

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT July 11, 2017 Meeting

Applicant:
PDS Studio Inc.
68 Genoa Street, Unit B
Arcadia, CA 91006

Case Type / Number:
Hillside Development Permit 17-19

Property Owner:
Monte Valido LLC
68 Genoa Street, Unit A
Arcadia, CA 91006

Site Address:
4621 Indiana Avenue

Case Planner:
Chris Gjolme ~ Planner

1. Request:

The request is for a Hillside Development Permit to allow construction of a 5,343-sq. ft. one-story residence on an 18,020-sq. ft. lot with an average slope of approximately 18%. Retaining wall, swimming pool and patio improvements are also proposed.

2. Location:

The site is on the north end of Indiana Avenue, north of its intersection with Foothill Boulevard, in the R-1-10,000 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:	18,020 sq. ft.
Proposed residence:	4,632 sq. ft.
Attached 3-car garage:	711 sq. ft.
Total area as proposed:	5,343 sq. ft.
FAR:	0.29

5. General Plan / Zoning / Existing Land Use:

The Land Use Map identifies the site as Medium Density Residential – Up to 4 Dwelling Units per Acre. The property is designated R-1-10,000 (Single Family Residential – 10,000 Square Foot Minimum Lot Size). The site is currently developed with single-story residence and detached accessory structure, which would be demolished in conjunction with project approval.

6. Environmental Impact Review:

Staff has determined that the proposed Hillside Development Permit is Categorically Exempt from the California Environmental Quality Act, under Class 2.5(c)(1)(new single-family residence) of the City of La Cañada Flintridge Guidelines for the Implementation of CEQA.

7. Previous Action:

None

8. Pending and Potential Actions:

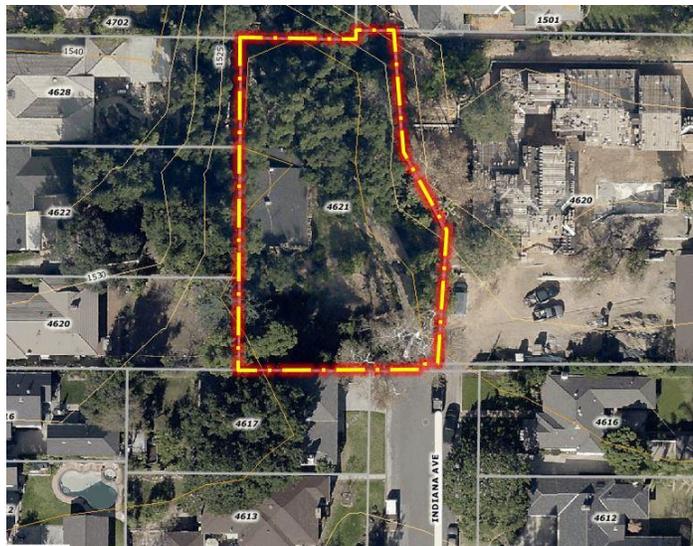
Plan check and issuance of building permit.

9. Staff Analysis:

A. Context:

The long 4500 and short 4600 blocks of Indiana Avenue extend up from Foothill Boulevard and from Flanders Road respectively, with a consistent pattern of lots with sizes consistent with the underlying R-1-7,500 zoning. The area is developed with houses of fairly uniform character, generally dating from the early postwar era.

At the terminus of the street are two lots of larger size, within a sliver section of the R-1-10,000 zone that extends from the west. To the east, **this tandem of 'unique lots'** is bordered by the spacious Edison easement. The easterly lot is over 30,000 sq. ft. in size and developed with a large Mediterranean styled home reviewed and approved by the Planning Commission in 2012.



To the west is the subject lot; an 18,000-sq. ft. slightly irregular parcel at a lower elevation and well screened to the east by trees on both properties. To the west are three lots that front on Alta Canyon Road (4620, 4622 and 4628), with the rear yards of **these properties adjacent to the subject lot's lengthy west side property line.** This juxtaposition of yards provides adequate separation and screening between the three residences and the subject lot. A fourth property along Alta Canyon Road (4702) extends further to the east and is adjacent to the north. This lot is elevated and heavily screened.

