

June 25, 2025

Cory Isaacson
1962 Road 120
Cheyenne, WY 82009

PROJECT NO. R2005-01452-(3)
VARIANCE NO. 200900001
2354 TOPANGA CANYON BOULEVARD, TOPANGA (APN 4434-013-002)

Dear Applicant:

Hearing Officer Steven Jareb, by his action of **June 24, 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 **July 8, 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.

Mr. Cory Isaacson
June 25, 2025
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For questions or for additional information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051, or TMontgomery@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:TM

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: PW (Building and Safety)
Zoning Enforcement
Coastal Commission (Ventura Office)

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. R2005-01452-(3)
VARIANCE NO. 200900001**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on June 24, 2025, in the matter of Project No. R2005-01452-(3), Variance No. 200900001 ("Variance").
2. **HEARING PROCEEDINGS.** A duly noticed public hearing before the Hearing Officer was advertised for June 17, 2025. This hearing date was subsequently canceled due to security issues and automatically rescheduled for the next public hearing date: June 24, 2025. At this hearing date, LA County Planning staff ("Staff") gave a presentation recommending approval of the Variance, and public testimony was given both for and against it. The Hearing Officer subsequently closed the public hearing and approved the Variance.
3. **APPLICABLE REGULATIONS.** A complete application for the Variance was filed in 2009; therefore, it was evaluated under the standards of the 2000 Santa Monica Mountains North Area Land Use Plan ("2000 LUP") and the Los Angeles County Code as it existed in 2009 ("2009 County Code"), which includes the 2009 version of the Santa Monica Mountains North Area Community Standards District ("2009 CSD").
4. **ENTITLEMENT(S) REQUESTED.** The applicant, Cory Isaacson ("Permittee"), requests the Variance to authorize the construction of a 4,000-square-foot, 16-foot-tall single-family residence with an attached 585-square-foot garage and appurtenant structures within 50 feet of a mapped significant ridgeline ("Project") on a property that is 4.9 gross acres in size located at 2354 Topanga Canyon Boulevard (Assessor's Parcel Number 4434-013-002) in the unincorporated community of Topanga in the Santa Monica Mountains North Area ("Project Site"), pursuant to Section 22.56.330 of the 2009 County Code.
5. **ENTITLEMENT(S) REQUIRED.** The Variance is required in order to approve new development within 50 feet of a significant ridgeline as mapped by the 2000 LUP, pursuant to the requirements of the 2009 CSD (2009 County Code Section 22.44.133).
6. **PREVIOUS ENTITLEMENTS.** Certificate of Compliance No. 200500127 confirmed the legality of the underlying parcel and was approved on August 19, 2005.

Zoning Conformance Review No. 200600712 authorized a solid fill project to create a flat pad with drainage structures for erosion control (1,999 cubic yards grading—500 cubic yards cut, 1,499 cubic yards fill, 999 cubic yards import) and was approved on July 18, 2006.

7. **LAND USE DESIGNATION.** The Project Site is located within the Mountain Land 5 (N5 – one dwelling unit per five gross acres maximum density) land use designation of the 2000 LUP.
8. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned A-1-5 (Light Agricultural—Five Acre Minimum Required Lot Area). Pursuant to 2009 County Code Section 22.24.110, a single-family residence is a principal permitted use within the A-1 Zone and is permitted with a site plan review. However, the 2009 CSD requires a variance for any development proposed within 50 feet (vertical or horizontal) from a significant ridgeline (2009 County Code Section 22.44.133). Because the residence is located on a significant ridgeline, as mapped by the 2000 LUP, a variance is required.

9. SURROUNDING LAND USES AND ZONING

LOCATION	2000 LUP LAND USE POLICY	ZONING	EXISTING USES
NORTH	OS (Open Space)	O-S (Open Space)	Open space
EAST	N5	A-1-5	Single-family residences, vacant land
SOUTH	N5	A-1-5	Single-family residences, vacant land
WEST	N5	A-1-5	Single-family residences, vacant land

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 4.9 gross acres and irregularly shaped with a mapped significant ridgeline running northwest to southeast across its northern portion, through an existing graded pad of approximately 20,000 square feet. The Project Site is adjacent to Topanga Canyon Boulevard to the southwest, although the road is separated from the graded pad by 600 linear feet of steeply sloping terrain. As a result, graded pad is accessed from the west by a partially paved, 20-foot-wide driveway that traverses two other parcels before reaching Topanga Canyon Boulevard one-half mile to the west. The northern portion of the Project Site consists of graded areas and disturbed vegetation, while the central and southern portions consist mainly of coastal chaparral scrub.

