

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT March 22, 2016 Meeting

Applicants / Owners:
Alan Yee and Cece Chin
1323 Marianna Road
Pasadena, CA 91105

Case Types / Numbers:
Second-floor Review 15-36
Tree Removal Permit 15-18

Site Address:
2064 Lyans Drive

Project Planner:
Roger Cantrell, Consulting Architect/Planner

1. Request:

The request is for Second-floor Review to allow a new 4,466 sq. ft. two-story residence to be constructed on an 18,714 sq. ft. lot. In addition, a 26" oak tree would be removed. The project complies with floor area, size, setback and height requirements.

2. Location:

The site is on the southern end of Lyans Drive, in the R-1-15,000 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:	18,701 sq. ft.
Proposed Residence:	
Basement (exempt):	(1,146 sq. ft.)
1 st Floor livable:	2,035 sq. ft.
Garage:	480 sq. ft.
Covered balcony:	141 sq. ft.
2 nd Floor:	1,637 sq. ft.
Total:	4,246 sq. ft. (22.7% of site area)

5. General Plan / Zoning / Existing Land Use:

The General Plan Land Use Map designates the site Low Density Residential (up to 4 dwelling units per acre). The site is zoned R-1-15,000 (Single Family Residential, 15,000 square feet minimum lot size) and is currently vacant.

6. Environmental Impact Review:

Staff has determined that the proposed project is 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:

None

8. Pending and Potential Actions:

Plan check and issuance of building permit.

9. Staff Analysis:

A. Context

Where Rosebank Drive extends north from Lyans Drive in a “T” intersection, there is a private road extending south in alignment with Rosebank. To the west is the original Lyans house predating the other parcels which have since been created from the property. The subject property is a vacant property hidden from Lyans Drive view by the winding course of the private road, which it abuts at its southern terminus.

The unusual parcel configuration results in the east property line extending down from the northeast property corner is considered the front, with the long west property line the

rear. The other lines are considered side.

The developed lot at 2054 abuts to the east, across the shared private road. To the north is the 2056 Lyans house, closely abutting the unused northeast leg of the project site. The most exposed interface is to the west, where 2124 Lyans abuts at grade. With landscaping sparse, there are clear views from the subject property to that house and its front yard, as well as the abutting houses to the west (2134 and 2140).

The parcels on the shared driveway extending from Lyans Drive share the gently sloped, oak-studded characteristics of the subject site. Average slope on the project parcel is 14% as confirmed by staff, just short of the Hillside threshold. At the southwest corner of the parcel, the gentle slope of the subject property increases abruptly. Abutting on the south and using the common driveway for access, is the site of a recently approved project at 2062 Lyans Drive. That site is steeply



View up private road back to Lyans Drive, with homesite to left and oak within turnaround at right.

downslope, with an average slope of 36%. The house was approved at a ridge height of 113'-6", which is 2'-6" above the first-story finish floor elevation of the proposed house. Thus the panoramic view from standing height at the south property line of the current project will be blocked by the 2148 Lyans house as far as medium-range views are concerned, but the long-range views from the subject house itself will be virtually preserved.

There are many oaks on the subject property, and a large deodar as well. An arborist report has been prepared for the site (McKinley & Associates, May 21, 2014), discussed in part under the Project Description.

A survey of properties in the area shows the following house and parcel sizes along with the density and number of stories:

Address	Parcel Size	House Size	Density
2060 Lyans Drive	17,420	3,213	18%
2102 Lyans Drive	26,799	2,933	11%
2124 Lyans Drive	15,000	2,022	13%
2072 Lyans Drive	8,280	808	10%
2058 Lyans Drive	15,525	2,294	15%
2056 Lyans Drive	19,665	3,144	16%
2050 Lyans Drive	15,120	2,407	16%
2054 Lyans Drive	34,322	1,470	4%
2052 Lyans Drive	9,438	3,238	34%
2062 Lyans Drive (approved as 2048)	18,768	3,760	20%
Averages	18,033	2,529	14%
2064 Lyans	18,714	3,764	20%

**Project site – above figures do not include garages and other non-habitable space and are intended for general comparison only.*

The chart summarizes the statistics of a particularly low-density neighborhood. Overall, the project site is slightly larger than the area average, with the largest floor area and highest density. The chart shown includes the property located at 2062 Lyans Drive which was approved by the City Council (as 2048) at an appeal hearing in June 2014 but is not yet built. That house will comprise 3,760 sf on a parcel of 18,768 sf, at 20% density under hillside / slope factor circumstances. (If that project is excluded, the averages are 17,952 sf lot size, 2,392 sf home size, and 13% density.)

