


**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Shi Design Review**

Decision: Approved with conditions
Date: January 14, 2022

Project ID No:	P3210	Applicant(s):	Jun Shi
		Owner(s):	Jun Shi
		Assessor's Parcel No(s):	038-032-14
		Property Address:	5030 Paradise Drive, Tiburon
		Project Planner:	Sabrina Cardoza (415) 473-3607 scardoza@marincounty.org
		Signature:	
Countywide Plan Designation:	SF5 (Single-family, 2-4 units per acre)		
Community Plan Area:	Not applicable		
Zoning District:	BFC-RSP-2.18 (Bayfront Conservation, Residential, Single-Family Planned)		
Environmental Determination:	Categorically Exempt, CEQA Guidelines §15301, Class 1		

PROJECT SUMMARY

The applicant requests Design Review approval to construct 1,186 square feet of multi-story additions onto an existing 2,965 square-foot, two-story residence and a roof deck proposed to be located on an existing eight-foot, seven inches tall, detached garage on a developed lot in unincorporated Tiburon. The 1,186 square feet of proposed development would result in a floor area of 4,151 square feet and a floor area ratio of 20 percent on the 20,276 square-foot lot.

The proposed additions to the residence would reach a maximum height of approximately 31 feet, two inches above surrounding grade and the roof deck over the existing garage would maintain a height of eight feet, seven inches above surrounding grade. The exterior walls of the addition would have the following setbacks: 30 feet, two inches from the northwest front property line; five feet from the eastern side property line; seven feet, ten inches from the western side property line; 123 feet from the eastern rear property line. Various site improvements would also be entailed in the proposed development, including minor landscaping modifications.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.A because the project entails additions to a property located within a Planned District.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any**

applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6; Design Guidelines A-1.2 through A-1.4

The previously developed property is relatively steep where existing development is currently located and has an overall average slope of 29 percent. The property slopes sharply down from the front along Paradise Drive, and the existing development is centrally located on the site.

The project entails a third-story addition proposed to be located within the footprint of the existing residence and would therefore entail a minimum amount of grading resulting in approximately one cubic yard of fill and one cubic yard of cut.

Additional site improvements include minor landscape modifications proposed to occur within existing landscaped areas. There are no other proposed changes to existing vegetation.

The applicant submitted a drainage plan and grading plan that were reviewed by the Department of Public Works and found to be acceptable. An engineered grading and drainage plan will be submitted in accordance with the standards outlined by the Department of Public Works during the Building Permit review process

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines D-1.6

Though the project site is relatively steep, the project site is not located within the Ridge and Upland Greenbelt nor is it located within any visually prominent ridgelines. The proposed vertical additions would occur within the footprint of an existing two-story residence. Therefore, development would remain clustered within the most accessible and previously disturbed portions of the site.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

The project entails the use of earth-toned and subdued colors and materials such as natural wood-colored siding and soffits, dark gray window and door cladding, dark colored gutters, beige wall stucco and trim, and a dark colored metal roof.

The project entails a multi-story addition onto an existing two-story residence. The height of the residence would vary in relation to existing grade given the variations in topography on the site. Further, the development of the additions would result in a residence that would reach a maximum height of approximately 31 feet, two inches as measured at a northwestern portion of the proposed additions located along the rear of the residence.

The proposed maximum height of 31 feet, two inches is one-foot, two inches more than the allowable maximum height of 30 feet above surrounding grade per the governing BFC-RSP (Bayfront Conservation, Residential, Single-Family Planned) zoning district. The request to exceed the maximum height requirement by one-foot, two inches for a maximum height of 31 feet would result in nine-foot internal ceiling heights on the second and proposed third stories. The resulting ceiling height is a design preference that would result in internal ceiling heights that are two feet higher than the minimum required under the California Building Code.

Thus, in keeping with the intent of the maximum height requirements for the BFC-RSP zoning district, the project has been conditioned such that any proposed additions shall not exceed 30 feet above grade as defined in the Marin County Code.

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

The project entails multi-story additions onto an existing two-story building that would result in a three-story residence. Due to the relatively steep topography of the site in which the property slopes downward from Paradise Drive, the resulting third story would have the visual appearance of two-stories as viewed from the street. The proposed additions incorporate a hip and valley roof with articulated roof profiles that effectively break up the visual bulk and mass as seen from the street, side and rear elevations. The additions also incorporate articulated building forms with varied building recesses and plan offsets that effectively break up the visual bulk and mass of the building. Therefore, the bulk and mass of the proposed addition, the architectural style, materials, and colors used are compatible with other dwellings in the neighborhood and would be consistent with the existing building onsite.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

The selected exterior light fixtures would be shielded and downward facing. However, a standard condition of approval will be imposed into this determination to ensure that all the exterior lighting incorporated into the Building Permit is unobtrusive and downward facing.

To further ensure the reduction of glare to the greatest extent possible, the project has been conditioned such that the project shall not include any exterior soffit lighting on the third story.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

The project site is moderately vegetated with mature vegetation and introduced ornamental landscaping located throughout the property. No changes to existing mature vegetation are proposed.

