

CITY OF LA CAÑADA FLINTRIDGE

PLANNING COMMISSION STAFF REPORT

September 25, 2018

Case Number:

Hillside Development Permit 18-07

Applicant:

David Su
Variety Design Center Inc.
110 W. Saint Andrews Street
Ontario, CA 91762

Owner:

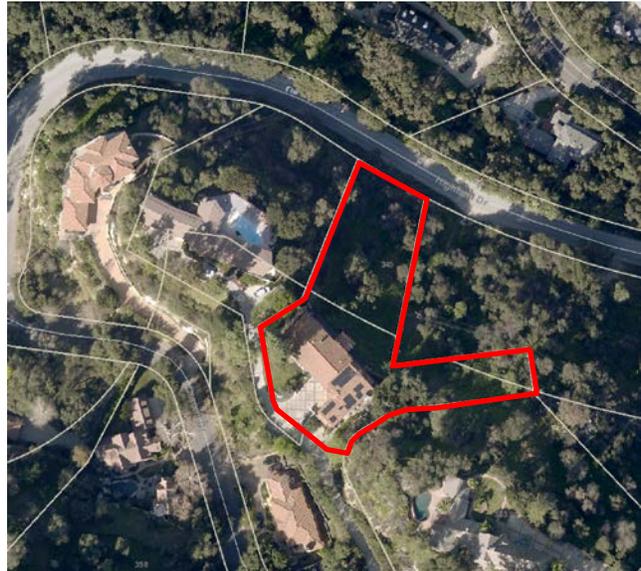
Jian Xiu
345 Corona Drive
La Canada Flintridge, CA 91011

Site Address:

345 Corona Drive
La Canada Flintridge, CA 91011

Planner:

Susan Koleda, AICP
Director of Community Development



1. Request:

The request is for a Hillside Development Permit (HDP) to allow a new swimming pool, spa, and outdoor patio area supported by a series of outward facing retaining walls, some in excess of six-feet in height, located on a hillside lot to the north and northeast of the existing residence.

2. Location:

The project site is accessed by a shared driveway that extends from Corona Drive just east of its intersection with Highland Drive in the R-1-40,000 (Single-family residential, 40,000 square foot minimum lot size) zone.

3. Staff Recommendation:

Staff recommends that the request **BE APPROVED**, subject to the conditions of approval attached to the resolution.

4. Project Size:

Lot Area: 43,853 square feet
Existing total floor/roofed area 6,333 square feet
(No change proposed as part of the project)

	Required	Proposed
Side Yard Setback	20 feet	20 feet

5. General Plan / Zoning / Existing Land Use:

The Land Use Map identifies the site as Estate Residential maximum of one dwelling unit per acre). The property is designated R-1-40,000 (Single-Family Residential, 40,000 Square Foot Minimum Lot Size). The project site contains an existing two-story single-family residence with an attached three-car garage.

6. Environmental Impact Review:

Staff has determined that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, which permits accessory (appurtenant) structures. None of the exceptions to the exemptions contained within Section 15300.2 apply to the proposed project since the location is not within a particularly sensitive environment, there would be no cumulative impact based on successive projects, there are no unusual circumstances that would result in a potential significant effect on the environment, the project would not damage a scenic resource within a state scenic highway, the site is not included on any list compiled under Section 65962.5 of the Government Code and the project site does not contain a potentially historic resource.

7. Previous Actions:

Hillside Development Permit 05-16 and Building Depth Review 05-16, approved by the Planning Commission on November 22, 2005, under Resolution 05-80, which expired November 21, 2006 without being inaugurated.

Fence Review 17-04, approved by the Director of Community Development on May 16, 2017, permitted the construction of a driveway gate at the southern end of the shared driveway with 343 and 355 Corona Drive.

Hillside Development Permit 07-19 and Second-floor Review 07-22, approved by the Planning Commission under Resolution 07-106 on October 9, 2007, which allowed for a 1,343 square foot first-floor addition and a new 1,457 square foot second-floor.

