



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: October 18, 2023

TO: Hearing Officer

SUBJECT: Minor Variance #11967

LOCATION: 3131 Alameda Street

APPLICANT: Eric Garcia

ZONING DESIGNATION: RS-6 (Single-Family Residential, 0-6 dwelling units per acre)

GENERAL PLAN DESIGNATION: Low Density Residential

CASE PLANNER: Michael Rocque

STAFF RECOMMENDATION: Adopt the Environmental Determination and Specific Findings in Attachment A to **approve** Minor Variance #11967 with the conditions in Attachment B.

PROJECT PROPOSAL: The following are requested in order to accommodate a 684 square-foot, single-story addition to an existing single-story residence:

- 1) Minor Variance: To allow for a 25'-7" front yard setback, where 43'-6" is required; and
- 2) Minor Variance: To allow for a 12'-10" rear yard setback, where a minimum of 25 feet is required

ENVIRONMENTAL DETERMINATION: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not

environmentally sensitive. The proposed 684 square-foot addition does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

BACKGROUND:

Site Characteristics: The site is a 3,775 square-foot, rectangular-shaped lot located on the north side of Alameda Street between Vineyard Place to the east and Avocado Avenue to the west. The site is currently developed with a 708 square-foot, one-story single-family residence with an attached single-car garage.

Adjacent Uses: North – Single-Family Residential
South – Single-Family Residential
East – Single-Family Residential
West – Single-Family Residential

Adjacent Zoning: North – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
South – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
East – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)
West – RS-6 (Single-Family Residential, 0-6 dwelling units per acre)

Previous Zoning Cases on this Property: None.

PROJECT DESCRIPTION:

The applicant, Eric Garcia, has submitted two Minor Variance applications to facilitate the construction of additions totaling 684 square feet to the front and rear of an existing single-story single-family residence. Specifically, the applicant requests a 25'-7" front setback where the minimum required is 43'-6". Additionally, the applicant requests a 12'-10" rear yard setback where the minimum required is 25 feet. A Minor Variance is required to adjust the required front and rear setback. The site is located within the RS-6 (Single-Family Residential, 0-6 dwelling units per acre) zoning district.

The proposal would add an additional 361 square feet to the front of the existing dwelling and 83 square feet at the rear, in the northeast corner. The existing one-car garage would be converted to living space and a new 240 square-foot attached one-car garage is being added to the front of the residence. The existing driveway apron would remain unchanged to protect an existing street tree. However, the existing driveway from Alameda Street would be reconfigured in order to access the new garage from the street, and to accommodate uncovered parking in front of the new garage. No protected trees are proposed to be removed as part of the project.

ANALYSIS:

The project is subject to the development standards of the RS-6 zone. With the exception of the requested Minor Variances for the front and rear yard setback, the proposed addition complies with applicable development standards pursuant to Table 2-3 (RS and RM-12 Residential District Development Standards), Zoning Code Section 17.22.040 (RS and RM-12 Residential Districts General Development Standards) as shown in Table 1 below.

Table 1 – Single-Family Residential Development Standards

| Development Standard | Requirement | Proposed Project | Compliance | |
|---------------------------------------------------------|--------------------------|------------------|------------------|-----------------------|
| Setbacks (Minimum) | Front | 46'-6" | 25'-7" | <i>Minor Variance</i> |
| | Side (east) | 5' | 5' | Project Complies |
| | Side (west) | 5' | 5' | Project Complies |
| | Rear | 25' | 12'-10" | <i>Minor Variance</i> |
| Height (Maximum) | 28' | 15' | Project Complies | |
| Top Plate Height (first story maximum) | 10' | 9'-6" | Project Complies | |
| Site Coverage (Maximum) | No maximum | N/A | Project Complies | |
| Gross Floor Area (Maximum) | 30% + 500 sf or 1,632 sf | 1,535 sf | Project Complies | |
| Floor Area of House (Neighborhood Compatibility) | 1,404 sf | 1,295 sf | Project Complies | |

Minor Variance: To allow a 25'-7" front setback, where 43'-6" is required.

