

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

April 11, 2019 Meeting

Case Type / Number:

Second-Floor Review
DEV-2019-0034
Setback Modification
EXCP-2019-0007

Applicant:

Armik Shahnazarians,
Permit Processing & Consulting, LLC
639 West Broadway
Glendale, CA 91204

Property Owner:

Serjik Baboornian & Anita Harootonian
4526 Hillard Avenue
La Cañada Flintridge, CA 91011

Site Address:

4526 Hillard Avenue
AIN: 5808-006-014

Case Planner:

Emily Stadnicki, AICP
Principal Planner



1. Request:

The request is for Second-Floor Review to allow the addition of a new second-floor on a single-story residence on a residential lot. A Setback Modification is also requested for a deficient front-yard and side-yard setbacks, since pursuant to the City of La Cañada Flintridge Zoning Code, the removal of more than 30 percent of the existing roofed-area qualifies the existing structure as “new”. As such, any nonconformities on site must be brought into compliance with current code through removal or approval via the appropriate entitlement.

2. Location:

The project site is located on the east side of Hillard Avenue, north of the intersection with Foothill Boulevard, within the R-1-20,000 zone.

3. 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:	20,110 sq. ft.
Existing residence:	3,495 sq. ft.
Existing garage:	602 sq. ft.
First-floor addition:	281 sq. ft.
(First-floor demolition:	- 446 sq. ft.)
Second-floor:	<u>1,834 sq. ft.</u>
Total:	5,766 sq. ft.

5. General Plan / Zoning / Existing Land Use:

The General Plan Land Use Map identifies the site as Very Low Density Residential – up to 2 Dwelling Units per Acre. The property’s zoning designation is R-1-20,000 (Single-Family Residential, 20,000 Square Foot Minimum Lot Size). The lot is presently developed with a residence, attached garage, swimming pool and sports court.

6. Environmental Impact Review:

Staff has determined that the proposed project is Categorically Exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations) of the State CEQA Guidelines.

7. Previous Actions:

No prior discretionary review or entitlements have been granted by the City.

8. Pending and Potential Action:

Plan Check, Los Angeles County Fire Department approval and issuance of building permits.

9. Staff Analysis:

A. Context:

The 20,110 square foot lot is located on the east side of Hillard Avenue, three parcels north of the intersection with Foothill Boulevard.

The subject property has a relatively flat pad about eight feet above the level of Hillard Avenue. As is the norm on this street, the property's driveways, retaining walls and front landscaping is located in the public Right-of-Way (ROW). Vehicular access is via a circular driveway with two curb cuts, one with a very steep driveway. The L-shaped house was constructed in 1949 and staff has determined it has no historical significance.



The immediate neighborhood is characterized by, mostly one-story, residences of varying sizes on parcels of varying sizes and shapes. The east side of Hillard Avenue has similarly-sized lots and a few flag lots; the west side of Hillard Avenue has a great deal of variation in lot configuration and lot size. The homes also vary greatly in their

relationship to Hillard Avenue, with a few houses on the front property line and some set back as far as 118 feet. Many lots on the east side of the street along this stretch of Hillard Avenue are covered by the Hillside Development Ordinance, but the subject property is not. More two-story home are present further north on Hillard Avenue. Various architectural styles are evident in the eclectic neighborhood, with no dominant architectural theme present. The existing house exhibits a Contemporary architectural style with Spanish elements like stucco walls and a terracotta barrel tile hipped roof.

B. Project Description:

The project involves raising the existing plate height from eight feet to ten feet, the demolition of a portion of the existing first floor, the infilling of a covered patio and construction of a new second floor. Since more than 30 percent of the existing roof will be removed to accommodate the new second floor, the house qualifies as new. The first-floor area would comprise 3,330 square feet, plus the existing 602 square feet attached garage. The new second floor would comprise 1,834 square feet for an overall total of 5,766 square feet.