8. Pending and Potential Actions:

Issuance of grading and building permits.

9. Staff Analysis:

A. Context:

The subject property is unusual in its configuration. The project site is comprised of two separate Assessor's parcels that form a "V" with the residence situated primarily at its apex where the property is relatively level. The lot is located along a driveway that extends north from Corona Drive, accessing two additional single-family residential lots along its narrow course.

Across the driveway, the neighboring residence is situated at a lower elevation, while the southeasterly neighbor (333 Corona Drive) is separated from the subject property by a large knoll. The property at the northern end of the shared drive (343 Corona Drive) is also situated at a slightly lower elevation than the subject property.



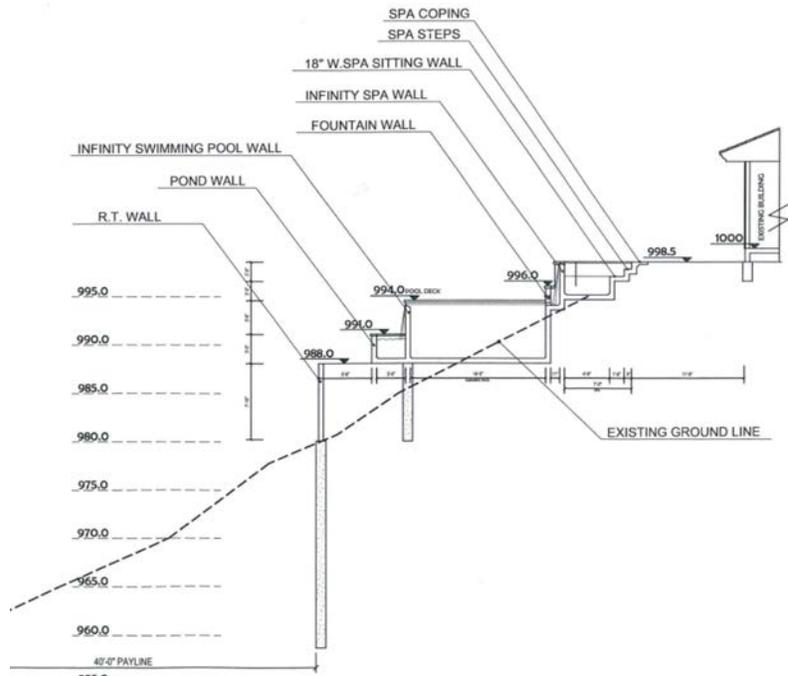
The property has an average slope of 31 percent. The majority of the sloping area associated with the project site is situated behind the existing residence, sloping severely down towards Highland Avenue. The pad where the existing residence is situated is relatively flat, as is the front yard.

B. Project Description:

The project involves the construction of a series of retaining walls to support the new swimming pool, spa and rear yard improvements. The existing slope within the rear yard falls sharply from the existing residence down to Highland Avenue at the rear. Based on the steepness of the slope, there is little cut associated with the project, and the proposed retaining walls are generally associated with fill and would be visible above the existing grade.

The proposed swimming pool and spa area would be supported by a series of retaining walls, which would also provide for patio areas, walkways, steps, planters and bench

seating areas. The retaining walls that would support the rear yard improvements would be up to 9'-6" in height. Railing, between 36 and 42-inches in height, would be located atop several of the retaining walls for safety. Due to the steepness of the slope and the soil conditions found on-site, the retaining walls would be constructed utilizing caissons, some in excess of 15-feet in depth according to the Preliminary Geologic and Geotechnical Engineering Investigation prepared by Land C Corp and dated June 30, 2017.