B. Site Access

Access is provided by an existing 20-foot-wide, 1,315-foot-long private driveway that traverses two other parcels and connects to Topanga Canyon Boulevard, a 70-foot-wide state highway (SR-27) and designated scenic route, to the west. The

southernmost portion of the existing driveway (665 linear feet) is paved, while the northern portion (650 linear feet) would be paved as part of the Project.

C. Site Plan

The Permittee proposes the construction of a 4,000-square-foot single-family residence and a 585-square-foot attached garage and on the northern portion of the 4.9-acre Project Site. The one-story residence would have a maximum height of 16 feet above grade and would be located on an existing graded pad of approximately 20,000 square feet. No additional grading is proposed. The Project would also include a swimming pool, retaining walls, decks, stairways, hammerhead turnaround, and other appurtenant facilities on the existing graded pad. A new onsite wastewater treatment system ("OWTS") with two seepage pits would be located approximately 100 feet to the northwest of the residence. Also the northern portion (650 linear feet) of an existing 1,315-foot-long, 20-foot-wide driveway would be paved as part of the Project.

- 11. CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 3 - New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines.

Pursuant to section 15303 of the State CEQA Guidelines, the Class 3 Categorical Exemption includes a single-family residence, accessory structures, and associated infrastructure. The Project qualifies for a Class 3 Categorical Exemption because the Project includes a proposal to construct a new single-family residence, a garage, a swimming pool, associated infrastructure, an access driveway, decks, and retaining walls.

Section 15300.2 of the State CEQA Guidelines discusses how projects located within particularly sensitive environments may have a significant impact on the environment and are therefore not eligible for certain CEQA exemptions, including the Class 3 Categorical Exemption mentioned above. Exceptions to the exemptions include project impacts to an environmental resource of hazardous or critical concern where officially designated, precisely mapped, and adopted pursuant to law by federal, state, or local agencies. Exceptions to the exemptions also apply where a project may result in damage to scenic resources or where a project includes activities that will have a significant effect on the environment due to unusual circumstances. Additionally, an exception to the exemption applies where a project may result in damage to scenic resources. However, the proposed Project is not subject to an exception to the CEQA exemptions because a biological inventory of the area of Project disturbance did not indicate the presence of sensitive biological resources that would be impacted by implementation and operation of the Project, as described in detail below.

The applicant completed a biological inventory that was reviewed and confirmed by the Staff Biologist. The biological inventory determined that no portion of the Project Site proposed for development contains any environmental resources of hazardous or

critical concern, nor do they contain any plants or animals listed as federal, state, or locally sensitive designations, and they are not considered particularly sensitive environments. The Project is not expected to impact scenic resources, such as the designated scenic route to the south, from which it will not be visible. It is also not likely to have a cumulative or significant effect on the environment, as it consists of one single-family residence in an area with existing development and infrastructure, and no hazardous waste sites or historic resources would be affected. Therefore, the Project is categorically exempt from CEQA.

12. **PUBLIC COMMENTS.** Staff received one letter of support and nine letters of opposition to the Project. The letters of opposition object to placing structures within a designated significant ridgeline due to aesthetic concerns. They also state that the significant ridgeline regulations in the CSD were carefully considered before their adoption and should be upheld via denial of the Variance. Some letters of opposition also cite the unpermitted grading within the parkland to the north of the Project Site, which they contend was conducted by the Permittee, although the Permittee denies this allegation.

13. AGENCY RECOMMENDATIONS.

- A. County Fire Department ("Fire Department"): Recommended clearance to public hearing with no conditions in a letter dated February 21, 2019.
- B. County Department of Parks & Recreation: Recommended clearance to public hearing with no conditions in a letter dated April 27, 2017.
- C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated May 25, 2017.
- D. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with no conditions in a letter dated April 27, 2017.

14. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed and case materials were available on LA County Planning's website. On May 8, 2025, a total of 38 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 22 notices to those on the courtesy mailing list for The Malibu Zoned District and 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 2000 LUP because the N5 land use designation is intended for single-family residential uses on relatively large lots. A single-family residence is permitted under this designation.

16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the 2000 LUP:

Conservation & Open Space Element

Policy IV-3:

Require development designs that protect and preserve significant, viable habitat areas and habitat linkages/wildlife corridors in their natural condition.

Policy IV-9:

New development projects shall be designed to protect significant natural features, and to minimize the amount of grading.

Policy IV-13:

Ensure that the overall project design/layout of hillside developments adapts to the natural hillside topography and protects ridgelines and natural-appearing views from surrounding vantage points such as highways, parklands and overlooks. Overall, emphasize fitting the project into its hillside setting rather than altering the hillside to fit the project.

The Project would utilize a previously graded pad on the northern portion of the Project Site that was previously disturbed and mainly consists of nonnative grasses. This location will avoid the need to remove native vegetation and grade large amounts of earth further down the slope. Due to a topographic rise between the Project and Topanga Canyon Boulevard, the Project will not be visible from the road, a designated scenic route to the south, nor is it visible from the Santa Maria Canyon Trail to the east or from the Summit Valley Edmund D. Edelman Park to the north. Therefore, views from scenic resources would be preserved.

Land Use Element

Policy VI-20:

Limit structure heights in suburban and rural areas to ensure compatibility of new development with the respective characteristics of the surrounding settings and sites.

Policy VI-21:

Encourage siting of developments to include setbacks that protect public lands, streams, scenic features, views, and other natural features and that maximize open space areas; project density and structure placement shall be consistent with the need to minimize vegetation clearance for fire protection.

Due to a topographic rise between the Project and Topanga Canyon Boulevard, the Project will not be visible from the road, a designated scenic route to the south, nor is it visible from the Santa Maria Canyon Trail to the east or from the Summit Valley Edmund D. Edelman Park to the north. Therefore, views from scenic resources would be preserved. Further, the design of the Project would utilize materials and colors compatible with the surrounding landscape, and the modest 16-foot maximum height, would be in character with the surrounding community.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1-5 zoning classification because a single-family residence is a principal permitted use in such zone with a site plan review pursuant to 2009 County Code Section 22.24.110. The 2009 CSD also requires a variance for any development proposed within 50 feet (vertical or horizontal) of a significant ridgeline, as mapped by the 2000 LUP (2009 County Code Section 22.44.133). Because the Project proposed developing a single-family residence on a mapped significant ridgeline, a Variance is required instead of a site plan review.
18. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in 2009 County Code Section 22.24.110, as the Project would meet all required setback standards.
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in the 2009 CSD (2009 County Code Section 22.44.133). The maximum height for a single-family residence proposed on a significant ridgeline is 18 feet above grade, while the maximum height of the proposed single-family residence is 16 feet above grade.
20. **SIGNIFICANT ECOLOGICAL AREA.** The Hearing Officer finds that the Project is consistent with the Significant Ecological Area ("SEA") requirements of the 2009 County Code (Section 22.56.215). Although the Project Site is mapped as being within an SEA by the 2000 LUP, the 2009 County Code does not require an SEA Conditional Use Permit ("SEA-CUP") for development of one single-family residence. Because the Project consists of one single-family residence, an SEA-CUP is not required.
21. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in the 2009 CSD (County Code Section 22.44.133). The 2009 CSD requires a conditional use permit for grading that exceeds 5,000 cubic yards (cut plus fill). The Project is not proposing any additional grading beyond the grading that was approved with a zoning conformance review in 2006 (1,999 cubic yards).
22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the A-1-5 Zone (County Code Section 22.24.110), as no covered parking spaces are required for properties that exceed one acre in area. Although the Project Site is 4.9 acres, the Project would provide two covered parking spaces in an attached garage.
23. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in 2009 County Code Section 22.44.133. The Project Site is located on a designated significant ridgeline, as mapped by the 2000 LUP. Therefore, a variance is required, which is what has been requested by the Permittee.

