

November 5, 2024

Scott Uriu
Uriu Architecture
441 Punahou Street
Altadena, CA 91001

PROJECT NO. PRJ2022-000717-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2022001985
45 WEST PINE STREET, ALTADENA (APN: 5832-015-004)

Dear Mr. Uriu:

Hearing Officer Gina Natoli, by her action of **November 5, 2024**, 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 19, 2024. 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.

For questions or for additional information, please contact Anthony M. Curzi of the Foothills Development Services Section at (213) 893-7016, or acurzi@planning.lacounty.gov.

Scott Uriu
November 5, 2024
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Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Michele R. Bush

Michele R. Bush, Supervising Regional Planner
Foothills Development Services Section

MRB:AMC

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

c: PW (Building and Safety)
Zoning Enforcement

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-000717-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2022001985**

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. **RPPL2022001985** on November 5, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before Hearing Officer Gina Natoli. Staff presented the case and recommended approval. The Hearing Officer requested that changes to the labeling of the site plan and to the findings be made. There being no public comment, the Hearing Officer closed the public hearing, found the Project exempt from CEQA and approved the CSD Modification.
3. **ENTITLEMENT REQUESTED.** The Permittees, John & Desiree Slater ("Permittees"), request the CSD Modification to authorize a reduction in the rear setback from the required 25 feet to 18 feet to allow for a 377-square-foot addition to an existing single-family residence (“SFR”) (“Project”) on a property located at 45 Pine Street in the unincorporated community of Altadena ("Project Site") in the R-1-7,500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) Zone pursuant to County Code Section 22.306.090.B (Modification of Development Standards for Residential Zones).
4. **RELATED ENTITLEMENT.** Ministerial Site Plan Review No. RPPL2024002851 (“related SPR”) is a related request for interior improvements and additions to the SFR. The proposed improvements and changes to the existing SFR are comprised of the following:
 - Add a new 181-square-foot dining room to the west of the existing kitchen plus new exterior steps leading to the rear yard.
 - Add a new 196-square-foot office/storage and laundry room to the east of the existing kitchen with new exterior steps leading to the west side yard.
 - Demolish and remove unpermitted additions to the SFR built 40 years ago consisting of the existing office, pantry, and laundry room located at the northwest portion of the SFR.
 - Demolish and remove two storage structures in the rear yard. One storage structure is located at the northeast corner of the property and the second storage structure is attached to the existing garage. The storage structure at the northeast corner of the property is near an existing oak tree on a neighboring property, but outside the tree’s protection zone (defined as 15 feet from the trunk or 5 feet from the edge of the canopy, whichever is greater).

5. **PREVIOUS ENTITLEMENT.** The SFR was constructed before the requirement for building permits or approvals from LA County Planning, but Assessor Building Description Blanks document that the SFR was constructed in 1912 and remodeled in 1926 when the detached garage was constructed. The County did not require building permits until March 20, 1933.
6. **LAND USE DESIGNATION.** The Project Site is located within the LD (Low-Density Residential - 1 to 6 dwelling units per dwelling units per gross acre) land use category of the Altadena Community Plan (“Community Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned R-1-7,500. Pursuant to County Code Section 22.306.090.B (Modification of Development Standards for Residential Zones), a CSD Modification is required for reductions in required yard setbacks within the Altadena CSD.

8. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	LD, I (Institutions)	R-1-7,500	SFRs, middle school
EAST	LD	R-1-7,500	SFRs
SOUTH	LD	R-1-7,500	SFRs
WEST	LD	R-1-7,500	SFRs

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.34 acres (14,747.5 square feet) in size and consists of one legal lot. The Project Site is rectangular in shape with generally flat topography and is developed with a two-story SFR and a detached garage with storage room. A separate detached storage room is located to the rear of the SFR. Both storage rooms are unpermitted and will be removed. The canopy of a neighboring oak tree to the west overhangs the subject property, but the unpermitted additions are outside the oak tree protected zone.