The retaining walls have been reduced in height since the original submittal of the project, from a maximum of 15-feet in height to the proposed maximum of 9'-6". The northern most retaining wall provides for a five-foot wide landscape planter, which would be utilized to screen apportion of the wall height. Additionally, to reduce the expanse of exposed retaining wall, the applicant has incorporated two rows of three-foot long Nantucket window boxes along the longer expanses of exposed wall. The top row of planter boxes would align with the top of the wall, while the second row would be approximately five feet below. These will be planted to soften the aesthetics of the wall. Additionally, landscape planted along the base of the walls will further reduce the exposed height of the walls.

Within the narrower portion of the V shaped lot to the east of the existing residence, the approximately 125-foot long southernmost retaining wall, closest to 333 Corona Drive, is an inward facing retaining wall within the side yard setback. The wall is proposed at a maximum height of three-feet and is associated with a cut slope, and therefore faces away from the closest residential neighbor. The lot to the northeast, Lot 13 of Tract 41837, is a dedicated open space lot where residential construction is prohibited. The retaining wall loops around at the eastern end, resulting in a second, outward facing retaining wall and creating a pad area that is proposed to be utilized for children's play equipment, BBQ area and gardens. The northern portion of this retaining wall is again within a side yard setback but would not exceed three-feet in height. The nine-foot high play equipment is considered "yard equipment" if it is not attached to something having a fixed location on the ground. As such, and pursuant to Zoning Code Section 11.11.050(C)(7)(g)((ii)(B), the equipment is subject to a five-foot setback.

There are three protected oak trees within the development area east of the existing residence; however, the applicant intends to incorporate the trees into the proposed development. Pursuant to Zoning Code Section 11.40.070, Preservation and Protection of Designated Trees on Private Property – Protection requirements during development activity, the applicant may work within the protection zone of a tree with approval from the Director of Community Development where it can be shown that the work will not damage the protected tree. Unless waived by the Director, an arborist report would be required that would evaluate the applicant’s proposal as to impacts on protected trees and may include suggestions for mitigation and future maintenance measures where applicable.

A Hillside Development Permit application to be approved by the Planning Commission is required for retaining walls that exceed six-feet in height and require a building permit. The series of retaining walls spans approximately 120 feet in length and would increase the usable rear yard. The retaining walls are considered outward facing since they face away from the subject house.

No changes are proposed to the existing two-story residence as part of the proposed project.

C. Hillside Development Permit and General Plan:

Development within areas regulated by Zoning Code Section 11.35 (Hillside Development) must be found to be consistent with both the Land Use Element of the General Plan and the requirements of the Hillside Development ordinance.

General Plan Land Use Element (LUE)

LUE Goal 4: 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:

LUE 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.

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

LUE 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.

LUE 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.

LUE 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.

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 proposed retaining walls would face outward to the subject site. However due to the location of the project site, the unique shape of the lot and the orientation of the neighboring residences, the proposed retaining walls would not be highly visible from surrounding properties. Additionally, due to intervening vegetation, the site has only sight exposure from vantage points such as the Flint Canyon Tennis Club at 265 Berkshire Avenue (750 feet) and the elevated portion of the 210 Freeway (approximately 1,00 feet). With inclusion of landscaping along the base of the walls and within the two rows of planter boxes, the retaining walls are not anticipated to be out of scale for the site and will not demonstrate excessive bulk from any vantage point. Therefore, typical hillside development issues related to view impairment and intrusive massing are not evident. The project would not introduce unreasonable bulk or impact the character of the area; therefore, achieving consistency with the Hillside Development ordinance and the goals, objectives and policies of the City's General Plan.

Findings

- 1. The project, through elements of architectural and landscape design, will uphold the policies of the Hillside Ordinance, and will be harmonious with the better aspects of the built and natural setting.**

The proposed retaining walls, ranging in height from approximately three- feet to nine-foot six-inches in height, have been tiered to reduce the height of any one retaining wall, as visible from off-site. The northern most retaining wall is to support a five-foot wide planter, which will include landscape to reduce any potential aesthetic impacts associated with the retaining walls. Additionally, the applicant has imported two-rows of three-foot long Nantucket planter boxes at the tope and approximately five feet from the top of the two highest retaining walls. Between the two rows of planter boxes and landscaping at the base of the walls, the proposed retaining walls exposed height will

be significantly reduced. This will ensure the retaining walls are of reasonable scale for the site while allowing the creation of a more functional rear yard for the subject residence. Staff supports the finding.