The subject parcel is nearly rectangular, with a jog in the east boundary resulting in greater width at the south end. A wooded bank defines the lot to the east and makes up **most of the site's 18%** average slope. As noted on the site plan, several large trees exist and are proposed for retention, including protected sycamores to the front and a large oak tree to the rear. One of the sycamores is adjacent to the west end of the driveway **and precludes widening beyond the 12'-6" proposed.** **There is a possibility that the Fire Department will require removal of this tree as part of their review.** If this were to occur, a Tree Removal Permit would be required at a later date.

B. Project Description:

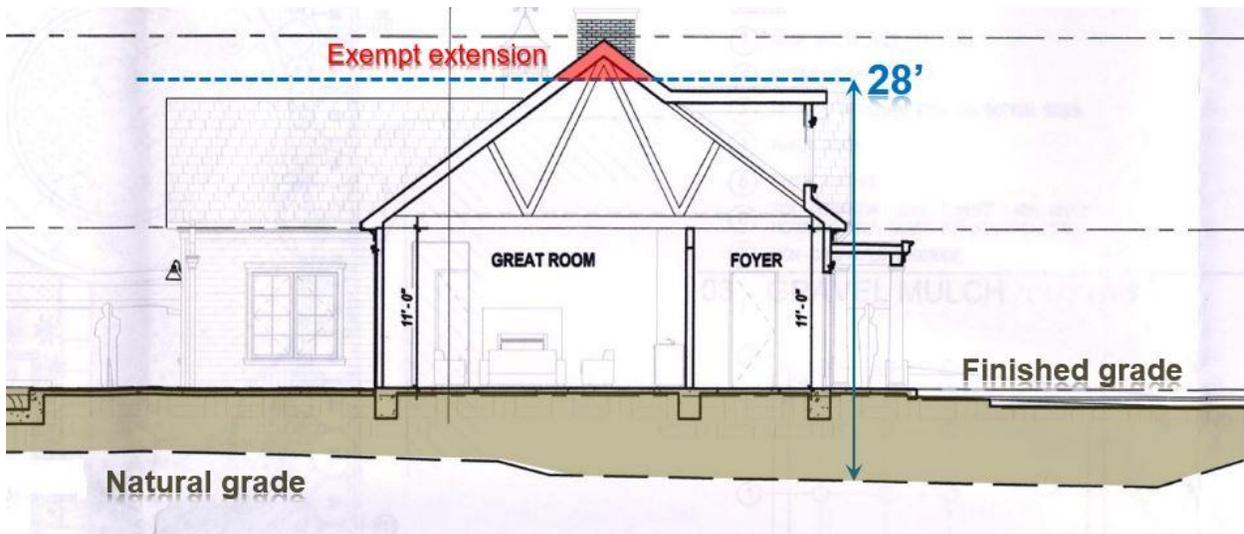
The request involves construction of a new one-story house and attached 3-car garage upon the existing pad, which would be expanded to the east and west, requiring construction of retaining walls up to 6 feet in height. The pad would also be raised **several feet, to bring the new residence up and out of the site's current** blow-like setting. Pool and patio improvements to the rear are also proposed as part of the project.

The home would be comprised by two wings; an east-west wing containing the garage, great room and entry, and a lengthy bedroom wing extending to the north. Total length along the west side of the house would be 134 feet, greater than the 120-foot guideline established for hillside projects, but allowed with positive findings. The garage would be sited to the east, logical given site access at the far southeast corner. Garage width relative to frontage would be 31%, less than the 35% Large Garage Review (LGR) threshold.