The north side of the existing structure exhibits a five-foot side-yard setback which constitutes a five-foot encroachment into the required ten foot first floor side-yard setback. Although the attached garage will remain in place at five-feet, the portion of the wall beyond the garage will be demolished and rebuilt 13 feet from the property line providing a compliant setback. The new second-story proposes a 49'-2" front-yard setback and a 20'-3" north side-yard setback.

The structure exhibits a 44'-11" front-yard setback at the front porch and is 70'-2" from the rear property line. Although no changes are proposed to the front building line, the existing setback is deficient by 2'-7" and requires a modification entitlement.

The south side of the existing structure exhibits a compliant 14'9" foot side-yard setback and the new second-story would exhibit a compliant 21'-2" south side-yard setback.

The project complies with the angle plane and the 32-foot height limitation for non-hillside R-1 zoned lots.

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

	<u>Standard</u>	<u>Proposed</u>
Floor Area:	5,772 sq. ft.	5,766 sq. ft.
Front Setback:	47'-6"	44'-11"
North Side Setback:		
1 st floor:	10'-0"	5'-0" and 13'-0"
2 nd floor:	20'-0"	20'-3"
South Side Setback:		
1 st floor:	10'-0"	14'-9"
2 nd floor:	20'-0"	21'-2"
Rear Setback:	15'-0"	70'-2"
Height:	32'-0"	30'-5"

As mentioned, the site improvements located in the ROW consists of two sets of rock retaining walls, landscaping that includes four palm trees, and two driveways. The Public Works Department has conditioned removal of the lower retaining wall and trees in the first 19 feet from the centerline of Hillard Avenue. A new landscaping plan that includes screening vegetation will be required.



C. Second-Floor Review:

Discussion

With introduction of a new second floor, building height would obviously increase. The proposed building height would be 30'-5" as measured from lowest existing grade at the southwest corner of the house. This would be under the 32' height limit for the lot.

As previously mentioned, more than 30 percent of the existing roof structure would be removed to accommodate the second floor. Thus, despite retention of much of the existing structure, the Code interprets the project as a new residence. As such, the existing setbacks must be assessed for compliance with current standards and will be discussed further in the Setback Modification section of the report.



Articulation is demonstrated along the front and side façades and is somewhat limited along the rear elevation. The proposed house’s architectural style is best described as Contemporary with some Traditional elements such as a hipped roof and portions of wood siding. The immediate neighborhood could be characterized as eclectic with many Minimal Traditional houses from the 1950s and 1960s and multiple examples of more recent construction.

Existing landscaping screening is evident along the front and side property lines and should be retained or replaced if removed, to aid in screening the new second floor from off-site views.

The immediate area is comprised of mostly one-story homes with two-story houses further north on Hillard Avenue, but the code does not preclude new two-story homes in single-story areas. The purpose of second-floor review is to ensure that two-story homes are properly sited and designed, and not significantly discordant with the general character of a residential neighborhood. The block contains a mixture of one and two-story homes that employ mainly traditional designs. In the case of the project, the home’s design is somewhat of a departure from the general character of the area. However, within the neighborhood, house sizes and styles demonstrate the variation necessary to accommodate the project’s design.

While views of the new second floor from neighboring homes in the area would be possible, the massing presented would be partly obscured by existing landscaping in the front yard. Staff did view the proposed new second floor from the neighboring properties

of the subject lot. The house on the subject lot is sited slightly above the street level and the adjacent house to the north side. As previously stated, the project is partially screened along the north, south and west property lines.

With the exception of the existing longstanding encroachments, the proposal is a compliant project.

Findings:

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

Compliant Second-floor setbacks and adequate visual separation are provided at the second-floor level while the design and size of the new second floor expresses appropriate modulation. Existing screening is adequate and would be retained. The second-floor addition would comply with all code standards. Staff supports the finding.

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

The proposed project would result in the construction of a 5,766 square foot two-story residence compliant with respect to floor area, height, angle plane and second floor setbacks. Other two-story homes are seen in the neighborhood. The proposed residence would contribute to the character of the existing eclectic neighborhood. The second-floor, as designed, provides compliant separation from the neighbors. Staff supports the finding.

