

October 28, 2025

Bill Holman
PLC Communities, Inc.
888 San Clemente Drive
Unit 200
Newport Beach, CA 92660

PROJECT NO. PRJ2025-003766-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2025003347
5863-030-055, -063, -072 TO -077, -080 TO -089

Dear Mr. Holman:

Hearing Officer, Steven Jareb, by his action of **October 28, 2025**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals: The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **November 10, 2025**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Bill Homan
10/28/2025
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For questions or for additional information, please contact Michelle Lynch, Principal Planner of the Subdivisions Section at (213) 893-7005, or mlynch@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner
Subdivisions Section

JH:ML

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy)

c: PW (Building and Safety)
Zoning Enforcement

Affidavit of Acceptance Instructions

- STEP 1: NOTARIZE AFFIDAVIT:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both the applicant and owner sections, even if the applicant is the same as the owner.
- STEP 2: COUNTY REGISTRAR-RECORDER:** Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:
- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.
 - b) **Pay CEQA Fees and Post Notice of Determination (NOD):** Environmental filing fees and posting of an NOD are required pursuant to the California Environmental Quality Act (CEQA). This should be completed within five (5) working days from the day after your appeal period ends **11/10/2025**. Bring two copies of the enclosed NOD along with one check for fees, payable to the "County of Los Angeles", as applicable below:
 - \$75.00 for Notice of Determination (NOD)**, with original "No Effect" form from the California Department of Fish & Wildlife (for posting only)
 - \$2,548.00 for Notice of Determination (NOD) for the issued Negative Declaration or Mitigated Negative Declaration** (Includes \$75.00 Registrar-Recorder processing fee).
 - \$3,539.25 for the Environmental Impact Report** (Includes \$75.00 Registrar-Recorder processing fee).
 - c) **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180 day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.
- STEP 3: LA COUNTY PLANNING:** Please submit the following items:
- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also, provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:
**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**
 - b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to the address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.
- STEP 4: OBTAIN BUILDING PERMITS:** Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

* Does not apply to subdivision cases.



Please complete and return to:
LA County Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2025-003766
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2025003347
APNS: 5863-030-055, -063, -072 TO -077, -080 TO -089. ALTADENA

I/We, the undersigned state:

I am/We are the permittee of the above-mentioned permits and/or owner of the real property described above on Exhibit "A", attached hereto. I am/We are aware of, and accept, all the stated Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of \$456.00 payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

I/We declare under the penalty of perjury that the foregoing is true and correct.

Complete both Applicant and Owner sections, even if the same.

Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.

Applicant's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

Owner's Name: _____
Address: _____
City, State, Zip: _____
Signature: _____

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2025-003766
COMMUNITY STANDARDS DISTRICT (“CSD”) MODIFICATION NO.
RPPL2025003347**

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District Modification (“CSD Modification”) No. **RPPL2025003347** on October 28, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on October 28, 2025 before the Hearing Officer. The Permittee’s representative, Bill Holman, presented testimony in favor of the request and answered questions presented by the Hearing Officer. There being no further testimony, the Hearing Officer closed the public hearing and adopted the addendum to the Final Environmental Impact Report and approved the project subject to the attached conditions.
3. **ENTITLEMENT REQUESTED.** The Permittees, La Vina Ventures LP and Bill Holman ("Permittee"), request to authorize a modification to modify the required gross structural area (“GSA”) and lot coverage standards of the Altadena CSD (“Project”) on 18 residential properties north of the intersection of Lincoln Avenue and Millard Canyon Road in the unincorporated community of Altadena ("Project Site") in the SP (La Vina Specific Plan: R-1 Single-Family Residential) Zone pursuant to County Code Section 22.320.090.F (Modification of Development Standards).
4. **RELATED ENTITLEMENTS.** Revised Exhibit “A” (“REA”) Nos. RPPL2023006502 (approved on January 11, 2024 for nine lots) and pending RPPL2025000300 ("related REAs") are the related requests for the construction of 18 proposed dwelling units.
5. **PREVIOUS ENTITLEMENTS.** The original La Vina development for 272 dwelling units and one school site was approved under Vesting Tentative Tract Map No. 45546 (“TR45546”), Conditional Use Permit (“CUP”) No. 91-073-(5), CUP 87-044-(5), and Oak Tree Permit 87-044-(5) by the County Board of Supervisors on August 5, 1992. The creation of the subject 18 lots (former school site) was approved under Vesting Tentative Tract Map No. 069504 (“TR069504”), CUP No. 2007-00114, and Plan Amendment No. 2007-00005 by the County Regional Planning Commission (“Commission”) on April 16, 2019. CUP Modification RPPL2023000560 of CUP No. 2007-00114 allowed two condition changes related to fees and improvements on the recreational lot and was approved on September 26, 2023.
6. **LOCATION.** The Project includes 18 lots, Assessor Parcel Numbers: 5863-030-063, 5863-030-055, 5863-030-072, 5863-030-073, 5863-030-074, 5863-030-075, 5863-030-076, 5863-030-077, , 5863-030-080, 5863-030-081, 5863-030-082, 5863-030-