The new house would be code-compliant in all regards. Its setbacks would exceed the **25-foot front yard requirement (26'-9") and meet the 11'-4" side and 15-foot rear yard requirements.** Total floor and roofed area would be 5,343 sq. ft., within the 5,354 sq. ft. limit for the site. With an average slope of 18%, the lot is not associated with a Slope Factor Guideline (SFG) and the potential for reduced floor area. An 11-foot plate would be used throughout. **Structure height would be 24'-6".** A majority of the roof would step down from the high ridge, yielding an average structure height well below 24 feet.

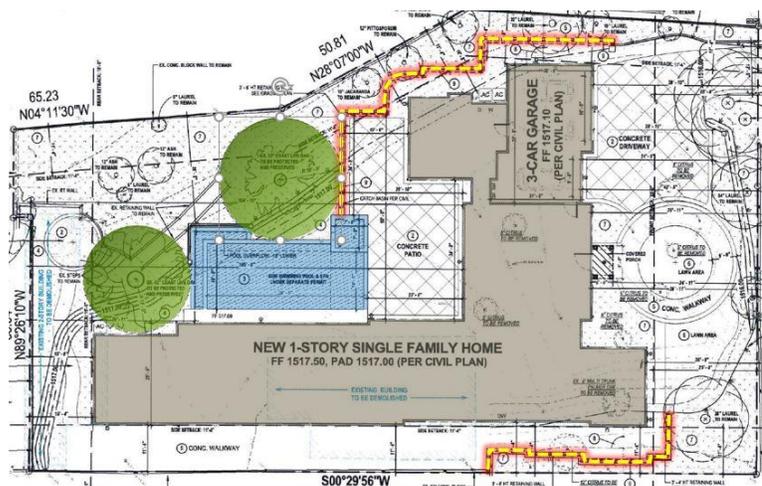
Increased pad height would contribute to overall building height. The 28-foot hillside **maximum would be satisfied around a majority of the home's perimeter.** An evaluation of proposed grades and structure height at the central portion of the front of the house suggests overall building height would exceed 28 feet, albeit minimally. However, the

area in question is limited to the home's highest ridge, which spans 30 feet in length but achieves a depth of only 6 feet. Its resulting qualification as an architectural extension exempts it from contributing to structure height. Again noting the roof's stepped form, average building height would be well within the 28-foot limit even when accounting for the raised pad level. Section "C" demonstrates this and has been revised to highlight natural grade, adjusted grade/pad level, the roof section in question and 28-foot height limit:



Should the Commission be concerned with the home's height, minor revision to any combination of finished grade level, plate height and/or roof pitch could eliminate the excess.

As mentioned, the home's employment of a single floor level would require some pad expansion to accommodate the footprint as proposed. This would be accomplished through construction of two new retaining walls along the east and west sides of the property. Rising grades would require use of a cut walls, inward-facing to the property, achieving a height of approximately 5 feet to the west and 6 feet to the east. The east wall would be lengthier, jogging to the north before returning to the west and terminating along the east end of a proposed spa, which would be flanked by a swimming pool and patio area. The top of this wall would accommodate the new drainage system comprised by a swale ①, subdrains ② and catch basins ⑦ as detailed on the conceptual drainage plan. As is customary, the project will require LID and more



extensive drainage review by the County as part of the plan check process.

Two large oak trees would be proximate, but are adequately separated from the new structures. The project has been reviewed and endorsed by a consulting arborist (report attached), subject to a number of protective measures. The grading plan indicates creation of soil berms^⑨ within the protection zones of trees 4 & 5, in attempt to yield consistent grades between the house and adjacent yard area. This seems to conflict with a note in the arborist report that prohibits fill soils along the trunk and the City's standard protection guidelines. As such, elimination of these berms and a portion of a concrete patio proposed along the rear property line is recommended.