Pursuant to Table 6-4 of Zoning Code Section 17.61.080 (Variances), adjustments of required setbacks are allowed subject to approval of a Minor Variance. A Minor Variance is a form of Variance intended for adjustments that are determined to have lesser (minor) potential impacts. The Hearing Officer may approve a Minor Variance to adjust a required setback only after making five findings in the affirmative, pursuant to Zoning Code Section 17.61.080.G (Findings and Decision). The general purpose of review is to identify compliance with the Zoning Code and General Plan, whether exceptional or extraordinary circumstances exist, whether the application is necessary for the preservation and enjoyment of property rights, and to ensure no detriment or injury to surrounding properties. In addition, a Minor Variance shall not be granted that would have the effect of granting a special privilege not shared by other property owners in the vicinity and under identical zoning districts. Lastly, cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the Minor Variance.

Pursuant to Zoning Code Section 17.22.050.A.1, where 40 percent or more of the lots on a blockface in the same zoning district (excluding corner yards of reversed corner lots) are developed with primary structures (including the existing setback of the proposed development site), the minimum front setback shall be the average of the front setbacks of the developed lots, but not less than 25 feet. In calculating the blockface average, measurement shall be from the front property line to the primary structure. Building projections and unenclosed porches shall not be used as the reference point for this measurement.

Based upon the blockface average for the six properties (including the subject lot) in the RS-6 zoning district, the required front yard setback for the property is 43'-6". The proposed project

provides a 25'-7" setback from Alameda Street. A Minor Variance is required to adjust the required front yard setback.

Staff finds that there are conditions applicable to the subject site that do not apply generally to sites in the same RS zoning district. Based on the existing conditions, the blockface average results in a front setback requirement that equates to nearly half of the lot depth. A front setback requirement that restricts nearly the entire front half of a lot does not generally apply to sites in the RS zoning district. Granting the Minor Variance would allow the applicant to develop a project with a front yard setback of 25'-7," which is compatible with lots in the RS zoning district and consistent with minimum requirements of the district. Furthermore, the lot is 98 feet in depth by an average of 38.5 feet in width, resulting in a lot area of approximately 3,775 square feet, which is substandard when compared to the minimum required 75-foot lot width and 12,000 square-foot lot size for a property in the RS-6 zoning district.

Due to the average front setback requirement, development opportunities to the front of the residence are constrained. The granting of the Minor Variance would facilitate a reasonable enjoyment of real property because the addition would provide for a third bedroom and allow replacement of a nonconforming single-car garage with a conforming single-car garage. The total size of the residence after the addition would be 1,535 square-feet and within the maximum size permitted by the development standards as it relates to gross floor area.

Lastly, granting the Minor Variance would not be detrimental or injurious to property or improvements in the vicinity of the development site, and to the public health, safety, and general welfare. The proposed addition would maintain a one-story height, while relocating the one-car garage towards the front of the residence, consistent with the majority of properties on the block. The additions would also comply with required side yard setbacks, match the existing building line at the rear continuing to provide adequate space for light and air, and comply with all other applicable development standards for the zoning district. The proposed land use, a single-family residential use, is a permitted use in the RS-6 Zoning District and is consistent with neighboring properties that are developed with single-family uses.

Minor Variance: To allow a 12'-10" rear setback, where 25 feet is required.

Pursuant to Zoning Code Section 17.22.040, Table 2-3, the minimum rear yard setback is 25 feet. The existing residence was built with a 12'-10" rear setback and is within the required 25-foot rear setback. A portion of the first-story addition (83 square feet) proposes to maintain the existing 12'-10" setback from the rear property line. As such, a Minor Variance is required to adjust the required rear yard setback.

There are conditions applicable to the site that do not apply generally, in that the existing residence is located 12'-10" from the rear property line, where 25 feet minimum is commonly applied in single-family zoning districts. Given how the property was originally developed, and considering a required front setback that equates to nearly half the lot depth, there are conditions applicable that limit enlargement of the existing 704 square-foot dwelling. Further, the property is 98 feet in depth and an average of 38.5 feet in width, which is substandard when compared to the minimum required 75-foot lot width and 12,000 square-foot lot size for a property in the RS-6 zoning district.