083, 5863-030-084, 5863-030-085, 5863-030-086, 5863-030-087, and 5863-030-088 and 5863-030-089, which is accessible via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena, within the Altadena Zoned District.

- 7. **LAND USE DESIGNATION.** The Project Site is located within the Residential land use category of the La Vina Specific Plan ("SP"), a component of the General Plan. The La Vina SP is adopted and in effect for the Project Site.
- 8. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned SP (R-1 Single-Family Residential). Pursuant to County Code Section 22.320.090.F (Modification of Development Standards), a CSD Modification is required for modifications in maximum GSA and lot coverage within the Altadena CSD.

9. SURROUNDING LAND USES AND ZONING

LOCATION	SPECIFIC PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	Residential	SP	SFRs
EAST	Residential	SP	SFRs
SOUTH	Residential	SP, R (Recreational Uses)	SFRs, Park
WEST	Residential	SP, OS (Open Space)	SFRs

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.6 net acres in size and consists of 18 legal lots. Nine lots are currently vacant; nine lots are developed with SFRs. The existing project will be developed with a total of 18 SFRs in accordance with the approvals for TR069504.

B. Site Access

The Project Site is accessible via Old Toll Road, a 55-foot-wide private and future street to the east, which continues from Millard Canyon Road, a 64.5-foot wide private and future street to the south, and intersects Lincoln Avenue, an existing 73-foot-wide street. All single-family lots are accessed on Via Arezzo Road, a 51-foot-wide private and future street.

C. Exhibit "A"

The Exhibit "A" depicts the entire Project Site with the 18 lots, nine of which are developed with SFRs, one recreational, one open space lot, and one private and future street lot. All single-family lots are accessed on Via Arezzo Road. The recreational lot is accessible via Millard Canyon Road. Lot No. 19 depicts the open space and recreation area with shade structures, pedestrian walkways, and turf areas. The Exhibit "A" also depicts proposed landscaping, walkways, floor plans, and elevations of the different plan types.

11. CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) DETERMINATION.

An Addendum to the certified Final Environmental Impact Report (“EIR”) for the original TR45546, TR069504, and associated permits was prepared in compliance with CEQA and the County environmental guidelines to address the condition modifications. The Addendum concluded that proposed modifications for the modification from the maximum lot coverage and GSA requirements have no significant effects and are limited in nature. The Project was analyzed with impacts from buildout without the Altadena CSD GSA and lot coverage at the time, so modifying these standards for these 18 lots wouldn’t create any additional impacts not already analyzed. The Project will not result in a substantial alteration or material deviation from the terms and conditions of the previous approvals. As such, the Project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the Final EIR, and therefore concluded that a supplemental environmental analysis was not required.

12. PUBLIC COMMENTS. Staff received a letter of support for the Project by the La Vina Homeowners Association on October 13, 2025.

