

ORDINANCE NO. O-18-1337

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARINO AMENDING THE CITY CODE BY ENHANCING THE MINIMUM REQUIRED PROPERTY MAINTENANCE STANDARDS FOR CONSTRUCTION PROJECTS

THE CITY COUNCIL OF THE CITY OF SAN MARINO HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Section 25.01.08 of Article 25, Chapter 1 of the San Marino City Code is hereby amended to read as follows:

25.01.08: PROPERTY MAINTENANCE STANDARDS FOR CONSTRUCTION PROJECTS

All projects, for which a valid building permit has been issued, with exception of interior remodels, shall be required to adhere to the following maintenance standards and no building or planning inspections shall be completed until all such applicable items are addressed:

- A. One sign, visible from the street, must be posted, listing a contact name, company, and phone number. Said sign may be attached to a construction fence and must be 6 square feet in area and no greater than 36 inches in length. No other signs shall be permitted in connection with the project.
- B. Construction materials, equipment, storage bins, and portable facilities must be screened from view from the public right of way and neighboring properties to the extent practical.
- C. Construction fencing must be installed on the site of any residential or commercial structure that is being, in whole or in part, demolished or reconstructed. Construction fencing must be installed in a manner that fully screens and secures the construction site. The screening material must be opaque, dark-green, free of holes, and tightly secured to the side of the fence facing the street. The fencing and screening material must also be without advertising except as allowed under paragraph A of this Section. The Director of Planning and Building, in his or her sole discretion, may require construction fencing on any other type of construction sites and may allow landscaping to substitute for some or all of the construction fencing. Construction fencing and any other approved screening material must be maintained in good condition.
- D. A portable toilet shall be placed in the rear of the property with a minimum setback of 10 feet from side yard and rear yard property lines. If existing conditions prohibit access for the drop-off or the servicing of the portable

toilet, the unit can be placed in the front yard provided the unit is placed no further than 5 feet from the front of the house and 10 feet from any side property lines. The door opening shall not face either the street or an adjacent property and shall remain closed at all times. The portable toilet shall be screened from view from the public right of way and neighboring properties to the extent practical. No more than one toilet shall be used per property. The portable toilet shall be serviced a minimum of twice a week.

E. Roll-off containers shall be in good condition and appearance and emptied on a regular basis.

F. All construction equipment, storage bins and portable toilets shall be kept free of graffiti.

G. Construction materials, equipment, containers, storage bins or debris shall not be placed on public property unless an encroachment permit has first been granted for such placement from Planning & Building and the Public Works Department. Additional conditions may be imposed to ensure appropriate safety signage, insurance and bonds.

H. Any dirt or debris tracked onto streets and sidewalks shall be removed immediately. All trash and litter on the job site shall be removed from public view on a daily basis.

I. Construction vehicles, equipment, and gate fencing shall not block public streets and sidewalks.

J. Existing landscaping shall be maintained in good condition, including the City parkway area. The property owner or contractor shall be responsible for mowing, trimming, weeding, and irrigating these areas as needed throughout the duration of the construction project.

K. A waste management form/plan shall be submitted at plan check and project final whenever the scope of work proposes a residential addition of 1,000 square feet or more; new construction of 1,000 square feet or more; a demolition project of 1,000 square feet or more, or tenant improvement projects of 3,000 square feet or more.

L. All projects will include protections for established trees on the project site and in the City parkway, where applicable, including a tree protection plan which shall be submitted at plan check when any construction activity takes place within the drip line of the canopy of any such trees. A separate document shall also be submitted at the same time identifying and numbering all established trees on the property, along with their species, size, health and locations, as well as each established tree on neighboring properties if its canopy falls within 15 feet of construction. The tree protection plan must be prepared by a Certified Arborist

with the International Society of Arborists, and accepted by the Director of Planning and Building, in his or her sole discretion. Prior to any demolition or construction, such Arborist must provide the City with written certification of compliance with all provisions of the tree protection plan. After any demolition or construction such Arborist must provide the City a written inspection report regarding the effectiveness of the measures in the tree protection plan.

M. Sandbags, silt screens, or any similar methods are required to be installed on all projects during the rainy season (October-April) to prevent dirt, mud, and debris from flowing into the storm drain system. This shall be required only when the front yard landscaping is either removed or modified, regardless whether such removal or modification was intended as part of the construction project.

N. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Planning and Building Department during the plan check process for all projects which disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres. Projects include soil excavation, soil grading or other construction activities where soil may be displaced during weather events or landscape water run-off.

SECTION 2. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 3. This ordinance shall take effect 30 days following publication by title and summary.

PASSED, APPROVED, AND ADOPTED this __ day of _____, 2018.

STEVE TALT, MAYOR

ATTEST:

AMANDA FOWLER
ACTING CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SAN MARINO)

I HEREBY CERTIFY that the foregoing Ordinance No. O-18-1337, was introduced at a Regular Meeting of the City Council held on the 11th day of July, 2018, and was approved and

adopted at a Regular Meeting of the City Council held on the ___th day of _____, 2018, by the following vote:

AYES: COUNCIL MEMBERS:

NOES:

ABSTAIN:

ABSENT:

AMANDA FOWLER
ACTING CITY CLERK