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

The proposed project will allow for a series of retaining walls to support a new swimming pool, spa, children's play area, BBQ, patio and bench seating areas on a containing an existing two-story single-family residence. The density of development on the subject lot would not be increased and there would be no increase in the total floor/roofed area. The project would allow for more functional rear yard for the existing and a significant portion of 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.

Due to the height of the proposed retaining walls, the walls will be subject to current Building Code requirements. The design of the walls has incorporated a 36- to 42-inch high handrails atop the retaining walls where necessary for safety. A Preliminary Geologic and Geotechnical Engineering Investigation has been prepared by Land C Corp., dated June 30, 2017, detailing how the construction would comply with current requirements given the existing geologic conditions of the site. A Hydrology Report prepared by Calcivic Engineering, Inc. and dated June 26, 2018 has been prepared for the project, ensuring the project design incorporates multiple drainage inlets throughout the new impervious areas and three new drainage outlets with associated rip-rap blankets to disperse the drainage onto the hillside. Based on compliance with current Building Code and incorporating mandated drainage requirements, the project will not be detrimental to the public health, safety, or general welfare. Staff supports the finding.

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

The project site is a hillside lot with an average slope of 31 percent that contains an existing two-story single-family residence. The proposed project will not subdivide the property and does not include any roofed area that would resulting in the project site exceeding the total permitted floor/roofed area, even considering the Slope Factor Guideline for the lot. The proposed retaining walls, new swimming pool and spa and other accessory uses are permitted within the R-1 (Single Family Residential) zone with the appropriate permits and are therefore consistent with the character of the property, and do not alter the permitted use and density. Therefore, the proposed project will not adversely affect the orderly development of property. Staff supports the finding.

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

The project will permit the construction of a series of retaining walls, some exceeding six-feet in height, on an existing hillside lot to support the construction of a new swimming pool, spa, BBQ area, children's play area, patio and seating areas and gardens. The existing hillside lot is associated with a steep slope within the rear yard, down to Highland Avenue, and provides limited functional rear yard area for the residences. The scope of the project is reasonable, allowing for additional functional rear yard while retaining a significant portion of the hillside setting the visual quality of the hillside area. The design of the tiered retaining walls will limit the height of any one wall and the incorporation of the landscape planter at the northern most retaining wall, landscape at the base of the walls and the two-rows of Nantucket planter boxes on the highest retaining walls will limited the exposed height and ensure the aesthetics of the project do not detract from the City's natural environment. The project would therefore be designed and maintained consistent with the goals, objectives and policies of the City's General Plan including General Plan Land Use Element Goal 4, LUE Objective 4.1, and LUE Policies 4.1.1, 4.1.3, and 4.1.6 and LUE Objective 4.2. 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 retaining walls, swimming pool and spa and other rear yard improvements proposed under the project will not result in a change of use or intensification of development beyond those allowed in the General Plan and Zoning Code. The project has been designed to comply with the current Building Code requirements, incorporates safety requirements such as hand railing atop retaining walls where necessary and the project design incorporates drainage facilities to ensure any run-off from new impervious surfaces will not impact adjacent properties. Therefore, the proposed 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. 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.

This finding is not applicable since the project complies with all Zoning Code development standards and guidelines as contained within Chapter 11.11 (R-1 zone) and Chapter 11.15 (Hillside Development).