13. AGENCY RECOMMENDATIONS. Consultation with other agencies was not necessary for the Project.

14. LEGAL NOTIFICATION. Pursuant to Section 22.228.040 (Public Hearing) of the County Code, the community was properly notified of the public hearing by mail and newspaper (*Pasadena Star News*). Additionally, the Project was noticed, and case materials were available on LA County Planning’s website. On September 9, 2025, a total of 172 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor’s record within a 1,000-foot radius from the Project Site, including those on the courtesy mailing list for the Altadena Zoned District, and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the La Vina SP because the SP (R-1) zoning is intended for SFRs, a category into which this Project falls. The overall Project remains for the development of 18 SFRs, and the proposed modifications to the CSD GSA and lot coverage do not change the existing uses or land use designation.

16. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the La Vina SP, a component of the General Plan. While the West San Gabriel Valley Area Plan (“WSGVAP”) states that the La Vina SP is part of the WSGVAP Planning area, the Project Site is entirely within the La Vina SP. The Project is consistent with the applicable Elements and Policies of the General Plan, the Altadena Community Plan, and the La Viña Specific Plan, insofar as the Project maintains the character of the existing low density residential neighborhood; preserves the existing residential neighborhood and environmental amenities; and is designed to emphasize high quality residential uses with rural character and preservation of

significant open space. The modification request does not change the goals and policies of the La Vina SP.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for a modification of the Altadena CSD required GSA and lot coverage standards, the proposed SFRs are consistent with the SP (R-1) zoning classification, as SFRs are permitted in such zone with a ministerial Site Plan Review (“SPR”). The equivalent ministerial review for the Project with an associated CUP is an REA pursuant to County Code Chapter 22.402 (La Vina SP).

18. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the La Vina SP does not specify GSA or lot coverage requirements; therefore, the Altadena CSD requirements for these standards apply. The Project is only subject to the GSA and maximum coverage requirements pursuant to Section 22.320.090.D.1 (Altadena CSD - Zone Specific Development Standards for the R-1 Zone), as the La Vina SP establishes all other applicable development standards (yards, setbacks, fences/walls, location, parking, and nonconforming uses), and the Altadena CSD does not supersede the SP's development standards. The Hearing Officer finds that the Project complies with the required yard, height, and parking requirements of the La Vina SP as specified below and subject to future review and separate approval.

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.402 (La Vina SP), which state the following:

- Premises in the R-1 Zone shall be subject to the yard requirements provided herein;
 - Front Yards. Each lot or parcel of land shall have a front yard of not less than 14 feet in depth from the right-of-way. But in no case shall the distance between the inside of the sidewalk (or face of curb if no sidewalk) and the garage door be less than 18 feet.
 - Corner Side Yards. Each lot or parcel of land shall have corner side yards of not less than:
 - Ten feet on a reversed corner lot; or
 - Five feet on other corner lots
 - Interior side yards. Each lot or parcel of land shall have interior side yards of not less than five feet or a minimum of ten feet between buildings.
 - Rear yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

20. **HEIGHT.** The Hearing Officer finds that while the Project is for an modification of the GSA and lot coverage, the proposed SFRs would be consistent with the standard identified in County Code Chapter 22.402 La Vina SP Height Limits, which state that every residence and every other building in the SP's R-1 zone shall have a height not to exceed two stories or 35 feet including the basement, but excluding the cellar; except that if the hillside or other similar topographical conditions create practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this

sections the director finds, the director may modify this height limit to the extent necessary to eliminate such practical difficulties or unnecessary hardships. In addition, per the conditions of approval under TR069504, lots 8 and 9 will not exceed one story and 21 feet in height. The other 16 lots comply with the La Vina SP requirements and do not exceed two stories or 35 feet.

21. **PARKING.** The Hearing Officer finds that while the Project is for a CSD modification of the GSA and lot coverage, the resulting SFRs are consistent with the standards identified in County Code Section 22.402 La Vina SP, which states that SFRs maintain two covered standard automobile parking spaces. The proposed SFRs will provide either two or three covered parking spaces. The Altadena CSD parking requirements indicate Chapter 22.112 (Parking), including required on-site parking together with a maneuvering area (maneuvering aisle) and driveway, shall remain applicable.

