

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

June 13, 2017 Meeting

Applicants:

Greg Frame
4419 Commonwealth Avenue
La Canada Flintridge, CA 91011

Keith Ward
12210 Wixom Street
North Hollywood, CA 91605

Property Owner:

Tom and Jeannine D'Addario
5815 Briartree Drive
La Canada Flintridge, CA 91011

Site Address:

5815 Briartree Drive

Planner:

Harriet Harris

1. Request:

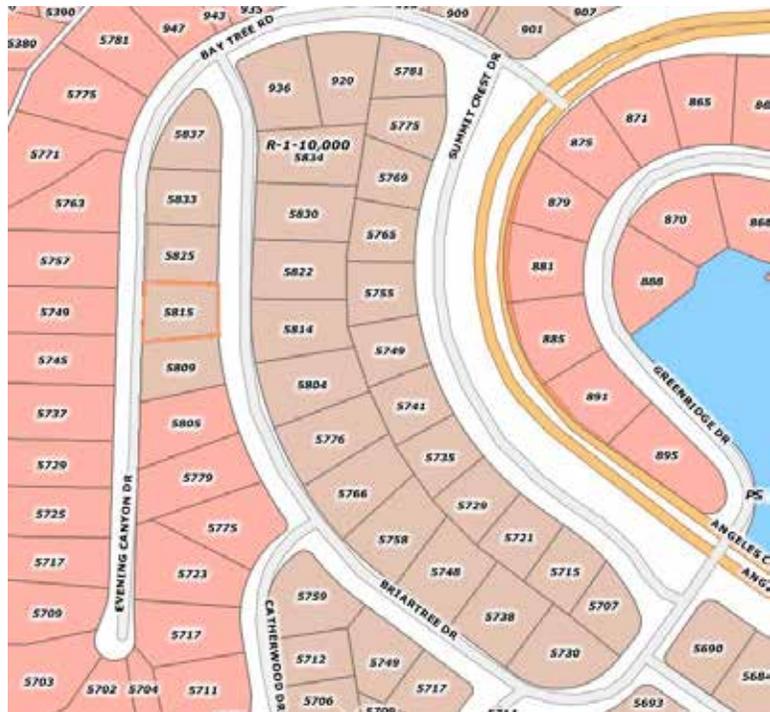
The request is for a Hillside Development Permit and Second-Floor Review to allow conversion of non-habitable attic area to a 400 sq. ft. second-floor with no roof alteration proposed. A Setback Modification is also requested to allow retention of a 6'-0" non-conforming, second-floor side-yard setback to the south. The second-floor required side-yard setback is 18'-4".

2. Location:

The site is on the west side of Briartree Drive, between Catherwood Drive and Bay Tree Road, in the R-1-10,000 zone.

Case Type / Number:

Hillside Development Permit 17-05
Second-Floor Review 17-04
Setback Modification 17-02



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:	11,270 sq. ft.
Existing residence and garage:	2,822 sq. ft.
Proposed second floor:	400 sq. ft.
Total area as proposed:	3,222 sq. ft. (.28 FAR)

5. General Plan / Zoning / Existing Land Use:

The Land Use Map identifies the site as Low 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 developed with single-story residence with a non-habitable attic space.

6. Environmental Impact Review:

Staff has determined that the proposed Hillside Development Permit, Second-Floor Review and Setback Modification are Categorically Exempt from the California Environmental Quality Act, under Class 2.5(a)(4)(i) (additions) and 2.5(e)(1)(minor variances) of the City of La Cañada Flintridge Guidelines for the Implementation of CEQA and Sections 15301(additions) and 15305(minor alterations) of the CEQA guidelines.

7. Previous Action:

None.

8. Pending and Potential Actions:

Plan check and issuance of building permit.

9. Staff Analysis:

A. Context:

The site is located along the west side of Briartree Drive, between Catherwood Drive to the south and Bay Tree Road to the north. Briartree Drive slopes



up from the south and curves slightly as it travels north. The neighborhood is characterized by one and two-story homes that were built in the 1960s – many of which are similar in architectural style and some have expanded under existing roofs (with slight variations). As the street travels north, the lots step up slightly.

The subject lot is a through lot and is considered hillside with an average slope of 24% and a corresponding Slope Factor Guideline (SFG) of 0.96. The sloping area is behind the house on the Evening Canyon Drive side. The existing house is slightly lower than Briartree Drive and approximately 20 feet above Evening Canyon Drive to the rear.