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 proposed project incorporates a series of outward facing retaining walls to support the construction of a new swimming pool and spa, children's play area, BBQ area, patio and seating area and gardens. Due to the existing topography and placement of neighboring residences, the outward-facing walls will be visible from off-site, most notably from a distance, such as Berkshire Avenue. The project has been designed to incorporate a five foot wide planter at the northern most retaining wall and will include two-rows of Nantucket planter boxes at the top and five-feet from the top of the highest retaining walls, as well as landscaping at the base of the walls. The landscaping will ensure that the exposed height of the retaining walls is not excessive, reducing the walls to a reasonable scale for the site and ensuring excessive bulk is not demonstrated 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 proposed outward-facing retaining walls, swimming pool and spa and other rear yard improvements are located on a descending slope at the rear of the subject property. Due to the unique lot shape and orientation of adjacent residences, the project would be largely protected from the view of neighboring residences. While the project would be visible from off-site views, it does not rise above a ridgeline and is below the level of the existing residence. Therefore, the project would not create an avoidable or unreasonable impairment of the view from any other property. Staff supports the finding.

E. Recommendation:

Based on the above discussions, staff recommends that the request for the Hillside Development Permit (Admin) **BE APPROVED**, subject to the conditions listed in Exhibit "A" of the resolution.

Attachment:

1. *Draft Resolution*

cc: David Su / Variety Design Center Inc./ 110 W. Saint Andrews Street/ Ontario, CA 91762
Jian Xiu / 345 Corona Drive / La Canada Flintridge, CA 91011

Attachment 1

CITY OF LA CAÑADA FLINTRIDGE

RESOLUTION NO. 18-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA CAÑADA FLINTRIDGE APPROVING HILLSIDE DEVELOPMENT PERMIT 18-07 FOR A NEW SWIMMING POOL, SPA AND MISCELLANEOUS REAR YARD IMPROVEMENTS, INCLUSIVE OF RETAINING WALLS EXCEEDING SIX-FEET IN HEIGHT ON A HILLSIDE LOT AT 345 CORONA DRIVE AND ADOPTING A NOTICE OF EXEMPTION PURSUANT TO SECTION 15303 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, a request by Mr. David Su on behalf of Mr. Jian Xiu has been received by the City for Hillside Development Permit (HDP) 18-07 (the "Application"), said request incorporated herein by reference; and

WHEREAS, the request applies to a single parcel within the R-1-40,000 (Single Family Residential) zone district, referred to on the County Assessor's rolls as AIN 5822-010-012 and 5822-010-013, and is located at 345 Corona Drive; and

WHEREAS, the Application is a request is to allow a series of retaining walls, some exceeding six-feet in height, to permit the construction of a new swimming pool, spa, BBQ area, children's play area, patios, bench seating areas and gardens within the rear and side yard of an existing single-family residence located on a hillside lot with an average slope of 31 percent; and

WHEREAS, after publication and posting of the request in the prescribed manner, the Planning Commission, on September 25, 2018, held a public hearing regarding the Application, reviewed the staff report dated September 25, 2018 and heard and considered the testimony of the Applicant and members of the public and concluded said hearing on that date; and

WHEREAS, the Planning Commission has reviewed the project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines pursuant to Section 15303, Class 3 (Accessory Structures).

NOW, THEREFORE, based on the evidence presented by the application materials, staff report, and public testimony the Planning Commission hereby finds and determines as follows:

Section 1. The above referenced recitals are true and correct;

Section 2: With respect to Hillside Development Permit 18-07:

A. The project, through elements of architectural and landscape design, will uphold the policies of the Hillside Ordinance, and will be harmonious with the better

aspects of the built and natural setting. The proposed retaining walls, ranging in height from approximately three- feet to nine-feet six-inches in height, have been tiered to reduce the height of any one retaining wall, as visible from off-site. The northern most retaining wall is to support a five-foot wide planter, which will include landscape to reduce any potential aesthetic impacts associated with the retaining walls. Additionally, the applicant has imported two-rows of three-foot long Nantucket planter boxes at the top and approximately five feet from the top of the two highest retaining walls. Between the two rows of planter boxes and landscaping at the base of the walls, the proposed retaining walls exposed height will be significantly reduced. This will ensure the retaining walls are of reasonable scale for the site while allowing the creation of a more functional rear yard for the subject residence.