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

The area is not conducive to significant public views above and beyond the site. While the overall height and the size of the existing structure will increase, the proposed second-floor addition is reasonable in size and scale, and compliant with regard to the underlying floor area, angle plane and height. Staff supports the finding.

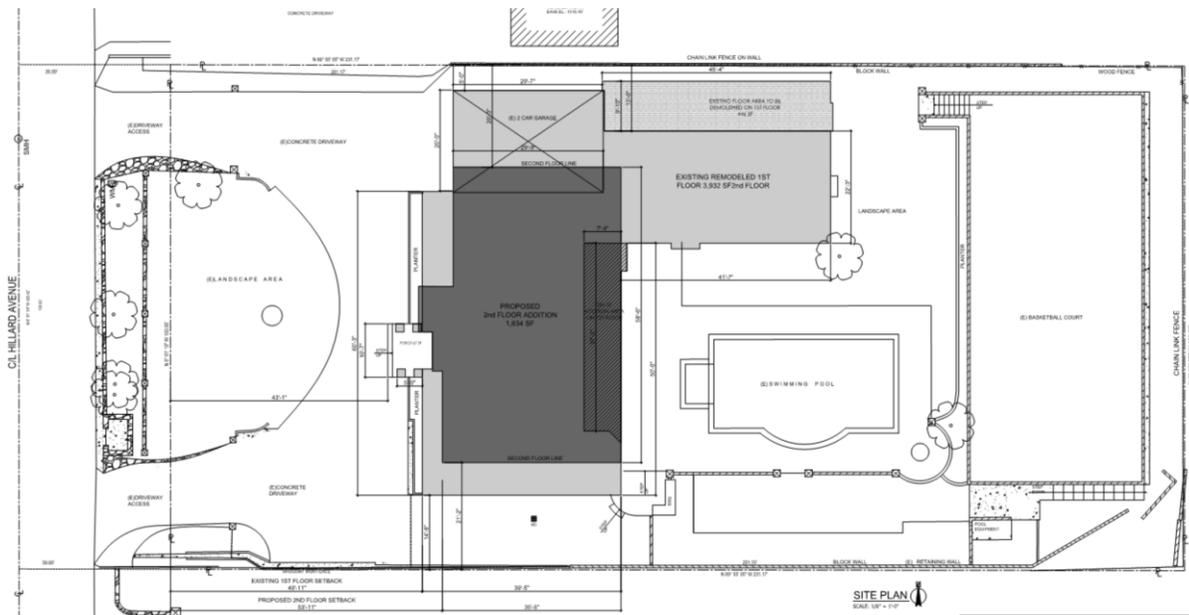
4. The two-story design is consistent with the Residential Design Guidelines as adopted by resolution of the City Council.

The scale, massing and materials utilized by the project relate to the site and would be consistent with the primary directives of the City's Residential Design Guidelines related to neighborhood and streetscape compatibility. The proposed Contemporary style home with Traditional elements would be located in an already eclectic neighborhood and would have minimal impacts as observed from neighboring properties and from the public right-of-way. Staff supports the finding.

D. Setback Modification:

Discussion

When the extent of roof/floor area removal involved qualifies a project as a new structure, review of existing non-conforming setbacks is required, as is the case with the subject project. The north side of the existing structure exhibits a five-foot side-yard setback at the garage constituting a five-foot encroachment into the required ten foot first floor side-yard setback and a 3'-2" setback along the remainder of the north elevation, an encroachment of 6'-10" into the required side-yard setback. Although the attached garage will remain in place at five-feet, the rest of the north elevation will be demolished and rebuilt 13 feet from the property line.



Increasing the first-floor setback on the north side at the garage would be an unreasonable and unnecessary hardship considering the long-standing nature of the setback in question and new proposal to move the remaining building line further from the property line. The habitable portion of the structure is being reconstructed with a compliant setback.

The existing structure exhibits a 44'-11" front-yard setback at the front porch and is 70'-2" from the rear property line. Although no changes are proposed to the front building line, the existing setback is deficient and requires approval of the setback Modification. Removing the porch to comply with the setback would be an unnecessary hardship considering the long-standing nature of the setback in question, the varied nature of setbacks along Hillard Avenue, the already generous distance from the front property line and benefit of articulation it provides.