Parcels and homes in the immediate area include the following:

Address	Lot Size	House Size	Density	Stories
5775 Briartree Drive	16,000 S.F.	2,283 S.F.	14.2%	1
5776 Briartree Drive	15,000 S.F.	2,993 S.F.	19.9%	2
5779 Briartree Drive	18,180 S.F.	2,640 S.F.	14.5%	1
5804 Briartree Drive	15,000 S.F.	3,772 S.F.	25.1%	2
5805 Briartree Drive	15,080 S.F.	2,552 S.F.	16.9%	2
5809 Briartree Drive	12,060 S.F.	2,352 S.F.	19.5 %	1
5814 Briartree Drive	15,300 S.F.	2,209 S.F.	14.4 %	1
5822 Briartree Drive	15,000 S.F.	2,418 S.F.	16.1%	1
5825 Briartree Drive	11,470 S.F.	3,433 S.F.	29.9%	2
5830 Briartree Drive	15,300 S.F.	2,609 S.F.	17.0%	1
5833 Briartree Drive	10,820 S.F.	2,352 S.F.	21.7%	1
5834 Briartree Drive	16,160 S.F.	2,539 S.F.	15.7%	2
5837 Briartree Drive	11,400 S.F.	2,539 S.F.	22.3%	2
AVERAGE:	14,367 S.F.	2,669 S.F.	18.6%	
5815 Briartree Drive	11,270 S.F.	2,752 S.F.	24.4%	2

(*Project site – floor area figures DO NOT include garages and other exterior covered areas and are intended for general comparison only.)

Based on the above chart, the average lot size for the area is 14,367 sq. ft., which is larger than the subject lot. Average house size is 2,669 sq. ft. compared to 2,752 sq. ft. for the proposed residence, while the average and subject Floor Area Ratios (FAR) are 18.6% and 24.4%, respectively. Overall, the proposal would result in a house larger in size and FAR than the area average on a smaller-sized parcel than the average. There are, however, a few homes of comparable size and FAR in the vicinity.

B. Project Description:

The request involves expansion of the residence at the second-floor level where a new 400 sq. ft. second floor, completely within the existing attic area, would be added.

The new second floor would provide a new bedroom, bathroom and access to the existing mechanical room areas. Windows would be added along the south façade while no roof alteration is proposed. As seen in Section A-A, the new bedroom would cantilever 3'-6" into the garage area. The clearance under the cantilevered area would be 52" and would

not interfere with the hoods of most cars in staff's opinion.

The residence currently provides a 20'-8" front-yard setback while the new second floor would provide a 38'-0" front-yard setback. This would comply with the 25'-0" required front-yard setback for the new second floor. Existing south side setbacks are 6'-2" at the front corner of the structure and 5'-10" to the rear corner of the structure. A second floor 18'-4" side-yard setback is required and the applicant is proposing to maintain the 6'-0" side-yard setback for the new second floor. Thus, an encroachment of 12'-4" on the south side is proposed, and accommodated through the Setback Modification process. Again, the encroachment is not new, but rather sought for retention, and will be discussed further in the Setback Modification section of the report.

Since no exterior alterations (except for the two new windows) or roof changes are proposed, building height will remain unchanged, as would the existing angle-plane encroachment which will not be intensified.

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

	<u>Standard</u>	<u>SFG</u>	<u>Project</u>
Floor Area:	3,892 sq. ft.	3,736 sq. ft.	3,222 sq. ft.
Front SB:	25'-0"	N/A	38'-0"
North Side SB:	N/A	N/A	N/A
South Side SB			
1 st floor:	6'-0"	N/A	N/A
2 nd floor:	18'-4"	N/A	6'-0"
Rear SB:	15'-0"	N/A	65'-0"
Height:	28'-0"	N/A	19'-6"(unchanged)

C. Hillside Development Permit:

Issues

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 views, 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.

The major hillside concerns of visible bulk and view blockage are not raised in the case of this addition since the addition would be entirely contained within the existing roof structure. The only exterior alterations to the structure would be two second-story windows on the south side and direct view would be limited to the neighbor's side yard. The new second floor would not be visible from the front, rear or north side. In surveying the neighborhood, it appears two other residences (at 5776 and 5805 Briartree Drive) have undertaken similar expansion projects except that a shed roof on the rear was added to accommodate the second floor.

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.

Findings

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

The project would not alter the exterior walls or roof of the existing structure and would merely add two windows along the south façade thereby eliminating off-site views. Staff supports the finding.

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

Overall density figures are would not be altered through the project, while the site's open space would not be affected. Staff supports the finding.

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

The increase in development on the property is sensitive to the site and no aspects of the improvement would be detrimental to the public health, safety, or welfare. Staff supports the finding.

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

The addition is reasonably consistent with the character of the property and well within density standards. Staff recommends the finding.

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

The scope of the addition is reasonable, while the hillside setting would be maintained, consistent with the direction of the City's General Plan. Traditional second-floor impacts of view and massing would not be evident. 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 enhances the existing residential use and will not create any problems in the neighborhood. 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.**

Encroachments would result from the retention of existing non-conforming exterior walls that would be largely unaffected by the project and are accommodated through the Setback Modification process. 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 project would not introduce any visible bulk since it would be contained under the existing roofline and, therefore, would not demonstrate excessive bulk from any vantage point. Staff supports the finding.