Granting the application will allow the addition of a bedroom, an improved floor plan, a usable garage, and a conforming driveway. It will also allow an existing rear setback condition that has existing since original construction to continue. Alternatives, such as building a second floor may

create an unnecessary hardship given the age and location of the structure and may result in detriment to surrounding properties given lots in the vicinity are narrow and close together. Granting the variance will allow an addition to match the existing rear setback while preserving the existing back yard. The preservation and enjoyment of the property will be maintained as a result.

Granting the Minor Variance for the rear setback will not change the use of the site. It will continue to be used as a single-family residence. In addition, the proposed rear addition will maintain the same rear setback that exists today and will maintain compliant setbacks to neighboring properties on the east and west. The proposed project will comply with applicable development standards for the zone and will be required to obtain building permits ensuring that the construction will comply with Building and Fire Codes. Conditions of approval will ensure that the project remains compatible with the surrounding area. Therefore, granting the application will not be detrimental or injurious to property or improvements in the vicinity.

Tree Protection Ordinance

A tree inventory was provided demonstrating nine trees (eight private, one street tree). None of the trees located on private property are protected under the City's Tree Protection Ordinance. The applicant proposes to remove one unprotected fruit tree at the northeast corner of the property where the new rear addition would be located. The existing street tree shall remain as conditioned by the Department of Public Works (Condition of Approval #18).

GENERAL PLAN CONSISTENCY:

The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site would remain a single-family residence; therefore, the character of the neighborhood, consisting of single-family residences would be maintained. General Plan Land Use Element, Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontage; architectural design, and landscaped setbacks. The project would allow the construction of an addition to a single-family residence within the required front and rear yard setbacks. The proposed addition would not alter the existing character of the neighborhood as it involves an expansion to the front and rear of an existing one-story, single-family residence. Additionally, the addition would be consistent with other houses in the vicinity maintaining the character of the streetscape and same visual appearance as the existing residences along Alameda Street.

ENVIRONMENTAL REVIEW:

This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 3, Class 1 §15301, Existing Facilities), and there are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. Section 15301 exempts additions to existing structures, provided the addition will not result in an increase of more than 10,000 square feet when the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The proposed 684 square-foot addition does not exceed the threshold. The project is in an area where all public services and facilities are available to allow for maximum development

permissible in the General Plan and the project location is not environmentally sensitive. Therefore, the proposal is exempt from environmental review.

COMMENTS FROM OTHER DEPARTMENTS:

The proposed project was reviewed by the Departments of Public Works and Fire, the Building and Safety Division, and the Design and Historic Preservation Section. The Fire Department had no comments at this time and would review the project during the building permit plan check process to ensure compliance with applicable code requirements. The Design and Historic Preservation Section conducted a Historic Resource Evaluation on the subject property, which concluded the property does not meet the criteria for any historical designation and that no further review would be needed. The Department of Public Works and Building and Safety Division provided conditions of approval, which are incorporated in Attachment B of this staff report.

CONCLUSION:

Staff concludes that the findings necessary for approving both Minor Variances can be made. The proposed project meets applicable development standards required by the Zoning Code, with the exception of the front and rear setback. The approval of the Minor Variance requests would allow the property owner enjoyment of the existing residence without impacting the surrounding residential neighborhood. Conditions of approval would ensure that the project is compatible with the surrounding area. Therefore, staff recommends approval of the Minor Variance requests, subject to the findings in Attachment A and recommended conditions of approval in Attachment B.

Attachments:

Attachment A: Specific Findings for Minor Variance

Attachment B: Recommended Conditions of Approval

ATTACHMENT A
SPECIFIC FINDINGS FOR MINOR VARIANCE #11967

Minor Variance: To allow a 25'-7" front setback, where 43'-6" is required.

1. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are conditions applicable to the site that do not apply generally, in that the subject property is 50 feet from the front property line and beyond the 25-foot minimum setback commonly applied in single-family zoning districts. As a result, allowing a front setback of 25'-7" will provide a setback condition that will be more consistent with the residences in the same zoning district. Additionally, the front setbacks on the blockface have a large range, resulting in an average front setback that equates to nearly half of the lot depth. A front setback requirement that restricts nearly the entire front half of a lot does not generally apply to sites in the RS zoning district. Furthermore, the lot is approximately 3,775 square feet in area, which is substandard when compared to the minimum required of properties in the RS zoning district.
2. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Due to the average front setback requirement, development opportunities to the front of the residence are constrained. Alternatives, such as building a second floor may create unnecessary hardship given the age of the structure and may result in detriment to surrounding properties given lots in the vicinity are narrow and close together. The granting of the Minor Variance will facilitate reasonable enjoyment of real property because the addition will provide for a third bedroom and allow replacement of a nonconforming single-car garage with a conforming single-car garage.
3. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The project consists of a 684 square-foot addition to an existing 708 square-foot single-family residence with 361 square feet being added to the front of the dwelling and 83 square feet at the rear in the northeast corner. Additionally, a new 240 square foot attached one-car garage will be added to the front of the residence. The proposed front yard setback is 25'-7". The granting of the Minor Variance request will not be detrimental to property or improvements in the vicinity. The additions will maintain a one-story height, while relocating the one-car garage towards the front of the residence, consistent with the majority of properties on the block. The new conforming driveway will also provide additional space for vehicles. The additions will comply with required side yard setbacks, match the existing building line at the rear continuing to provide adequate space for light and air, comply with all other applicable development standards for the zoning district, and the project will not result in a change in use. Lastly, the project will be required to obtain building permits ensuring that the construction will be safe. Conditions of approval will ensure that the project remains compatible with the surrounding area in that it will be a single-story addition to the front of the property.
4. *Granting the application is consistent with the General Plan and the purposes of Title 17 of the Municipal Code and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence; therefore, the character of the neighborhood, consisting of single-family residences will be maintained. General Plan Land Use Element, Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing

stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontage; architectural design, and landscaped setbacks. The project will allow the construction of an addition to a single-family residence within the required front yard and rear yard setbacks. The proposed addition will not alter the existing character of the neighborhood as it involves an expansion to the front and rear of an existing one-story, single-family residence. Additionally, the addition will be consistent with other houses in the vicinity maintaining the character of the streetscape and same visual appearance as the existing residences along Alameda Street.

5. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the City's development standards has not been considered throughout the review of this application.

Minor Variance: To allow a 12'-10" rear setback, where 25 feet is required.

6. *There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district.* There are conditions applicable to the site that do not apply generally, in that the existing residence is located 12'-10" from the rear property line, where 25 feet minimum is commonly applied in single-family zoning districts. Given how the property was originally developed, and considering a required front setback that equates to nearly half the lot depth, there are conditions applicable that limit enlargement of the existing 704 square-foot dwelling. Further, the property is 98 feet in depth and an average of 38.5 feet in width, which is substandard when compared to the minimum required 75-foot lot width and 12,000 square-foot lot size for a property in the RS-6 zoning district.
7. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Granting the application will allow the addition of a bedroom, an improved floor plan, a usable garage, and a conforming driveway. It will also allow an existing rear setback condition that has existing since original construction to continue. Alternatives, such as building a second floor may create an unnecessary hardship given the age and location of the structure and may result in detriment to surrounding properties given lots in the vicinity are narrow and close together. Granting the variance will allow an addition to match the existing rear setback while preserving the existing back yard. The preservation and enjoyment of the property will be maintained as a result.
8. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* Granting the minor variance for the rear setback will not change the use of the site. It will continue to be used as a single-family residence. In addition, the proposed rear addition will maintain the same rear setback that exists today and will maintain compliant setbacks to neighboring properties on the east and west. The proposed project will comply with applicable development standards for the zone and will be required to obtain building permits ensuring that the construction will comply with Building and Fire Codes. Conditions of approval will ensure that the project remains compatible with the surrounding area. Therefore, granting the application will not be detrimental or injurious to property or improvements in the vicinity.
9. *Granting the application is consistent with the General Plan and the purposes of Title 17 of the Municipal Code and will not constitute a grant of special privilege inconsistent with*