Given the above discussion, staff views the existing five-foot first-floor setback encroachment and the existing 4'-1" front-yard setback encroachment as long-standing and supportable.

Findings:

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

The Setback Modification would allow for encroachments of five-feet and 2'-7", respectively, into the required north side-yard and front setbacks. Proposed setbacks are compatible with existing development on the site and with other development in the immediate vicinity, in particular the adjacent property to the north. Moreover, the proposed project's new configuration on the north is an improvement on the existing condition removing all habitable area outside the current setbacks. 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 requested Setback Modification would permit an encroachment of 2'-7" at the front setback and an encroachment of five-feet on the north side. This will not be a grant of special privilege since other properties in the immediate vicinity are developed with structures that present similar front and side-yard setback encroachments. As such, the request is considered to be consistent with the development within the neighborhood. 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 Setback Modification is being reviewed in conjunction with a proposal to reconfigure portions of the existing first-floor, and a second-floor addition. The encroaching front and side-yard setbacks will be preserved, however along the north façade the habitable portion of the residence will be reconstructed with a compliant side-yard setback. Mandating conformance to the current front setback would be impractical due to the existing pool and sports court within the rear yard. 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.**

There is no evidence to suggest any impacts to public health, safety or general welfare currently exist due to the existing encroachment of the house. The Setback Modification

will permit the garage with a five-foot setback, but the habitable portion will be constructed to current code with a compliant setback. All new construction will meet all current fire and building codes, ensuring public health and safety is maintained. The proposed setbacks are consistent with the front and side setbacks of other structures in the area. Therefore, retention of the setbacks will have no significant impact on the use or enjoyment of adjacent properties. 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 proposed encroachments of the existing garage and front porch will have no significant effect on the scale and character of the expanded residence or the surrounding neighborhood due to a lack of off-site impact. New encroachments are not proposed as part of the first floor reconfiguration or second floor addition. As such, given the Setback Modification's limited scope in relation to the overall project, the existing scale and character of the surrounding neighborhood will be preserved and there will be minimal impacts to public views or aesthetics. Staff supports the finding.

E. Summary/Recommendation:

Based on the review and project evaluation, all findings for the Second-Floor Review and Setback Modification can be made. Staff therefore recommends that the request **BE APPROVED**, subject to the conditions of approval listed in Exhibit "A", attached to the draft resolution.

cc: *Armik Shahnazarians, Permit Processing & Consulting, LLC/ 639 West Broadway/
Glendale, CA 91204
Serjik Baboornian & Anita Harootonian / 4526 Hillard Avenue / La Cañada Flintridge,
CA 91011*

Attachments:

1. Draft Resolution

Attachment 1

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 19-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING SECOND-FLOOR REVIEW (DEV-2019-0034) FOR A SECOND FLOOR ADDITION AND SETBACK MODIFICATION (EXCP-2019-0007) FOR FRONT AND FIRST-FLOOR SIDE YARD ENCROACHMENTS AT 4526 HILLARD AVENUE AND FINDING THE PROJECT EXEMPT PURSUANT TO SECTIONS 15301 AND 15305 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

WHEREAS, a request by Armik Shahnazarians has been received for a Second-Floor Review and Setback Modification to allow construction of a new 1,834 square foot second floor and reconfiguration and 281 square foot expansion of the first floor with roof removal that qualifies the project as new, with the retention of the five-foot first-floor side-yard and 2'-7" front-yard encroachment, said request attached hereto and incorporated by reference; and

WHEREAS, after publication and posting of the request in the prescribed manner, the Planning Commission, on April 11, 2019, held a public hearing on the project and conducted a review of the request; and

WHEREAS, the Planning 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, pursuant to Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations); and

WHEREAS, the Planning Commission has reviewed the facts contained in the staff report dated April 11, 2019, regarding the application for a Second-Floor Review and Setback Modification, and heard and considered the testimony of the applicant and the public; and hereby determines the following:

Section 1. Findings for Second Floor Review:

1. The two-story design includes adequate setbacks, screening and modulation because compliant second-floor setbacks and appropriate visual separation is provided at the second-floor level; the design and size of the new second floor expresses appropriate modulation. Existing screening is adequate and would be retained.
2. The two-story design preserves the existing scale and character of the surrounding neighborhood because the proposed project would result in the

construction of a 5,766 square foot two-story residence compliant with respect to floor area, height, angle plane and second floor setbacks. The proposed residence would contribute to the character of the existing eclectic neighborhood because the second-floor, as designed, provides compliant separation from the neighbors.