A smaller "Palmer" oak tree near the southwest corner of the house would be removed. This tree was originally thought to be a 9" non-native specimen, but is actually a multi-trunk 19" tree that is native to southern California, albeit very sporadically. A Tree Removal Permit was not submitted as part of the original application, but is included as a condition of approval. **The home's footprint, retaining walls, pool/spa and subject oaks 4 & 5 are highlighted in the above diagram.**

In all, the project compares with applicable code standards as follows:

	STANDARD	x SLOPE FACTOR GUIDELINE	PROPOSED
Floor Area:	5,354 sf	n/a	5,343 sf
Front SB:	25 feet	n/a	26'-9" min.
East Side SB	11'-4"	n/a	11'-6"
West Side SB	11'-4"	n/a	11'-4"
Rear SB:	15 feet	n/a	15 feet
Height		n/a	
Structure:	28 feet	n/a	24'-6"
Overall:	28 feet	n/a	28'

C. General Plan & Hillside Development Permit:

Discussion

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 viewscapes 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 Hillside Development Ordinance, Section 11.35.020.a, which states:

Existing community character, as defined by such factors as visual appearance, density, road widths and vegetation shall be preserved and/or enhanced.

Typical of Indiana Avenue are one-story houses of original construction size. A survey of homes proximate to the site reveals the following:

Address (Indiana Ave.)	Lot Size	House Size	FAR	Stories
4620	32,670	5,824	0.18	1
4617	7,280	2,267	0.31	2
4616	8,557	1,747	0.20	1

4613	7,280	1,900	0.26	1
4612	7,840	2,269	0.29	1
4604	7,840	1,357	0.17	1
4603	7,800	3,432	0.44	1
4565	7,800	3,143	0.40	1
4564	8,400	1,991	0.24	1
4558	7,840	1,245	0.16	1
4556	7,560	1,328	0.18	1
4555	11,050	3,000	0.27	1
4551	6,760	1,056	0.16	1
4548	8,590	1,533	0.18	1
4547	6,500	1,056	0.16	2
4545	6,500	3,682	0.57	1
4544	8,400	1,392	0.17	1
Average:	9,333 sf	2,096 sf	0.22	n/a
*4621 Indiana Ave.	18,020 sf	4,632 sf	0.25	1

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

The proposed house, at 4,632-sq. ft. of habitable area, would be the 2nd largest house in the two-block sample area, with the neighboring home to the east by far the largest. **However, given the subject lot's larger size (2x) in relation to the area average, the project's FAR of 0.25 would be comparable to the 0.22 area average.** Also, given the limited street frontage and the hidden nature of the recessed transverse west wing, the **house's apparent size from most vantage points would be similar** to the more modest older houses along Indiana Avenue, notwithstanding partial exposure of the 3-car garage, an element unique to the project.

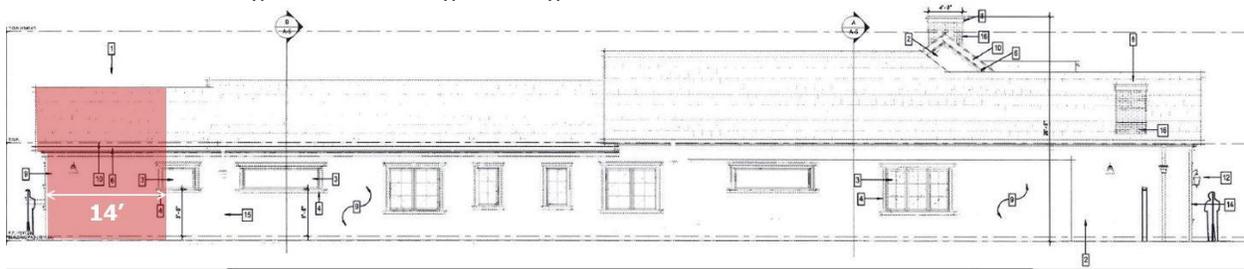
Beyond size, staff **regards the project 'concept'** as suited to the site. The footprint corresponds **well to the lot's configuration and takes advantage of existing pad area by** siting most of the structure to the west. Pad expansion and associated retaining walls would alter existing topography, but not to an excessive extent where the character of the site would be dramatically altered as seen from neighboring lots or important viewscapes affected. Again, the walls would be inward-facing and largely unseen from offsite. The overall grading scheme, with some adjustments as noted above, seeks to create a level pad and ease the sunken, hollow-like setting while positioning the new house at street level.