limitations on other properties in the vicinity and in the same zone district. The subject site is designated as Low Density Residential in the General Plan Land Use Element. The use of the site will remain a single-family residence; therefore, the character of the neighborhood, consisting of single-family residences will be maintained. General Plan Land Use Element, Policy 21.5 (Housing Character and Design) encourages the renovation of existing housing stock in single- and multi-family neighborhoods. When additions or replacement housing is proposed, these should reflect the unique neighborhood character and qualities, including lot sizes; building form, scale, massing, and relationship to street frontage; architectural design, and landscaped setbacks. The project will allow the construction of an addition to a single-family residence within the required front yard and rear yard setbacks. The proposed addition will not alter the existing character of the neighborhood as it involves an expansion to the front and rear of an existing one-story, single-family residence. Additionally, the addition will be consistent with other houses in the vicinity maintaining the character of the streetscape and same visual appearance as the existing residences along Alameda Street

10. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the City's development standards has not been considered throughout the review of this application.

ATTACHMENT B
RECOMMENDED CONDITIONS OF APPROVAL FOR MINOR VARIANCE #11967

The applicant or successor in interest shall meet the following conditions:

General

1. The site plan, floor plan, elevations, and building sections submitted for building permits shall substantially conform to plans stamped "Approved at Hearing, October 18, 2023," except as modified herein.
2. The right granted under this application must be enacted within 24 months from the effective date of approval. It shall expire and become void unless an extension of time is approved in compliance with Zoning Code Section 17.64.040.C.
3. This approval allows a minimum front yard setback of 25'-7" and a minimum rear yard setback of 12'-10", in conjunction with additions totaling 684 square feet.
4. The applicant or successor in interest shall meet the applicable code requirements of all City Departments.
5. The final decision letter and conditions of approval shall be incorporated in the submitted building plans as part of the building plan check process.
6. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.
7. The proposed project, Activity Number **ZENT2023-0005** is subject to the Inspection Program by the City as well as the Mitigation Monitoring and Reporting program. A Final Zoning Inspection is required for your project prior to the issuance of a Certificate of Occupancy or approval of the Final Building Inspection. Contact Michael Rocque, Current Planning Section, at (626) 744-6787 to schedule an inspection appointment time.

Planning Division

8. The applicant shall comply with all requirements of the Zoning Code, including the applicable development standards provided in Chapter 17.22 (Residential Zoning Districts).
9. Any above ground mechanical equipment shall be located at least five feet from all property lines and shall comply with the screening requirements of Section 17.40.150 (Screening) of the Zoning Code.
10. The applicant or successor in interest shall comply with all requirements of Municipal Code Chapter 9.36 (Noise Restrictions). Specifically, all construction activities shall adhere to Municipal Code Section 9.36.070 (Construction Projects) and Section 9.36.080 (Construction Equipment).
11. At no time shall construction activities, including, but not limited to, construction materials, vehicles and equipment, obstruct access to vehicular driveways of adjacent properties.

Building and Safety Division

12. Governing Codes:

- a. Comply with the Current Edition of California Building Code, California Electrical Code, California Plumbing Code, California Mechanical Code, California Energy Code, *California Green Building Standard Code* and the City of Pasadena Municipal Code. The governing edition is based on the date in which the project is submitted to the City of Pasadena for review.
- b. Important: New 2022 Codes will be in effect starting on January 1st 2023.

13. Building Code Analysis: Provide a Building Code Analysis on the title sheet. Include the code(s) information for each building proposed: Descriptive scope of work, occupancy, assessor's parcel number, number of stories, type of construction, fire sprinklers, floor area, height, and allowable floor area.

14. Best Management Practices: Photocopy to plans and complete the BEST MANAGEMENT PRACTICE page 1(form must be signed). Photocopy any other applicable pages and cross reference the location at the site plan, i.e. the material storage, the concrete waste management, etc.