3. The two-story design protects public views, aesthetics, privacy and property values of the neighbors since the area is not conducive to significant public views above and beyond the site; while the overall height and the size of the existing structure will increase, the proposed second-floor addition is reasonable in size and scale, and compliant with regard to the underlying floor area, angle plane and height.
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 utilized by the project relate to the site and would be consistent with the primary directives of the City's Residential Design Guidelines related to neighborhood and streetscape compatibility. The proposed Contemporary style home with Traditional elements would be located in an already eclectic neighborhood and would have minimal impacts as observed from neighboring properties and from the public right-of-way.

Section 2. Findings for Setback 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 Setback Modification would allow for encroachments of five-feet and 2'-7", respectively, into the required north side-yard and front setbacks. Proposed setbacks are compatible with existing development on the site and with other development in the immediate vicinity, in particular the adjacent property to the north. Moreover, the proposed project's new configuration on the north is an improvement on the existing condition removing all habitable area outside the current setbacks.
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 requested Setback Modification would permit an encroachment of 2'-7" at the front setback and an encroachment of five-feet on the north side. This will not be a grant of special privilege since other properties in the immediate vicinity are developed with structures that present similar front and side-yard setback encroachments. As such, the request is considered to be consistent with the development within the neighborhood.
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 Setback Modification is being reviewed in conjunction with a proposal to reconfigure portions of the existing first-floor, and a

second-floor addition. The encroaching front and side-yard setbacks will be preserved, however along the north façade the habitable portion of the residence will be reconstructed with a compliant side yard setback. Mandating conformance to the current front setback would be impractical due to the existing pool and sports court within the rear yard.

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 there is no evidence to suggest any impacts to public health, safety or general welfare currently exist due to the existing encroachment of the house. The Setback Modification will permit the garage with a five-foot setback, but the habitable portion will be constructed to current code with a compliant setback. All new construction will meet all current fire and building codes, ensuing public health and safety is maintained. The proposed setbacks are consistent with the front and side setbacks of other structures in the area. Therefore, retention of the setbacks will have no significant impact on the use or enjoyment of adjacent properties.
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 proposed encroachments of the existing garage and front porch will have no significant effect on the scale and character of the expanded residence or the surrounding neighborhood due to a lack of off-site impact. New encroachments are not proposed as part of the first floor reconfiguration or second floor addition. As such, given the Setback Modification's limited scope in relation to the overall project, the existing scale and character of the surrounding neighborhood will be preserved and there will be minimal impacts to public views or aesthetics.

Section 3. *CALIFORNIA ENVIRONMENTAL QUALITY ACT.* Based upon the foregoing facts and based upon substantial evidence, the Planning Commission hereby finds as follows:

A. The project is not subject to the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alteration in Land Use Limitations). The Planning Commission hereby adopts the Notice of Exemption for Second-Floor Review DEV-2019-0034 and Setback Modification EXCP-19-0007.

Section 4. Based on the above findings, the Planning Commission of the City of La Cañada Flintridge hereby approves the Second-Floor Review for a second floor addition and the Setback Modification first-floor front yard and north side-yard encroachments at 4526 Hillard Avenue, subject to the conditions listed in Exhibit "A", attached to this resolution.