B. Site Access

The Project Site is accessible via Pine Street to the south. Primary access to the Project Site is via a driveway on Pine Street, a public street with a 60-foot-wide right-of-way.

C. Site Plan

The site plan depicts the 0.34-acre (14,747.5-square-foot) rectangular-shaped property with an existing SFR toward the rear of the property. The existing rear yard setback is at 8 feet 9 inches due to the unpermitted additions. The west side yard setback is at 24 feet and the east side yard setback is at 19 feet 5 inches (also due

to the unpermitted additions). The new addition is depicted with one portion wholly to the rear of the SFR and the other portion partially to the rear and partially to the side. The unpermitted additions built four decades ago would be removed as part of the proposed work scope and result in greater side yard and rear yard setbacks at the subject property.

10. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 1 - Existing Facilities and Class 5 – Minor Alternations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less, or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. The proposed addition to the SFR is only 377 square feet, which is substantially lower than what is generally permitted under Class 1. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels.

No exceptions to the categorical exemption also apply to the Project. No conditions, characteristics or circumstances are found to preclude the use of this categorical exemption under CEQA Statute and Guidelines section 15300.2 for the following reasons:

- a) Location: This exception applies to Classes 3, 4, 5, 6 and 11, and not Class 1, where there is consideration of where the project is to be located. It mainly concerns particularly sensitive environments with rich biological resources or “environmental resources of hazardous or critical concern where designated, precisely mapped, and officially adopted under law by federal, state, or local agencies” (CEQA Guidelines section 15300.2(a)). The Project is located on a property containing an SFR, in a fully developed, urbanized area. The Project Site is not in a Significant Ecological Area.
- b) Cumulative Impacts: The Project involves a relatively minor expansion in the size of an SFR and will not change the nature of the underlying use nor will it fundamentally increase the intensity of such use, which has existed at the Project Site for over more than 100 years. The concern for cumulative impact of successive projects of the same type is minimal as the Permittee is requesting to continue the existing SFR use of the Project Site and is not proposing other work that would intensify the use of the Project Site.
- c) “Unusual Circumstances” or Significant Effects: The Project will not pose a significant effect on the environment because it will meet all other requirements of the County Code, is small in scale, will be located on a Project Site within an already developed area, and will adhere to the conditions specified in the CSD Modification. The resulting increase in the size of the SFR will not lead to significant effects as the increase will be minor in intensity. Adequate utilities

and roadway infrastructure already exist to serve the subject property and no environmentally sensitive areas will be impacted by any additional development as none is proposed.

- d) **Scenic Highways:** According to California’s Scenic Highway Program, which is administered by the California Department of Transportation (“Caltrans”), the Project Site is not located within or near an officially designated state scenic highway.
- e) **Hazardous Waste Sites:** The Project Site is not located on a property which is included on any list compiled pursuant to Government Code section 65962.5. According to the California Department of Toxic Substances Control’s EnviroStor and State Water Resources Control Board’s GeoTracker web databases, no active or open hazardous waste sites were identified at the Project Site. A review of the Hazardous Waste and Substances Site List–Site Cleanup database also shows no records on the Project Site. There are no public drinking wells within the Project Site that may pose conflicts with the lists compiled by the State Department of Health Services. Finally, the Project Site is not included in any Water Board’s list of solid waste disposal sites, list of “active” orders where necessary actions have not yet been completed (known as Cease-and-Desist Orders and Cleanup and Abatement Orders).
- f) **Historical Resources:** The Project Site does not contain any historical resource listed in, or determined to be eligible for listing in, the National Register of Historic Places, California Register of Historical Resources or included in a local register of historical resources. According to the County’s Historic Resources Sites Policy mapping, there is no historic or cultural resource site within the vicinity of the Project Site. The property is not designated by the County’s Historic Preservation Ordinance in the Registry of Landmarks and Historic District. The County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code section 21084.1. The existing SFR has not remained intact since its construction in 1912 and has experienced numerous remodeling efforts throughout the decades. The first remodel effort was dated in 1926. Therefore, the Project will not impact any identified historical resources and will not result in new impacts to historical resources. The Project would not cause an adverse change in the significance of historical resources, as defined in CEQA Guidelines section 15064.5.