B. Project Description:

Building

The proposed first floor would contain 2,035 sq. ft. of livable area, 141 sq. ft. of covered balcony and a 480 sq. ft. garage. The second floor would comprise 1,637 sq. ft. The second floor would have 4 bedrooms and bathrooms while the first floor would have a media room, great room, mudroom, dining, music/living, storage/laundry room and kitchen. The maximum building height would be 22'-8" above finish floor and primarily less than 24 feet above low grade, well below the 32-foot height limit for the parcel. At the northeast corner of the garage elevation, low grade would create a height of 25'-6", and at the rear, the single lowest point at the basement door would create height reaching 31 feet.

A lightwell for the basement is proposed within the rear setback, complying with City limits of 6-foot retaining wall height and no more than the minimum area required by the Building Code.

Roof surfaces are proposed for use as decks / green roofs over the media room at the north end of the ground floor, and over the east portion of the garage.

Aside from the rear (west) setback which would be at the 15-foot minimum, the project would be far from the limits of the code:

	<u>Standard:</u>	<u>Project:</u>
Floor Area:	5,494 sq. ft.	4,246 sq. ft.
Front SB:	48.5'	115.95'
North Side SB		
1 st floor:	5' -6"	38'-4"
2 nd floor:	11' -0"	59'-6"
South Side SB		
1 st floor:	5' -6"	34' -1"
2 nd Floor:	11'-0"	34'-1"
Rear SB:	15'-0"	15'-0"*
Height:	32-0"	31' max.

** Eave encroachments into rear setback are addressed in a draft approval condition.*

Landscape

Tree preservation has been incorporated into the project. This includes placement of the house sufficiently far from the trunk of the most significant oak, the 60-inch specimen just northeast of the house, as to avoid its sprawling canopy. There are two oaks indicated in the northwest corner, which upon inspection are not of concern to staff. One in particular is crowded at its base by large yuccas. Another oak, indicated on the plan as of 12-inch size near the center of the west property line, is called out for removal, but there is already no sign of the tree on site.

A Tree Removal Permit application is included for the 26-inch oak at the southwest corner of the site. The Arborist Report discusses that tree as being in very poor health and potentially hazardous to any structure to be built near its limbs. The arborist recommended removal of that tree. Staff would support its replacement on site with another oak, which should adapt to the house placement more reliably than would an existing tree in any event.

The plan indicates the access easement per the project's legal description. As noted, several oak trees could be in conflict with the Fire Department's access requirements of up to 20-foot width, potentially clear to the sky. The worst-case scenario would involve removal of five oaks as shown, with a more-likely scenario the removal of the three on the south side and pruning of the two on the north.

The parcel to the south, at 2062 Lyans Drive, is proceeding through plan check, including negotiations with the Fire Department. Additionally, negotiations are underway among the neighbors (Lyans and Tagawa) regarding realignment of the access easement to match an existing paved driveway in order to preserve trees. The project architect will be prepared to update the Commission at the hearing. In any

event, Fire Department access will need to be accommodated aside from the Second-Floor Review action, and the parameters of the access are related to any site development and not specifically to anything addressed by Second-Floor Review findings.

Another site constraint is the Fire Department access hammerhead driveway which is already shown on the plans.

The landscape plan is designed for drought tolerance. Another objective is fire resistance, consistent with Los Angeles County Fire Department objectives.

One landscape element that has generated neighbor response is a possible Native American grinding stone. (March 4, 2016 letter from Judith Trumbo, 2056 Lyans Drive, is attached.) Applicant Alan Yee informed the City that the stone is located on Ms. Trumbo's property (March 17, 2016 email attached). The Director has confirmed and documented that it is located on the other property. Thus it is not involved in the project review.