View and massing issues are also not anticipated to be an issue. The average height of the structure is well within code limits for the lot. When accounting for the raised building pad, average overall height still remains below the 28-foot hillside limit. In general, most neighboring homes are slightly elevated above the site, while perimeter landscaping on the site and adjacent properties would limit views of and insulate the proposed residence. Privacy impacts from second-floor views is typically discussed with

new single-family projects greater than 5,000 sq. ft. in size. With no second floor proposed, the project triggers only Hillside review, and no such discussion applies.

The most significant elevation would be to the west, where an overall length of 134 feet is proposed, exceeding the Hillside 120-foot guideline by 14 feet. Along this course, the **building's height would step down as it extends to the north**, lending to a stepped eave line. Much of this elevation would present a height less than 20 feet, with the upper ½ comprised by a sloped roof form that retreats from the property line.

The potential for this side of the structure to impose on properties to the west would be alleviated by the adjacency of deeper rear yards and the spatial adequacy of the rear setbacks these homes present. While removing 14 feet would achieve compliance with the guideline (*highlighted in red below*), staff sees no appreciable view, use or privacy benefit that would result given the height and profile of the project, screened nature of the site and arrangement of neighboring homes.



The landscape plan calls for retention of major tree specimens on the property. One oak and several smaller citrus trees would be removed. The plan is particularly effective in its use of dark and light symbols to represent the disposition of the tree in question (retained/removed). The shrub palette includes Carolina laurels along the perimeter of the property, including the entirety of the west property line. Trained as a shrub or tree, the species can reach considerable height and afford ample screening of **the site's interior** and new home. However, the planting row along the west property line is somewhat monotonous and staff would recommend some variation to achieve a more natural planting effect.

Staff has concluded that this project would uphold the spirit of neighborhood compatibility policies as laid out in the General Plan. It would also comply with the spirit as well as the letter of the Hillside Development Ordinance. It would respect the constraints of the lot, minimally alter topographic features, retain significant trees and preserve **the area's** character, all intended to be ensured through hillside review.

Findings

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

The project uses logical site planning, low-profile massing and refined detailing to achieve its overall scope, while maintaining major tree landscaping and adding landscape accents. Staff supports the finding.

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

Pad area would be expanded to accommodate the new footprint and to achieve desired floor area, and some sloped areas would be altered in conjunction, but not to an extent that would **exhaust or degrade the site's open space** to an unreasonable level. Staff supports the finding.

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

With regard to safety, the project would provide ample and compliant parking and maintain vehicular access to the public street; no public health or welfare issues are raised by the provision of a new/replacement single-family residence on the site. Staff supports the finding.

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

The project would introduce a new home on a residential lot in a subdivided and developed area at a code-compliant density. The house would be larger than the neighborhood average, but no appreciable adverse effects would result from the **home's** size and continued single-family residential use of the property. Staff supports the finding.

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

The project will alter some hillside terrain, but not to an excessive extent, and protect significant trees by primarily utilizing existing pad area for the new home. It would also introduce code-compliant development in terms of density, setbacks and height. Moreover, a single-floor plan would be employed in recognition of the largely one-story character of the immediate area. The compatibility of the house as analyzed in this report upholds the General Plan Land Use Element Goal 4 to "(m)aintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources", and the applicable Objective 4.1 which states **"new development and/or remodeling of existing structures and property will be designed, constructed, and maintained to preserve important viewscapes, topographic and other natural features, and the semi-rural character of the City's hillsides."** 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 services.

The project, consisting of an enhanced single-family residential use, will not result in a change of use or intensification of development beyond those allowed in the General Plan and Hillside Development Ordinance. Staff supports the finding.

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

All primary hillside requisites are satisfied by the project, with excess building length along the west wing **alleviated by the home's** modest height/profile, absence of a 2nd-floor level and lack of prominent offsite visibility. 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.