PASSED, APPROVED AND ADOPTED this 11th day of April, 2019.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
SECOND FLOOR REVIEW DEV-2019-0034
SETBACK MODIFICATION EXCP-2019-0007
4526 Hillard 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 DEV-2019-0034 and Setback Modification EXCP-2019-0007.
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 Second Floor Review DEV-19-0034 and Setback Modification EXCP-19-0007, except as otherwise stated in these conditions.
5. This approval will expire unless "start of construction" is commenced within 24 months after approval is granted and diligently pursued thereafter. The Director of Community Development may extend the original expiration date by as much as 24 months upon receipt of a written request from the applicant prior to expiration of the original approval if the approved project and applicable zoning standards are unchanged. Start of construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits for the project have been issued; and
 - c. The "foundation inspection" and "concrete slab or underfloor inspection" have been made and received approval from the Department of Building and Safety; i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items must

be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights to complete the project have arisen.

6. All applicable requirements of any law, ordinance, or regulation of the City of La Cañada Flintridge shall be complied with.
7. This approval is subject to the applicant paying all fees, deposits and assessments to the City of La Cañada Flintridge, as established by policy, ordinance or resolution of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this 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 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. At the time of approval, if it is deemed by the Director of Community Development that sufficient on-site parking may not be available, a Parking Management Plan shall be prepared by the applicant indicated where additional construction vehicles will be parked. Any additional construction vehicle or equipment parking may be required to occur off-site at a location approved by the Director of Community Development. The Parking Management Plan prepared by the applicant shall demonstrate that the alternate location shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers will be required to carpool to the construction site. No construction, no deliveries and no

movement of construction materials shall occur on Sundays or City recognized holidays.

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.

Planning Conditions:

13. Existing landscape screening along the front, south and north side property lines shall be retained or replaced subject to the review and approval of the Director of Community Development. Any new landscaping and associated irrigation plan shall comply with the City's Water Efficient Landscaping Ordinance (Municipal Code Section 4.23) and the County of Los Angeles Fire Department Fuel Modification requirements. All landscaping shall be installed on site and certified prior to Building Permit final and occupancy.
14. The applicant shall prepare a Haul Route/Traffic Management Plan. The plan will describe the route, queuing and destination of the trucks for removal of dirt from the site and delivery of materials, as well as the frequency of operation. Frequency of operation shall include days of operation, time of operation and the time spacing of vehicles between pickups. The Haul Route/Traffic Management Plan shall be reviewed by the Director of Public Works and the Director of Community Development. In particular, the plan shall prohibit hauling operations on Saturdays and Sundays, and on days when other large trucks are scheduled to be in the area (trash days, etc.). Times of operation shall also address local school operations and any other similar activities that would be affected by the movement of large trucks. As part of the plan, the applicant shall fund a temporary city employee to act as the Haul Route Manager for the city. This person shall be responsible for managing the plan and shall report directly to the City Engineer or the Director of Public Works. No permits of any kind shall be issued until the Haul Route/Traffic Management Plan is approved by both Directors and the Plan Manager hired.
15. 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.
16. Applicable tree protection guidelines shall be strictly adhered to during all phases of construction.

17. Site lighting shall be oriented away from adjacent properties and public streets, except as allowed for through the Fence Review process.
18. The site shall be watered daily during all grading activity to limit dust/debris emissions.
19. All demolition and grading activity shall be prohibited on Saturdays. All construction activity shall be prohibited on Sundays and holidays per code.

Public Works Conditions:

20. Provide hydrology study and identify all drainage areas that are tributary to the project site and method of discharging onsite runoff to public right of way.
21. Project shall comply with City's Low Impact Development Standards.
22. 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.
23. This project disturbs less than one acre of land and is subject to the following minimum construction requirements:
 - a. 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.
 - b. 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.
 - c. Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to remove sediments and pollutants.
24. Execute an Encroachment Agreement with the City for keeping existing rock wall (with fencing), closest to the house, in public right of way.
25. Remove low rock retaining wall (closest to the street), trash enclosure and palm trees in public right of way.
26. Provide driveway approach section and show existing and proposed elevations and construct new driveway approach per City Standard.
27. Remove existing mailbox structure within the public right-of-way and constructed a break-away structure mailbox per City's standard. Mailbox structure shall be approved and permitted by the Public Works Department.

28. 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.

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).

* * * * *