C. Second-Floor Review:

Discussion

While the area was at one time primarily composed of single-story homes, 2-story homes are becoming increasingly common, particularly in the immediate surroundings including the private drive. The proposed two-story house has a traditional style and a second floor of modest scale. Defining features are simple, yet effective; these include the varied roof form, overhangs, and projecting walls.

In keeping with the design simplicity, smooth stucco is used, along with a standing-seam metal roof. Together with the roof gardens, this treatment gives the house a fresh, contemporary character which is harmonious with several of the streets already within the enclave. The transition of this design to ground level could appear stark unless the adjacent landscaping allows for a transitional base, as is recommended in the Single-Family Residential Design Guidelines: "*Foundation shrubs should be used to provide refinement to the base of the house walls.*" For that reason, staff has included a draft condition requiring planters and/or shrubs at the base of the walls, or an alternate design if effective as a transitional base.

With regard to views from downslope, the house is sufficiently behind the top of the steep slope, and the retained deodar, as to have no significant effect from close range. From longer range, the house would be visible only as a miniscule, screened part of a wider view containing many more exposed houses.

View blockage concerns are also minimal. The neighboring houses have view orientation that either excludes the subject property (from 2054 to the east) or includes it only peripherally (from 2124 to the west), since the view orientation is to the south.

On the rear (west) property line, the house would be set back only at the code requirement. This requires a condition limiting the eaves and trellis overhang encroachments to the 4'-0" allowed by code. As such, it is the only side of the house that would be near the code envelope. It is also the only side having a substantial view to and from a neighboring property at close range. The viewed portion of that neighboring house (and distantly its neighbors as well) is its garage and front windows, so the privacy concern is not acute. The view from the west is of the new house's master bedroom and master bathroom windows. Thus some screening is appropriate, to soften the view of the subject house, to provide privacy to its upper floor windows, and to a smaller extent to block views of the neighboring houses to the west. A draft condition is included to that effect.

The story poles illustrate the lack of long-range or medium-range visibility. Approaching from the north, the two-story extent is concealed by the sprawling oaks, especially the specimen closest to the house, until one is nearly at the proposed driveway. The scale is small by normal standards, at only a 22-foot primary height, but seemingly near the limits for the delicate context of narrow road and small setback. The story poles are also visible from the Ross shopping center below, but only distantly and substantially screened by trees on the slope near the site.

The roof decks at the north and northeast areas of the house do not present a privacy issue, since they are at considerable distance from the only houses potentially affected, at 2056 (northeast) and 2054 (southeast). With no such concern presented, the roof decks hold promise of being positive visual elements.

Second-Floor Review is also tied by findings to the City's Residential Design Guidelines, which address four primary considerations:

- **Neighborhood Compatibility:** The neighborhood has a mix of architectural styles, including minimal contemporary design as proposed.
- **Site Development:** The proposed house meets or exceeds the setback requirements of the Zoning Code. The second floor and roof are well-modulated. Mature trees and other vegetation reduce the visual impact from the street.
- **Physical Design Component:** The proposed house is suited to the 18,701 sq. ft. property, with adequate setbacks provided on all sides and no Setback Modification required. The height for the proposed house is more than eight feet below the maximum of 32'-0" permitted by the Zoning Code.
- **Landscaping:** The landscaping will remain as shown on the plans. This landscaping includes mature vegetation. These existing trees partially screen the house and which reduces the visual impact of the proposed house to the neighbor. The shortcoming is the aforementioned lack of landscaping along the west property line, addressed in a draft condition.

Overall, the proposed house is compatible with the mix of houses in the neighborhood.

Findings

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

Compliant and ample setbacks to all property lines and adequate visual separation are provided at the second-floor level while the design and size of the home expresses sensitive scale and tasteful modulation. At the only sensitively viewed elevation, along the west property line, the second floor has tasteful massing, with deeply modulated hipped roof forms. Staff supports the finding.

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

The proposed second floor, through its modestly expressed size, visual scale and refined traditional style, would preserve the character of the existing neighborhood, wherein comparably-sized two-story homes are found. The finding can be made.