Therefore, no exceptions to the exemption apply. Considering the request would result in the expansion of an existing SFR, the Project most suitably qualifies for Class 1 and Class 5 Categorical Exemptions.

11. PUBLIC COMMENTS. No comments from the public were received.

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

13. **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 19, 2024, a total of 338 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, as well as seven notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the LD category is intended for SFRs, a category into which this project falls. The Hearing Officer further finds that the Project promotes the upkeep and improvement of an existing SFR, which results in assisting in the maintenance of the community.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan and Community Plan:

General Plan Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types, and styles.

Community Plan Policies – Issue 1: Land Use Mix 1: Preserve existing residential neighborhoods, commercial districts, community facilities, institutions, and environmental amenities.

Community Plan Policies – Issue 1: Land Use Mix 2: Provide for new development which is compatible with and complements existing uses.

Community Plan Policies – Issue 2: Preservation of Single-family Character 1: Preserve and maintain existing residential units which are structurally sound.

Community Plan Policies – Issue 2: Preservation of Single-family Character 2: Rehabilitate and renovate structurally sound residential units which exhibit non-structural deterioration.

Allowing for the modification to the rear yard setback to allow the addition will assist in preserving and enhancing the existing SFR in an established residential neighborhood. While the request is for a reduced setback, it is associated with a proposed addition, moreover, which is architecturally compatible with the existing SFR. While not necessarily exhibiting non-structural deterioration, the SFR is over 100 years old and would benefit from changes to provide more desired space. The modifications to the rear yard setback permitted under the governing CSD will allow for flexibility in design and floor space of the subject SFR. This will allow for a modest increase in size of the SFR to meet modern space needs of the residents.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for a reduction of the required yard setback, the SFR is consistent with the R-1 zoning classification as SFRs and the related residential addition are permitted in such zone with a Site Plan Review (“SPR”) pursuant to County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5).
17. **REQUIRED YARDS.** The Hearing Officer finds that while the Project is for a reduction in the rear yard setback, the resulting expanded SFR, with approval of the requested CSD Modification, is otherwise consistent with the standards identified in County Code Section 22.306.070.A (Zone Specific Development Standards), which state that the rear yard setback for lots smaller than 20,000 square feet is 25 feet. With approval of the CSD Modification, the rear yard setback will be 18 feet (same as the existing SFR without any addition). For a lot smaller than 20,000 square feet, the side yard setback is required to equal to 10 percent the average lot width, or 8½ feet. The subject lot is 14,748 square feet in size. The existing side yard setbacks of 24 feet 4 inches on the east side and 24 feet on the west side would remain unchanged as no work is proposed in these yard setbacks. The front yard setback in the CSD is equal to the smallest front yard setback on the same side of the street on the same side block, which, in this case, is approximately 25 feet. The subject SFR is set back approximately 110 feet from the front property line.
18. **HEIGHT.** The Hearing Officer finds that while the Project is for a reduction in the rear yard setback, the resulting expanded SFR would be consistent with the standard identified in County Code Section 22.306.070.A.2 (Height Limits), which states that the maximum height for structures on lots less than 20,000 square feet is 30 feet. The subject SFR is 20 feet 2 inches at its highest point and will remain so after the addition. The addition itself will be one story, and 12 feet 3 inches in height at the eastern side of the SFR and 12 feet 7 inches at the northern side.
19. **PARKING.** The Hearing Officer finds that while the Project is for a reduction in the rear yard setback, the resulting expanded SFR is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which states that SFRs maintain two covered standard automobile parking spaces. The subject property contains a detached one-car garage. However, pursuant to Section 22.172.020.B (Additions to a Nonconforming Use or a Building or Structure Nonconforming Due to Use and/or Standards), additions may be made to a residence nonconforming due to standards without requiring any additional parking space provided that the addition does not create additional dwelling units nor occupy the space used for parking or access thereto. As the proposed addition will be at the rear and eastern side of the SFR, away from driveway and garage, and no additional dwelling units will be created, no additional parking will be required.
20. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that while the Project is for a reduction in the rear yard setback, the resulting expanded SFR is consistent with the lot coverage and floor area standards or gross structural area (GSA) identified in County Code Section 22.306.070.A.4 (Gross Structural Area and