B. The project will maximize potential for sensitive use and effective preservation of open space. The proposed project will allow for a series of retaining walls to support a new swimming pool, spa, children's play area, BBQ, patio and bench seating areas on a containing an existing two-story single-family residence. The density of development on the subject lot would not be increased and there would be no increase in the total floor/roofed area. The project would allow for more functional rear yard for the existing and a significant portion of the site's open space would not be affected.

C. The project will not be detrimental to the public health, safety, or general welfare. Due to the height of the proposed retaining walls, the walls will be subject to current Building Code requirements. The design of the walls has incorporated a 36- to 42-inch high handrails atop the retaining walls where necessary for safety. A Preliminary Geologic and Geotechnical Engineering Investigation has been prepared by Land C Corp., dated June 30, 2017, detailing how the construction would comply with current requirements given the existing geologic conditions of the site. A Hydrology Report prepared by Calcivic Engineering, Inc. and dated June 26, 2018 has been prepared for the project, ensuring the project design incorporates multiple drainage inlets throughout the new impervious areas and three new drainage outlets with associated rip-rap blankets to disperse the drainage onto the hillside. Based on compliance with current Building Code and incorporating mandated drainage requirements, the project will not be detrimental to the public health, safety, or general welfare.

D. The project will not adversely affect the orderly development of property within the City. The project site is a hillside lot with an average slope of 31 percent that contains an existing two-story single-family residence. The proposed project will not subdivide the property and does not include any roofed area that would resulting in the project site exceeding the total permitted floor/roofed area, even considering the Slope Factor Guideline for the lot. The proposed retaining walls, new swimming pool and spa and other accessory uses are permitted within the R-1 (Single Family Residential) zone with the appropriate permits and are therefore consistent with the character of the property, and do not alter the permitted use and density. Therefore, the proposed project will not adversely affect the orderly development of property.

E. The project will conform to the goals and policies set forth in the General Plan. The project will permit the construction of a series of retaining walls, some exceeding six-feet in height, on an existing hillside lot to support the construction of a new swimming pool, spa, BBQ area, children's play area, patio and seating areas and gardens. The existing hillside lot is associated with a steep slope within the rear yard, down to Highland Avenue, and provides limited functional rear yard area for the residences. The scope of the project is reasonable, allowing for additional functional rear yard while retaining a significant portion of the hillside setting the visual quality of the hillside area. The design of the tiered retaining walls will limit the height of any one wall and the incorporation of the landscape planter at the northern most retaining wall, landscape at the base of the walls and the two-rows of Nantucket planter boxes on the highest retaining walls will limited the exposed height and ensure the aesthetics of the project do not detract from the City's natural environment. The project would therefore be designed and maintained consistent with the goals, objectives and policies of the City's General Plan including General Plan Land Use Element Goal 4, LUE Objective 4.1, and LUE Policies 4.1.1, 4.1.3, and 4.1.6 and LUE Objective 4.2.

F. 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 retaining walls, swimming pool and spa and other rear yard improvements proposed under the project will not result in a change of use or intensification of development beyond those allowed in the General Plan and Zoning Code. The project has been designed to comply with the current Building Code requirements, incorporates safety requirements such as hand railing atop retaining walls where necessary and the project design incorporates drainage facilities to ensure any run-off from new impervious surfaces will not impact adjacent properties. Therefore, the proposed 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.

G. 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. This finding is not applicable since the project complies with all Zoning Code development standards and guidelines as contained within Chapter 11.11 (R-1 zone) and Chapter 11.15 (Hillside Development).