VARIANCE FINDINGS

24. **The Hearing Officer finds that because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.** A building site—including a graded pad and driveway—was created legally on the significant ridgeline in 2006, and the remainder of the subject property is steeply sloping. As a result, the building site is the most appropriate location for development of a single-family residence, which is a principal permitted use in the A-1 Zone. The development of a residence at a lower elevation would require a prodigious amount of grading and the disturbance of undisturbed chaparral habitat further down the slope. This would likely have a significantly more detrimental effect on the scenic and biological resources of the area, which the significant ridgeline restrictions are meant to protect.
25. **The Hearing Officer finds that the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.** Other nearby property owners to the south and west already enjoy similar use of their properties, as there are three other single-family residences developed on comparable pads in the immediate vicinity, all of which are also located on the significant ridgeline.
26. **The Hearing Officer finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.** The development of a residence away from the significant ridgeline at a lower elevation would require a prodigious amount of grading and the disturbance of undisturbed chaparral habitat further down the slope. This would likely have a significantly more detrimental effect on the scenic and biological resources of the area, which the significant ridgeline restrictions are meant to protect.
27. **The Hearing Officer finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** The Project would be similar in character to other single-family residences in the vicinity and compares favorably to them in terms of height and bulk. Residences within 500 feet range between 1,440 square feet and 4,228 square feet. While the proposed residence would be on the higher end of this range at 4,000 square feet, its relatively modest height of 16 feet above grade is less than that of nearly all other residences in the vicinity, many of which are two stories. Due to a topographic rise between the Project and Topanga Canyon Boulevard, the Project will not be visible from the road, a designated scenic route to the south, nor is it visible from the Santa Maria Canyon Trail to the east or from the Summit Valley Edmund D. Edelman Park to the north. Further, the design of the Project would utilize materials and colors compatible with the surrounding landscape.

ENVIRONMENTAL FINDINGS

28. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, New Construction or Conversion of Small Structures Categorical Exemption). The Class 3 Categorical Exemption specifically pertains to a single-family residence and its appurtenant structures.

ADMINISTRATIVE FINDINGS

29. **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 Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The Hearing Officer finds that because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
- B. The Hearing Officer finds that the modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- C. The Hearing Officer finds that strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.
- D. The Hearing Officer finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15303 (Class 3, Construction or Conversion of Small Structures) Categorical Exemption; and
- 2. Approves **VARIANCE NO. 200900001**, subject to the attached conditions.

ACTION DATE: June 24, 2025

RG:TM

06/25/25

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. R2005-01452-(3)
VARIANCE NO. 200900001**

PROJECT DESCRIPTION

The project is a Variance to construct a new 4,000-square-foot single-family residence located on a mapped significant ridgeline on a 4.9-acre property in the Santa Monica Mountains North Area ("Project Site"), subject to the following conditions of approval:

GENERAL CONDITIONS

1. 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. 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. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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 22.44.1090.
4. 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. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 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. 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. 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 ("Recorder"). 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. 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.
9. 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 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 of **\$456.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection three years after the date of final approval of the grant.** Inspections shall be unannounced.

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 at the time any additional inspections are required, whichever is greater.

10. 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 Sections 22.44.1130 and/or 22.44.1140.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire Department").
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 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 Regional Planning ("Director").
14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **August 18, 2025**.
15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials shall be permitted for exterior construction, other than glass, which shall be the least reflective variety available.
17. Prior to construction, the permittee shall submit a grading/drainage plan to the Public Works' Building and Safety Division for review and approval. The grading plans shall show and call out the construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, retaining walls, water-quality devices, Low-Impact Development ("LID") features, and all existing easements. All structures shall meet the County Building, Residential, and Green Building Standards codes, and the Project shall comply with all LID standards (County Code Section 12.84.440) in accordance with the LID standards manual. This condition shall be met to the satisfaction of Public Works.

18. Per County Code Section 22.336.070.I, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
19. All development, with the exception of landscaping, fuel modification, and driveway widening, shall be limited to the existing graded pad on the northern portion of the project site.
20. Any storage of construction equipment, materials, or vehicles shall be prohibited unless a valid building or grading permit is in effect for the Project Site. Any construction equipment, materials, or vehicles currently on the Project Site shall be removed on or before **July 24, 2025**. Access to the Project Site shall also be secured by this date in order to prevent future reoccurrence of such storage.