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

The project site is not prominently viewed from homes in the area, while view-sheds from other homes are not long-range and would not be significantly impaired by the additions. Staff supports the finding.

D. Second-floor Review:

Issues

The immediate area is comprised of a mix and one and two-story homes. The existing traditional design would be retained through the project with exterior alterations limited to the installation of two new windows on the south façade. Neighborhood compatibility would be retained. Traditional massing and bulk impacts associated with new second floors would not occur. The new second-floor windows would overlook the side yard of the property to the south with limited privacy concerns.

Findings

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

Given the scope of the project, modulation and screening are not necessary since the project is with the existing roof structure with limited exterior alterations. Compliance with second-floor setbacks will be accomplished through approval of the Setback Modification. Staff supports the finding.

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

The profile of the existing house would not be altered through the project and would continue to be consistent with the visual scale of the immediate area. Staff supports

the finding.

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

The location of the new second floor within the existing roof structure, the siting of the existing house and the and character of the neighborhood are not conducive to long-range views. The new second-floor windows face the side yard of the neighbor to the south with limited privacy concerns. 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, massing and materials would not be altered through the project and would, therefore, be consistent with the primary directives of the City's Residential Design Guidelines. Staff supports the finding.

E. Setback Modification:

Issues

As mentioned, the second-floor side setback requirement for the lot is 18'-4" and the existing setback is 6'-0" feet. The new second floor would be entirely contained under the existing roof and would maintain the existing setback which constitutes a 12'-4" encroachment into the required second floor side-yard setback. The project, however, would not alter the exterior appearance of the existing house and would not encroach any closer than the existing structure. Considering the longstanding nature of the structure, its single-story profile and minimal depth, staff views the existing side setbacks as appropriate for the site and area. All other setbacks would be compliant.

In all, mandating compliant setbacks for the new second floor which would be contained existing floor area that would be retained through the project is viewed as overly restrictive and unnecessary considering the scope of the request, appeal and quality of the project and character of the area.

Findings

1. The proposed project is compatible with existing development on the site, and is consistent with other development in the immediate vicinity.

The south façade would be retained through the project while the existing setbacks are longstanding, visually sufficient and consistent with development in the area. The new second floor would be contained within in the existing footprint and roofline. Staff supports the finding.

2. The Modification would not be a grant of special privilege that is

inconsistent with the limits placed on other properties in the area and in the R-1 zone.

The project maintains the existing single-family use of the property while comparable encroachments are presented by structures on other properties in the immediate area. The existing façade already encroaches into the side setback and would be retained through the project. Staff supports the finding.

3. Strict application of the R-1 zoning standards results in practical difficulties or unnecessary hardships inconsistent with the general purpose of the R-1 zone regulations and standards.

The new second floor would be contained within the existing roofline and would not be visible from offsite. Increasing the second-floor side setbacks is unnecessary since a significant view or massing benefit would not result nor would a substantial conflict with the general intent and purpose of the R-1 standards occur. Staff supports the finding.

4. The Modification will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property located in the vicinity.

A new encroachment would not result nor would the existing encroachment be intensified. Thus, the project would not significantly impact the public health, safety or welfare. Staff supports the finding.

5. The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views, and aesthetic and other property values in the neighborhood.

The new second floor would be completely contained within the existing structure and the existing side-yard setback would not yield a significant visual effect given the project's scope and arrangement of proximate homes. Off-site views of the new second floor would not be visible from the street. Staff supports the finding.

F. Recommendation:

Based on the above discussion, staff recommends that the requested Hillside Development Permit, Second-Floor Review and Modification (SB) **BE APPROVED**, subject to the conditions listed in Exhibit "A", attached to the draft resolution.

cc: Tom and Jeannine D'Addario / 5815 Briartree Drive / La Canada Flintridge, CA 91011
Greg Frame / 4419 Commonwealth Avenue / La Canada Flintridge, CA 91011
Keith Ward / 12210 Wixom Street / North Hollywood, CA 91605

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 17-05,
SECOND-FLOOR REVIEW 17-04 AND SETBACK MODIFICATION 17-02
FOR A NEW SECOND-FLOOR WITHIN EXISTING ATTIC SPACE
AT 5815 BRIARTREE DRIVE
AS REQUESTED BY
TOM AND JEANNINE D'ADDARIO**

WHEREAS, a request by Tom and Jeannine D'Addario has been received for a Hillside Development Permit, Second-Floor Review and a Setback Modification to allow a new second floor within existing attic space, said request attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Commission, on June 13, 2017, 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(a)(4)(i)(additions) and 2.5(e)(1)(minor variances) of the City of La Cañada Flintridge Guidelines for the implementation of CEQA and Sections 15301(additions) and 15305(minor alterations) of the CEQA guidelines; and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated June 13, 2017 regarding the application for a Hillside Development Permit, Second-Floor Review and Setback Modification at 5815 Briartree 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:

Hillside Development Permit:

1. The project, through elements of architectural and landscape design, will enhance its setting because the project would not alter the exterior walls or roof of the existing structure and would merely add two windows along the south façade thereby eliminating off-site views.