H. 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 proposed project incorporates a series of outward facing retaining walls to support the construction of a new swimming pool and spa, children's play area, BBQ area, patio and seating area and gardens. Due to the existing topography and placement of neighboring residences, the outward-facing walls will be visible from off-site, most notably from a distance, such as Berkshire Avenue. The project has been designed to incorporate a five-foot wide planter at the northern most retaining wall and will include two-rows of Nantucket planter boxes at the top and five-feet from the top of the highest retaining walls, as well as landscaping at the base of the walls. The landscaping will

ensure that the exposed height of the retaining walls is not excessive, reducing the walls to a reasonable scale for the site and ensuring excessive bulk is not demonstrated from any vantage point.

I. The project does not create an avoidable or unreasonable impairment of the view from any other property. The proposed outward-facing retaining walls, swimming pool and spa and other rear yard improvements are located on a descending slope at the rear of the subject property. Due to the unique lot shape and orientation of adjacent residences, the project would be largely protected from the view of neighboring residences. While the project would be visible from off-site views, it does not rise above a ridgeline and is below the level of the existing residence. Therefore, the project would not create an avoidable or unreasonable impairment of the view from any other property.

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 15303 (New Construction or Conversion of Small Structures), which permits accessory (appurtenant) structures. None of the exceptions to the exemptions contained within Section 15300.2 apply to the proposed project since the location is not within a particularly sensitive environment, there would be no cumulative impact based on successive projects, there are no unusual circumstances that would result in a potential significant effect on the environment, the project would not damage a scenic resource within a state scenic highway, the site is not included on any list compiled under Section 65962.5 of the Government Code and the project site does not contain a potentially historic resource.

Section 4. Based upon the findings made above, the Planning Commission of the City of La Cañada Flintridge hereby approves Hillside Development Permit 18-07 for a series of retaining walls, some of which exceed six-feet in height, to support the construction of a new swimming pool, spa and miscellaneous rear yard improvements at 345 Corona Drive within the City of La Cañada Flintridge.

PASSED, APPROVED AND ADOPTED this 25th day of September, 2018.

Chair of the Planning Commission

ATTEST:

Secretary to the Planning Commission

State of California)
County of Los Angeles) ss.
City of La Cañada Flintridge)

I, Susan Koleda, Secretary to the Planning Commission of the City of La Cañada Flintridge, California, do hereby certify that the foregoing Resolution No. 18-xx was duly adopted by the Planning Commission of the City of La Cañada Flintridge at a Regular Meeting held on the ___ day of ____ 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Dated:

Susan Koleda
Secretary to the Planning Commission

EXHIBIT "A"
CONDITIONS OF APPROVAL
HILLSIDE DEVELOPMENT PERMIT 18-07
345 Corona Drive

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 18-07.
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 18-07, 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 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 and assessments to the City of La Cañada Flintridge, as established by ordinance, resolution or policy of the City Council prior to occupancy or initiation of use. This includes payment for contracted staff services as invoiced to the city.
8. In the event the City determines that it is necessary to take legal action to enforce any of the provisions of these conditions, and such legal action is taken, the applicant agrees to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the applicant to waive said fees or any part thereof. The foregoing shall not apply if the permittee prevails in the enforcement proceeding.
9. The applicant shall defend, indemnify, and hold harmless the City and its officers, agents, and employees from any claim, action or proceeding against the City or its officers, agents, or employees to attack, set aside, void, or annul approval of this Hillside Development Permit. 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. 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, 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. A complete landscaping plan including plant palette, size and number of plants, shall be submitted and approved by the Director of Community Development prior to the issuance of any grading or building permit. Landscape and irrigation plans shall be consistent with the City's Water Efficient Landscape Ordinance and the Fuel Modification requirements of the County of Los Angeles Fire Department. No final inspections shall be conducted until the Director of

Community Development or his/her designee confirms that the landscaping installation is complete and consistent with the approved plan.

13. Any work within the protection zone of any protected tree shall be consistent with Zoning Code Section 11.40.070. An arborist report evaluating improvements within the protection zone shall be required prior to the issuance of any grading or building permit and the report shall provide suggestions for mitigation and future maintenance measures where applicable.

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