FINDINGS

22. **The Hearing Officer finds that the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.** The Project is a request for a modification of the maximum lot coverage and GSA, and is located within the La Vina SP, where the existing 272 dwelling units were not subject to the maximum lot coverage and GSA requirements of the Altadena CSD. Therefore, the Permittees would like to propose SFRs similar to the existing SFRs that predate the Altadena CSD standards to maintain neighborhood character and design.
23. **The Hearing Officer finds that there are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the Altadena CSD.** As the proposed SFR structures are proposed within the parameters of the La Vina SP development standards for the SP R-1 Zone except as modified for lot coverage and GSA, therefore they would have similar topographic features and conditions similar to the existing neighborhoods.
24. **The Hearing Officer finds that the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or La Vina Specific Plan.** The modifications requested by the Project will not be detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or La Vina SP. Not all of the Altadena CSD requirements are applicable, and the Project will be consistent with the La Vina SP requirements for the development of SFRs.

ENVIRONMENTAL FINDINGS

25. The Hearing Officer finds that an Addendum to the certified Final Environmental Impact Report (“EIR”) for the original Tract Map No. 45546, TR069504 and associated permits was prepared in compliance with the CEQA and the County environmental guidelines to address the condition modifications. The Addendum concluded that proposed modifications for the modification from the maximum lot coverage and gross structural

area requirements have no significant effects and are limited in nature. The previous addenda to the EIR were analyzed with impacts from buildout without the Altadena CSD required GSA and lot coverage at the time, so modifying these standards for these 18 lots wouldn't create any additional impacts not already analyzed. The Project will not result in a substantial alteration or material deviation from the terms and conditions of the previous approvals. As such, the Project would not significantly change the already approved physical improvements and would not result in any increased or additional environmental impacts beyond those which were analyzed in the Final EIR, and therefore concluded that a supplemental environmental analysis was not required.

ADMINISTRATIVE FINDINGS

26. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.
- B. There are topographic features, subdivision plans, other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the Altadena CSD.
- C. The modification requested would not be materially detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or the La Vina Specific Plan.

THEREFORE, THE HEARING OFFICER:

- 1. Approves the Addendum to the EIR and certifies that it has been completed in compliance with CEQA, State, County, and CEQA Guidelines.
- 2. Approves **MODIFICATION NO. RPPL2025003347**, subject to the attached conditions.

ACTION DATE: October 28, 2025

JH:EGA:ML

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-003766
COMMUNITY STANDARDS DISTRICT (“CSD”) MODIFICATION NO.
RPPL2025003347

PROJECT DESCRIPTION

The project is a request for a Community Standards District (“CSD”) Modification to authorize a modification from the Altadena CSD required gross structural area (“GSA”) and maximum lot coverage on 18 lots located on the following parcels; 5863-030-063, 5863-030-055, 5863-030-072, 5863-030-073, 5863-030-074, 5863-030-075, 5863-030-076, 5863-030-077, 5863-030-080, 5863-030-081, 5863-030-082, 5863-030-083, 5863-030-084, 5863-030-085, 5863-030-086, 5863-030-087, and 5863-030-088 and 5863-030-089, which is accessible via Old Toll Road north of the intersection of Lincoln and Millard Canyon Road in the unincorporated community of Altadena, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010.

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate at such time as the proposed single-family residence structures are demolished.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new application with LA County Planning or shall otherwise comply with the applicable requirements at that time. The required fee shall accompany such application. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure

of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum **\$456.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **one** inspection.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.
12. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission (“Commission”) or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
13. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department (“Fire”).

14. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works (“Public Works”) to the satisfaction of said department.
15. **Exhibit “A.”** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning (“Director”).
16. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
17. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PROJECT SITE-SPECIFIC CONDITIONS

18. **Scope of Approval.** This grant shall authorize the 18 lots to exceed the maximum lot coverage and gross structural area requirements of the Altadena CSD.
19. **Setbacks.** The proposed residences shall maintain all other required setbacks per the La Vina Specific Plan.
20. **Conformance with Applicable Standards.** The proposed residences shall conform to all other applicable Specific Plan (SP, R-1) Zone standards within Title 22 of the County Code, including the La Vina SP, and Altadena CSD when applicable.
21. **Conformance with Existing Entitlements** This modification does not modify any previous entitlements’ conditions of approval.