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

The only proximate house with possible perception of view or privacy issues is to the west, where the second floor is only peripheral to the southward view orientation. Regarding privacy, the viewed areas of the neighboring home are the street-facing public windows, which would be viewed obliquely. The second-floor portions of the subject house viewed from the neighbor to the west are two bedrooms and a further recessed master bedroom, potentially sensitive parts of the house, readily manageable through property line landscape screening which is included in an approval condition. 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 scale and massing utilized by the project relate well to the site and area and would be consistent with the primary directives of the City's Residential Design Guidelines, the foremost considerations of which are neighborhood and streetscape compatibility. The more detailed considerations of the design guidelines pertain to style and integrity, which are respected by the tasteful, restrained design. Staff recommends this finding.

D. Tree Removal Permit:

Discussion

Development of the lot to the north is precluded by the site's inventory of large healthy oak trees. The south half of the lot is compromised to an extent by the central location of the subject tree, which is in decline, to be removed. Given the irregular and narrow configuration of the property, condition of the subject tree, number of trees to be retained and new landscaping proposed, said removal is regarded as reasonable by staff.

Criteria for removal

The City's Tree Preservation and Protection Ordinance specify the criteria which must be met in order to approve a request to remove protected trees on residentially zoned properties. These findings, as specified in Section 4.26.050 of the Municipal code (enclosed), are listed below.

1. Where the tree itself, its excess foliage or its limbs are interfering with a structure or building and there is no feasible alternative to mitigate the interference.
2. ***Where, upon taking into account the size, shape, topography and existing trees upon the lot, the denial of the permit would create an unreasonable hardship on the property owner.***
3. ***Where a written determination has been made by a California Certified Arborist, after a visual inspection and scientific evaluation that the tree is so diseased or damaged that it is no longer viable or is a threat to property or to other trees. The Director may waive the requirement for an Arborist's statement when the tree can be determined to be dead by a lay person's visual inspection.***
4. Where the removal of one or more trees in an urban grove is necessary for the preservation of the health of the grove as determined by an ISA certified arborist.
5. Where the fire department has deemed that removal of the tree(s) is critical to providing an effective firebreak. This provision does not apply to trees, ornamental shrubbery and other cultivated ground cover that does not provide a solid means of readily transmitting fire.

In light of the submitted information, staff observations and above discussion, findings #2 and #3 can be applied to the subject tree. Findings #1, 4-5 do not apply to this request.

If the Fire Department requires modification of the shared access drive to the point that the offsite oak trees need trimming or removal, a separate tree permit will be required for staff approval.

E. Recommendation:

Based on the above discussion and related findings, staff recommends that the Second-

floor Review and Tree Removal Permit requests **BE APPROVED**, subject to the conditions listed in Exhibit “A”, attached to the draft resolution.

cc: Alan Yee and Cece Chin / 1323 Marianna Road / Pasadena, CA 91105 / cece.chin@earthlink.net

Greg George/Studio GWG/318 Avenue I, #154 / Redondo Beach, CA 90277 / studiogwg@gmail.com

*Attachments: Draft Approval Resolution
Letter to Planning Commission from Judith Trumbo, 3/4/16
Email to Robert Stanley from Alan Yee, 3/17/16*

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 16-

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING SECOND-FLOOR REVIEW 15-36
AND TREE REMOVAL PERMIT 15-18
FOR A NEW TWO-STORY RESIDENCE AT
2064 LYANS DRIVE AS REQUESTED BY
ALAN YEE AND CECE CHIN**

WHEREAS, a request by owners Alan Yee and Cece Chin has been received for a Second Floor Review and Tree Removal Permit to allow construction of a new two-story residence, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on March 22, 2016, held a public hearing and 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 Section 2.5(c)(5)(new construction) of the City of La Cañada Flintridge Guidelines for the implementation of CEQA; and

WHEREAS, upon consideration of submitted information and public testimony, the Planning Commission hereby determines that the project would have no potential for adverse effect on wildlife resources, and is therefore exempt from Section 711.4 of the California Fish and Game Code; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated March 22, 2016 regarding the application for a Second Floor Review at 2064 Lyans 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 compliant and ample setbacks to all property lines and adequate visual separation are provided at the second-floor level while the design and size of the home expresses sensitive scale and tasteful modulation. At the only sensitively viewed elevation, along the west property line, the second floor has tasteful massing, with deeply modulated hipped roof forms.