2. The project will maximize potential for sensitive use and effective preservation of open space because overall density figures are would not be altered through the project, while the site's open space would not be affected.
3. The project will not be detrimental to the public health, safety, or general welfare because the increase in development on the property is sensitive to the site and no aspects of the improvement would be detrimental to the public health, safety, or welfare.
4. The project will not adversely affect the orderly development of property within the City because the addition is reasonably consistent with the character of the property and well within density standards.
5. The project will conform to the goals and policies set forth in the General Plan because the scope of the addition is reasonable, while the hillside setting would be maintained, consistent with the direction of the City's General Plan. Traditional second-floor impacts of view and massing would not be evident.
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 because the project enhances the existing residential use and will not create any problems in the neighborhood.
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 encroachments would result from the retention of existing non-conforming exterior walls that would be largely unaffected by the project and are accommodated through the Setback Modification process.
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 project would not introduce any visible bulk since it would be contained under the existing roofline and, therefore, would not demonstrate excessive bulk from any vantage point.
9. The project does not create an avoidable or unreasonable impairment of the view from any other property because the project site is not prominently viewed from homes in the area, while view-sheds from other homes are not long-range and would not be significantly impaired by the additions.

Second-Floor Review:

1. The two-story design includes adequate setbacks, screening and modulation because given the scope of the project, modulation and screening are not necessary since the project is with the existing roof structure with limited exterior alterations. Compliance with second-floor setbacks will be accomplished through approval of the Setback Modification.
2. The two-story design preserves the existing scale and character of the surrounding neighborhood because the profile of the existing house would not be altered through the project and would continue to be consistent with the visual scale of the immediate area.
3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors because the location of the new second floor within the existing roof structure, the siting of the existing house and the and character of the neighborhood are not conducive to long-range views. The new second-floor windows face the side yard of the neighbor to the south with limited privacy concerns.
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council because the scale, massing and materials would not be altered through the project and would, therefore, be consistent with the primary directives of the City's Residential Design Guidelines.

Modification:

1. The proposed project is compatible with existing development on the site, and is consistent with other development in the immediate vicinity because the south façade would be retained through the project while the existing setbacks are longstanding, visually sufficient and consistent with development in the area. The new second floor would be contained within in the existing footprint and roofline.
2. The Modification would not be a grant of special privilege that is inconsistent with the limits placed on other properties in the area and in the R-1 zone because the project maintains the existing single-family use of the property while comparable encroachments are presented by structures on other properties in the immediate area. The existing façade already encroaches into the side setback and would be retained through the project.
3. Strict application of the R-1 zoning standards results in practical difficulties or unnecessary hardships inconsistent with the general purpose of the R-1 zone regulations and standards because the new second floor would be contained within the existing roofline and would not be visible from offsite.

Increasing the second-floor side setbacks is unnecessary since a significant view or massing benefit would not result nor would a substantial conflict with the general intent and purpose of the R-1 standards occur.

4. The Modification will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property located in the vicinity because a new encroachment would not result nor would the existing encroachment be intensified. Thus, the project would not significantly impact the public health, safety or welfare.
5. The proposed project preserves the existing scale and character of the surrounding neighborhood and protects public views, and aesthetic and other property values in the neighborhood because the new second floor would be completely contained within the existing structure and the existing side-yard setback would not yield a significant visual effect given the project's scope and arrangement of proximate homes. Off-site views of the new second floor would not be visible from the street.

Section 2:

NOW, THEREFORE, be it resolved that the Planning Commission approves the Hillside Development Permit, Second-Floor Review and Setback Modification request at 5815 Briartree Drive, subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 13th day of June, 2017.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
HILLSIDE DEVELOPMENT PERMIT 17-05
SECOND-FLOOR REVIEW 17-04
SETBACK MODIFICATION 17-02

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 17-05, Second-Floor Review 17-04 and Setback Modification 17-02.
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 Hillside Development Permit 17-05, Second-Floor Review 17-04 and Setback Modification 17-02, Sheets a, A-1 thru A-4, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 12 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 12 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Division of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.

6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.
7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
10. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
11. An approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the Division of Building and Safety must be obtained prior to construction, enlargement, relocation, conversion, or demolition of any building or structure within the City.
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. 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.

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