These forms can be found at <https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>

15. Green Code: Photocopy to plans and complete the 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH CITY OF PASADENA AMENDMENTS FORMS. These forms are being provided attach and can be found at

<https://www.cityofpasadena.net/planning/building-and-safety/bs-applications-forms/#informational-handouts>.

16. Energy: Submit the current, applicable residential energy documentation using either the "Prescriptive Standard" or the "Performance Standard". Photocopy form to plans, include the mandatory measures.

17. Required Plans and Permit(S):

- a. In addition to architectural plans, provide Structural, Shoring, Plumbing, Mechanical, Electrical plans, PV systems and grading plans as required. No deferred submittal.
- b. Separate permits are required for the following: Mechanical, Electrical, Plumbing, Fire Sprinkler, Demolition, Block walls, others.

Public Works Department

18. The drive approach in the public right of way shall remain at its current location and be widened accordingly in order to avoid the removal of the existing street tree. Staff will not support the removal of a healthy street tree. Work within the public right of way will require a separate permit from the Department of Public Works.

19. A closed circuit television (CCTV) inspection of the house sewer serving the property shall be performed and a CCTV inspection video submitted to the Department of Public Works for review. At the time of the video submittal, a non-refundable flat fee, per the current General Fee Schedule, shall be placed by the applicant to cover the staff cost of video review. The

house sewer inspection shall include footage from the private cleanout to the connection at public sewer main, with no or minimum flow in the pipe during the televising. The property address, date of inspection, and a continuous read-out of the camera distance from the starting point shall be constantly displayed on the video. The applicant shall correct any defects revealed by the inspection. Defects may include, excessive tuberculation, offset joints, excessive root intrusion, pipe joints that can allow water infiltration, cracks, and corrosion or deterioration of the pipe or joint material, damaged or cracked connection to the sewer main, or other defects as determined by the City Engineer. The method of correction of the defects shall be subject to the approval of the City Engineer, and may include partial or total replacement of the house sewer, or installation of a structural or non-structural pipe liner. The applicant shall be responsible for all costs required to obtain the CCTV inspection of the existing sewer connection, and if required, to correct the defects.

20. The applicant shall protect all existing public facilities and maintain the right of way in good clean condition during the construction. If any damage is proven to be caused by the subject development, the applicant is responsible for replacing and/or repairing the facilities to the satisfaction of the City, prior to the issuance of Certificate of Occupancy.
21. Prior to any construction, tree protections including the installation of fencing to protect public trees must be in place. The fencing material shall be chain-link attached to posts inserted into the ground at the edge of the dripline and shall be a minimum of 6' in height. See Standard Plan S-642 – Tree Protection Chain Link Fencing. Fencing shall maintain visual lines of sight in order to avoid vehicle and pedestrian hazards. Fencing shall include a minimum 8.5" x 11" warning sign with the following information: 'Tree Protection Zone'; name and contact information of project owner or authorized representative; 'Please contact the City of Pasadena Citizen Service Center to report any concerns (626) 744-7311'. All protective fencing must be permitted, inspected and approved by Public Works prior to the commencement of any construction.
22. Prior to the start of construction or the issuance of any permits, the applicant shall submit a Construction Staging and Traffic Management Plan to the Department of Public Works for review and approval. The template for the Construction Staging and Traffic Management Plan can be obtained from the Department of Public Works webpage at: <https://www.cityofpasadena.net/public-works/engineering-and-construction/engineering/> . A non-refundable flat fee, based on the current General Fee Schedule, is required for plan review and on-going monitoring during construction. This plan shall show the impact of the various construction stages on the public right-of-way (and the private street) including all street occupations, lane closures, detours, staging areas, and routes of construction vehicles entering and exiting the construction site. An occupancy permit shall be obtained from the department for the occupation of any traffic lane, parking lane, parkway, or any other public right-of-way. All lane closures shall be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and California Supplement. If the public right-of-way occupation requires a diagram that is not a part of the MUTCD or California Supplement, a separate traffic control plan must be submitted as part of the Construction Staging and Traffic Management Plan to the department for review and approval. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way. No construction truck idling or staging, material storage, or construction trailer are allowed in the public right-of-way.