The lot is somewhat isolated and well screened, and views of the residence would be primarily from short range. From these resultant vantage points, the home would be seen as highly modulated and detailed, screened by existing and proposed landscaping, and of modest height and profile. Staff supports the finding.

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

Although the house would be seen from short range, it is not in a position to impact views from neighboring properties considering the location, elevation and orientation of proximate homes and non-hillside character of a majority of the Indiana Avenue streetscape. Staff supports the finding.

D. Summary/Recommendation:

Based on the above discussion, the proposed project, subject to Hillside review, complies with all code standards, while the building program is suited to the site and area. Therefore, staff recommends that the request **BE APPROVED**, subject to the **conditions listed in Exhibit "A", attached to the draft resolution.**

C: *PDS Studio Inc. / 68 Genoa Street, Unit B / Arcadia, CA 91006*
Monte Valido LLC / 68 Genoa Street, Unit A / Arcadia, CA 91006

Att: *Arborist report dated 5-10-2017*

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 17-xx

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
APPROVING HILLSIDE DEVELOPMENT PERMIT 17-19
FOR A NEW RESIDENCE, RETAINING WALLS, POOL, SPA
AND RELATED SITE IMPROVEMENTS
AT 4621 INDIANA AVENUE
AS REQUESTED BY PDS STUDIO INC.
ON BEHALF OF
MONTE VALIDO LLC

WHEREAS, a request by PDS Studio Inc., on behalf on Monte Valido LLC, has been received for a Hillside Development Permit to allow construction of a new residence, retaining walls, pool, spa and related site improvements, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on July 11, 2017, after posting and publication in the prescribed manner, held a public meeting 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 Class 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 July 11, 2017 regarding the application for a Hillside Development Permit at 4621 Indiana Avenue, 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.

Hillside Development Permit:

1. The project, through elements of architectural and landscape design, will enhance its setting because the project uses logical site planning, low-profile massing and refined detailing to achieve its overall scope, while maintaining major tree landscaping and adding landscape accents.

2. The project will maximize potential for sensitive use and effective preservation of open space because pad area would be expanded to accommodate the new footprint and to achieve desired floor area, and some sloped areas would be altered in conjunction, but not to an extent that would exhaust or degrade the **site's open space to an unreasonable level.**
3. The project will not be detrimental to the public health, safety, or general welfare because with regard to safety, the project would provide ample and compliant parking and maintain vehicular access to the public street; no public health or welfare issues are raised by the provision of a new/replacement single-family residence on the site.
4. The project will not adversely affect the orderly development of property within the City because the project would introduce a new home on a residential lot in a subdivided and developed area at a code-compliant density. The house would be larger than the neighborhood average, but no appreciable adverse effects would **result from the home's size and continued single-family residential use of the property.**
5. The project will conform to the goals and policies set forth in the General Plan because the project will alter some hillside terrain, but not to an excessive extent, and protect significant trees by primarily utilizing existing pad area for the new home, and introducing code-compliant development in terms of density on the site. Moreover, a single-floor plan would be employed in recognition of the largely one-story character of the immediate area. The compatibility of the house as analyzed in this report upholds the General Plan Land Use Element Goal 4 to "(m)aintain hillside areas for the purpose of preserving the visual quality of the City, protecting the public from safety hazards, and conserving natural resources", and the applicable **Objective 4.1 which states "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."**
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 services because the project, consisting of an enhanced single-family residential use, will not result in a change of use or intensification of development beyond those allowed in the General Plan and Hillside Development Ordinance.
7. There are special conditions or unique characteristics of the subject property and its location or surroundings which justify exceeding one or more of the provisions set forth in this Chapter to permit project development because all primary hillside requisites are satisfied by the project, with excess building length along the west

wing alleviated by the home's modest height/profile, absence of a 2nd-floor level and lack of prominent offsite visibility.

