding.

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

The addition would not demonstrate adverse view, massing or privacy impacts considering its position and scale, the location of proximate neighboring homes and existing mature landscaping. 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 second-floor addition would integrate well with the existing structure and would utilize compatible materials to blend in with the existing structure. It would include a shed roof that would blend well with the existing shed roof and would maintain architectural consistency. The street setting would be minimally impacted by the second-floor addition. The materials utilized by the project would be consistent with the primary directives of the City's Residential Design Guidelines. Staff supports the finding.

G. Recommendation:

Based on the above discussion, staff has determined that the project is appropriate for the site and area. Thus, staff recommends that the Hillside Development Permit and Second Floor Review request **BE APPROVED**, subject to conditions listed in Exhibit "A", attached to the draft resolution.

cc: *Keith Ward / 12210 Wixom Street / North Hollywood, CA 91605*
Phillippe & Allie Lefebvre / 1931 Parkdale Place / La Cañada Flintridge, CA 91011

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 16-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING HILLSIDE DEVELOPMENT PERMIT 15-17 AND SECOND-FLOOR REVIEW 15-15 FOR ADDITIONS TO AN EXISTING TWO-STORY RESIDENCE, RETAINING WALLS AND A POOL ON A HILLSIDE LOT AT 1931 PARKDALE PLACE AS REQUESTED BY PHILLIPPE AND ALLIE LEFEBVRE

WHEREAS, a request by Phillippe and Allie Lefebvre has been received for a Hillside Development Permit and Second Floor Review for additions to an existing two-story residence, retaining walls and a pool on a hillside lot, said request attached hereto and incorporated by reference; and

WHEREAS, after publication and posting of the request in the prescribed manner, the Planning Commission, on March 22, 2016, held a public hearing on the project, conducted a review of the request; and

WHEREAS, the Commission 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 Class 2.5(a)(4)(ii)(additions) 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 March 22, 2016, regarding the application for a Hillside Development Permit and Second Floor Review, and heard and considered the testimony of the applicant and the public; and hereby determines the following:

Section 1.

Hillside Development Permit:

1. The project, through elements of architectural and landscape design, will enhance its setting because the first and second-floor additions would enhance the existing residential use and would complement the existing architectural style of the house. Existing landscape screening would minimize visual impacts to the west and south. The project preserves a majority of the site's open space and sloping area.
2. The project will maximize potential for sensitive use and effective preservation of open space because the project involves first and second-floor expansion primarily forward of the existing house. The steeper portion of the lot to the rear would be maintained in its current natural state.
3. The project will not be detrimental to the public health, safety, or general welfare since the project expands an existing residential use and would conform to current building code

standards for hillside development. Therefore, it will not be detrimental to the public health, safety, or general welfare.

4. The project will not adversely affect the orderly development of property within the City since proposal is consistent with the character of the property and is comparable in FAR to two other parcels in the immediate vicinity.
5. The project will conform to the goals and policies set forth in the General Plan because the scope of the project is limited to residential expansion on an existing R-1 lot, while the hillside setting would be maintained, consistent with the direction of the City's General Plan.
6. The project will not create a nuisance, hazard or enforcement problem within the neighborhood or the City or require the City to provide an unusual or disproportionate level of public service since the project, consisting of additions to a single-family residential home, will not result in a change of use beyond that allowed in the General Plan and Zoning Code, and therefore, will not create a nuisance, hazard, or enforcement problem within the neighborhood or require the City to provide an unusual or disproportionate level of public service.
7. There are special conditions or unique characteristics of the subject property and its location or surrounding which justify exceeding one or more of the provisions set forth in this Chapter to permit project development because the proposal only exceeds the Slope Factor Guideline by 195 sq. ft. and a majority of that floor area is comprised of a 114 sq. ft. of cantilevered area. The proposed project preserves steeper slope located to the rear of the property and does not require excessive grading or extraordinary building construction techniques to accommodate the expansion area.
8. Any potential for the project to present visibly excessive bulk from any vantage point, near or far, is mitigated by screening or siting characteristics because with the exception of the front, the proposed first and second-floor additions would not be prominently visible from off-site due to siting and existing mature landscaping or screening provided by the existing structure on the rear and east sides. The overall height of the expansion area is lower than the existing house. Area topography, lot configuration and existing landscaping also aid in minimizing bulk from off-site.
9. The project does not create an avoidable or unreasonable impairment of the view from any other property since the existing house is already two stories and partially screened by mature landscaping. Overall, the height and profile of the house would not significantly change as a result of the project.

Second Floor Review:

1. The two-story design includes adequate setbacks, screening and modulation since the project would expand the existing first and second floors and satisfies the required setbacks. Adequate articulation is provided along the north façade due to second floor cantilevered area. Views of the addition would primarily be from the street and the immediate neighbors but would be profiled against the sloping lot and existing trees in the backyard.
2. The two-story design preserves the existing scale and character of the surrounding

neighborhood many of the homes in the immediate neighborhood are split level or two-story homes. While the proposed addition would alter the appearance of the structure at the second-floor level along the front and west sides, it would blend in with the neighborhood and would not add to the overall height of the existing house.

3. The two-story design protects public views, aesthetics, privacy, and property values of the neighbors since the addition would not demonstrate adverse view, massing or privacy impacts considering its position and scale, the location of proximate neighboring homes and existing mature landscaping.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council because the second-floor addition would integrate well with the existing structure and would utilize compatible materials to blend in with the existing structure. It would include a shed roof that would blend well with the existing shed roof and would maintain architectural consistency. The street setting would be minimally impacted by the second-floor addition. The materials utilized by the project would be consistent with the primary directives of the City's Residential Design Guidelines.

Section 2.

Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves the Hillside Development Permit and Second-Floor Review for additions to an existing two-story residence, retaining walls and a pool on a hillside lot at 1931 Parkdale Place, subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 22nd day of March, 2016.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
HILLSIDE DEVELOPMENT PERMIT 15-17
SECOND-FLOOR REVIEW 15-15
1931 Parkdale Place

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 Hillside Development Permit 15-17 And Second-Floor Review 15-15.
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 plans Hillside Development Permit 15-17 And Second-Floor Review 15-15, 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 24 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 Department 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 Hillside Development Permit, Second-floor Review and Setback Modification. 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 Department of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. An arborist shall review the proposed locations of the retaining walls to determine if additional setbacks from the oak trees is necessary or if alternative construction methods shall be required to preserve the root systems of the protected trees. Any recommended changes shall be reviewed and approved by the Planning Department and/or Building and Safety Department. Arborist monitoring during construction is required. Protection shall be provided for the oak 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.
13. All construction/contractor parking shall be on-site only. If it is deemed by the Community Development Director that sufficient on-site parking may not be available, a Parking Management Plan shall be prepared by the applicant indicated where additional construction vehicles will be parked. Any additional construction vehicle or equipment parking may be required to occur off-site at a location approved by the Director of Community Development. The Parking Management Plan prepared by the applicant shall demonstrate that the alternate location 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.
14. Prior to permit issuance the applicant shall provide a plan that confirms that more than 50% of the front yard is landscaped.
15. Any subsequent substantive change to these approved plans by the 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.
16. 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.

Public Works Conditions:

17. Project shall comply with Los Angeles County’s Low Impact Development Standard.
18. 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.
19. 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.
20. Any proposed mailbox structure shall be approved and permitted by Public Works.
21. Remove and replace existing asphalt driveway.

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