ACCESS: Development standard C; Design Guidelines A-1.5

Access to the property is currently provided by Paradise Drive. No changes to the existing driveway access are proposed.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

The surrounding area is comprised of a varied mix of architectural styles and lot sizes ranging from moderately sized to large sized lots that slope downwards towards the San Francisco

Bay. The bulk, massing and height of residences vary widely and include multi-story residences.

Though the upper levels do not entail setbacks between stories on the eastern side elevation, the project has been designed to minimize interference with privacy between adjacent properties located to the east and west to the greatest extent possible. Proposed window openings along the eastern and western side elevations have been designed to be located above sight lines while allowing daylight at head height. Upper story decks have been recessed towards the interior of the property with larger setbacks from the side property lines. As such, the proposed project is consistent with the key design principles of the Single-family Residential Design Guidelines in that the project incorporates articulated building forms and varied roof forms to break up bulk and mass.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

As conditioned, the architectural design, massing, materials and scale of the additions are compatible with the neighborhood, which is comprised of a mixture of moderate to large lot and residence sizes.

The residence is designed to incorporate a combination of articulated building and roof forms. The proposed exterior materials are generally compatible with and would complement the surrounding neighborhood, including a combination of subdued colors and natural materials such as natural wood-colored siding and soffits, dark gray window and door cladding, dark colored gutters, beige wall stucco and trim, and a dark colored metal roof.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The proposed project is designed to utilize existing vegetative screening and previously developed areas, resulting in a site layout that will not eliminate sun and light exposure, views, vistas, and privacy to the adjacent properties. A standard condition of approval requires all exterior lighting to be shielded and downward facing so that the project would not result in any nighttime light pollution and/or glare. Additionally, the project has been conditioned such that the project shall not include any exterior soffit lighting on the third story.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The proposed development and site improvements would not impact any right-of-way or pathways of circulation because it is designed to be built outside of these areas. Improvements to the existing driveway would provide for additional onsite parking and would occur in accordance with the standards set by the Department of Public Works.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The project entails third-story additions onto an existing two-story residence and would be located within the footprint of the existing residence where the existing exterior walls and proposed additions would remain 30 feet, two inches from the southern front property line, five feet from the eastern side property line, and seven feet, ten inches from the western side property line.

As such, the proposed project will provide appropriate separation between buildings by maintaining adequate setbacks to the neighboring residences to the east and west and by retaining existing vegetative screening. The proposed location allows for the additions to be sited within previously developed areas such that vegetation removal and grading would be minimized to the greatest extent possible.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the construction of 1,186 square feet of multi-story additions to an existing 2,965 square-foot, two-story residence and a roof deck approved to be located on an existing eight-foot, seven inches tall, detached garage on a developed lot in unincorporated Tiburon. The 1,186 square feet of approved development would result in a floor area of 4,151 square feet and a floor area ratio of 20 percent on the 20,276 square-foot lot.

The roof deck over the existing garage would maintain a height of eight feet, seven inches above surrounding grade. As conditioned, the maximum height of the additions would be 30 feet above grade and the exterior walls of the additions would have the following setbacks: 30 feet, two inches from the northwest front property line; five feet from the eastern side property line; seven feet, ten inches from the western side property line; 123 feet from the eastern rear property line. Various site improvements would also be entailed in the approved development, including minor landscaping modifications.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Addition to a Single Family Dwelling," consisting of 23 sheets prepared by Nie Yang Architects, received in final form on October 19, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. The project shall be modified to reduce the height of the structure such that no addition shall exceed 30 feet above grade as defined in the Marin County Code.
 - b. The project shall not include any exterior soffit lighting on the third story.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2022" with respect to all of the standard conditions of approval and the following special conditions: 1 (Model Water Efficient Landscape Ordinance) and 3 (exterior lighting).

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision.

cc: *{Via email to County departments and Design Review boards}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
CDA – Environmental Health Services
Marin Municipal Water District
County No. 02 Sanitary District
Tiburon Fire Protection District

Attachments:

1. Marin County Uniformly Applied Conditions 2022
2. Department of Public Works, Planning Application Review dated July 23, 2021

Cc: Jun Shi

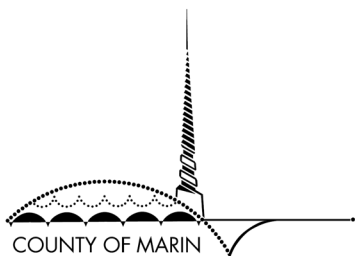
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**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2022

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: 7/23/2021DUE: 7/23/2021TO: Sabrina Cardoza**TYPE OF DOCUMENT**FROM: Tyler Bylow DESIGN REVIEWAPPROVED:  COASTAL PERMITRE: Shi Design Review LAND DIVISIONProject ID P3210 VARIANCEAPN: 038-032-14 & 038-032-03 USE PERMITADDRESS: 5030 Paradise Dr ADU PERMITTiburon, CA ENVIRONMENTAL REV. OTHER:

**Department of Public Works Land Use Division
has reviewed this application for content and:**

**Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:**

- Find it **COMPLETE**
 Find it **INCOMPLETE**, please submit items listed below
 Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

- Traffic
 Flood Control
 Other: _____

Merit Comments**Prior to Issuance of a Building Permit:**

1. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
 - a. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.

Best Management Practices:

2. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>

-END-

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.