2. The two-story design preserves the existing scale and character of the surrounding neighborhood, because the proposed second floor, through its modestly expressed size, visual scale and refined traditional style, would preserve the character of the existing neighborhood, wherein comparably-sized two-story homes are found.
3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors, because the only proximate house with possible perception of view or privacy issues is to the west, where the second floor is only peripheral to the southward view orientation. Regarding privacy, the viewed areas of the neighboring home are the street-facing public windows, which would be viewed obliquely. The second-floor portions of the subject house viewed from the neighbor to the west are two bedrooms and a further recessed master bedroom, potentially sensitive parts of the house, readily manageable through property line landscape screening which is included in an approval condition.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council, because the scale and massing utilized by the project relate well to the site and area and would be consistent with the primary directives of the City's Residential Design Guidelines, the foremost considerations of which are neighborhood and streetscape compatibility. The more detailed considerations of the design guidelines pertain to style and integrity, which are respected by the tasteful, restrained design.

Tree Removal Permit

1. Upon taking into account the size, shape, topography and existing trees upon the lot, the denial of the permit would create an unreasonable hardship on the property owner.
3. A written determination has been made by a California Certified Arborist, after a visual inspection and scientific evaluation that the tree is so diseased or damaged that it is no longer viable or is a threat to property or to other trees. The Director may waive the requirement for an Arborist's statement when the tree can be determined to be dead by a lay person's visual inspection.

Section 2:

NOW, THEREFORE, be it resolved that the Planning Commission approves the Second Floor Review request and related Tree Removal Permit at 2064 Lyans Avenue 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
SECOND FLOOR REVIEW 15-36
TREE REMOVAL PERMIT 15-18
2064 Lyans Avenue

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 15-36 and Tree Removal Permit 15-18.
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 15-36 and Tree Removal Permit 15-18, 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 and assessments to the City of La Cañada Flintridge, as established by Resolution of the City Council.
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 Second-Floor Review and/or Tree Removal Permit. 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. All construction/contractor parking shall be on-site only. If it is deemed 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. The existing 26-inch oak at the southwest corner of the proposed house shall be replaced onsite by another tree of similar species, 24-inch box size. A landscape plan shall be submitted prior to plan check for review and approval by the Director of Community Development. The tree shall be installed prior to final occupancy clearance.
13. At a minimum, any tree with a base located within fifteen (15) feet of the grading and/or development activity must have a protection zone. A protection zone which is less than that defined below must be submitted in writing and approved by the director of community development prior to commencement of construction activity on the site.
 - A. Protective Barriers. Any tree which is shown on the tree plan to be saved shall be enclosed by an appropriate construction barrier, such as chain link fencing or other means acceptable to the director of community development, prior to the commencement of work.
 - B. Such barrier(s) must be located a distance from the trunk base of two times the trunk diameter, up to a maximum of fifteen (15) feet, unless otherwise approved in writing by the director.

- C. Barriers are to remain in place during all phases of construction and may not be removed until completion of grading and development activities. Barriers shall be in place and inspected by staff prior to building permit issuance.
14. Planters, shrubs, or other elements shall be provided at the base of the house walls to provide a base to the building and a transition from wall to yard, subject to approval by the Director of Community Development or designee prior to permit issuance.
 15. Eave and trellis beam projections within the 15-foot rear (west) required side yard shall not exceed 4'-0".
 16. Landscape screening shrubs and/or trees shall be planted along the west property line from the southwest corner of the house to the northwest corner of the site prior to final occupancy clearance. A landscape plan shall be submitted to Planning prior to plan check, identifying landscape screening of adequate density and height as to provide privacy screening for the master bedroom and master bathroom windows, subject to review and approval by the Director of Community Development.
 17. In the event that the Fire Department requires modification of the shared access drive to the point that offsite oak trees need trimming or removal, a separate tree permit shall be submitted for staff approval.

* * *