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 the lot is somewhat isolated and well screened, and views of the residence would be primarily from short range. From these resultant vantage points, the home would be seen as highly modulated and detailed, screened by existing and proposed landscaping, and of modest height/profile.
9. The project does not create an avoidable or unreasonable impairment of the view from any other property because although the house would be seen from short range, it is not in a position to impact views from neighboring properties considering the location, elevation and orientation of proximate homes and non-hillside character of a majority of the Indiana Avenue streetscape.

Section 2.

Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves the Hillside Development Permit for a new residence and related site improvements at 4621 Indiana Avenue, subject to the conditions listed in **Exhibit "A"**, attached to this resolution.

PASSED, APPROVED AND ADOPTED this 11th day of July, 2017.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
HILLSIDE DEVELOPMENT PERMIT 17-19
4621 Indiana Avenue

Standard Conditions:

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 17-19.
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 labeled Hillside Development Permit 17-19 Sheets A-1 thru C-1, 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 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, assessments and other services as invoiced 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 Hillside Development 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 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 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. 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.

Planning Conditions:

14. Protective chain-link fencing as indicated on the tree protection/site plan shall be installed around all protected trees potentially impacted by construction activity and/or within the construction zone prior to the commencement of any grading, demolition, or excavation and shall remain in place until construction activity no longer threatens tree health. Confirmation to this effect shall be required prior to issuance of any permits.
15. All recommendations contained in the arborist report dated May 10, 2017 shall be complied with to the maximum extent possible during all phases of construction.
16. Prior to submittal of the project for plan check, the grading plan shall be revised to eliminate the soils berms (fill) and circular concrete patio where within the protection zones of oak trees #4 and #5.
17. A revised landscape plan demonstrating planting variation along the west side property line shall be reviewed and approval by the Director of Community Development prior to issuance of building permits.
18. A Tree Removal Permit application shall be submitted to the City prior to issuance of building permits.
19. No 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.
20. Retaining wall color and material shall be reviewed and approved by the Director of Community Development prior to issuance of permits. In general, split-face material or stucco treatments of recessive color are encouraged.
21. The site shall be watered regularly during all grading activity to limit dust/debris

emissions.

Public Works Conditions:

22. Provide hydrology study and identify all drainage areas that are tributary to the project site.
23. **Project shall comply with City's Low Impact Development Standards.** Record covenant with the Los Angeles County Registrar/Recorder's office for the maintenance of the Best Management Practices (BMPs) per the City's Low Impact Development (LID) prior to the issuance of any permits.
24. 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.
25. Construct new driveway approach per City Standard and provide Fire Department approval for allowable width of driveway.
26. **Construct 8" curb and gutter fronting property restore pavement.**
27. 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 permit(s) from the Public Works Department.
28. No above ground structures are to be constructed within the public ROW.

CONSTRUCTION & DEMOLITION (C&D) DEBRIS

29. **Project shall comply with City's Construction and Demolition (C&D) Ordinance 313, per Chapter 9.14 of the City Municipal Code to satisfy the City's Debris Management requirement.**

30. Prior to Demolition and/or Building Permit issuance, the Applicant shall submit a Performance Security, calculated as the lesser of three percent (3%) of the total project valuation or \$10,000. The Performance Security is refunded upon **Applicant's submittal and approval of a Building Debris Management Report** indicating that at least 50% of the total debris generated by the project was reused or recycled.
31. Prior to Final Building Inspection, Applicant shall submit a Building Debris Management Report and obtain Public Works approval. The Building & Safety Department will not complete Final Building Inspection until the Public Works Department makes a determination regarding refund or forfeiture of the Performance Security.
32. Applicant must use a City authorized and permitted waste hauler for all debris, including soil import/export, resulting from construction and demolition activities on the project. A list of authorized waste haulers will be provided to the Applicant.
33. Self-hauling of C&D debris must be authorized by the Department of Public Works prior to Building & Safety issuance of Demolition or Building permit(s). Applicant must submit a Debris Management Plan and a Haul Route Plan, execute a self-haul agreement, as well as fund a Haul Route Manager for monitoring of all self-hauling activities. Self-hauling approval must be acquired from the Public Works Department prior to issuance of any permit(s).

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