Lot Coverage). Lot coverage is the total of all structures on the property and includes garages while floor area includes all enclosed buildings except garages. The maximum lot coverage or GSA is determined by this formula: net lot area x 0.25 + 1,000 square feet, and the maximum GSA or maximum lot coverage cannot exceed 9,000 square feet. The subject property has a GSA of 4,687 square feet. With the related SFR addition, lot coverage will total 1,999 square feet and floor area will total 2,347 square feet, and therefore is consistent with the CSD.

FINDINGS

- 21. 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.** While the Project is a request for a reduced rear setback, it is associated with an SFR addition. The subject SFR was constructed over 110 years ago and the Permittees would like to upgrade the residence to meet modern preferences. The SFR was constructed toward the rear of the property, with the front of the structure being approximately 110 feet from the front property line and with the rear of the SFR being 18 feet from the rear property line. Due to the position of the SFR and its floorplan, an addition to the rear and eastern side is the only feasible way to reasonably enlarge the house. Given the existing 18-foot rear setback of the SFR, the addition to the SFR to continue an 18-foot rear yard setback, would be an unnecessary hardship if not granted as the existing SFR would continue to maintain an 18-foot rear yard setback.
- 22. 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 CSD.** As the existing SFR structure is sited toward the rear of the lot, a new addition to the rear and side of the structure would result in a reduced rear setback. The residential addition to the rear yard presents the least disruptive change to the existing residential floor layout and would maintain the architectural integrity of the front façade. It would also allow the new residential addition at the rear of the house to continue along the existing east building line. Given the layout of the existing SFR's floorplan, the addition would be most logical at the rear and side without impacting the existing mature trees onsite.
- 23. 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 CSD or Altadena Community Plan.** The reductions in the rear yard setback will allow for an efficient use of space by allowing a modest addition on the property without resulting in negative impacts or nuisances to neighbors. The addition, furthermore, makes best use of the existing SFR's floorplan (including existing 18-foot rear yard setback) and placement on the lot. There are three other properties on the same side of the street on the same block with rear yard setbacks of 19 feet or less. The addition is consistent with the purpose of the CSD, which is to ensure that new development, including expansions to existing structures, is compatible in size and scale to its surroundings and allow for sufficient light, air and privacy.

ENVIRONMENTAL FINDINGS

24. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations) categorical exemptions. The Project qualifies for a Categorical Exemption (Class 1 - Existing Facilities and Class 5 – Minor Alterations in Land Use Limitations) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. Class 1 Exemptions allow for minor additions to existing structures provided the addition does not increase the floor area of the structure by more than 50 percent or 2,500 square feet, whichever is less, or 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project will not result in the creation of new parcels. In addition, the Project does not fall under the circumstances of a Class 1 or Class 5 Exception, which include potential impacts on location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historical resources. The concern for cumulative impact of successive projects of the same type is minimal as the Permittee is requesting to continue the existing SFR use of the Project Site and is not proposing other work that would intensify the use of the Project Site. The Project will not pose a significant effect on the environment because it will meet all other requirements of the County Code, is relatively small in scale, will be located on a site within an already developed or urbanized area, and will adhere to the conditions specified in the CSD Modification. There are no scenic highways in the area of the Project Site that could be negatively impacted by the Project. The Project Site will be used only for its permitted uses, and not as a hazardous waste site or place that will handle hazardous waste. No historical resources officially designated or observed by the County are near the Project Site to be affected by this Project. Staff had reviewed the proposed addition for compatibility with the architectural style of the SFR and received comments from an architectural historian on how to incorporate an addition that would be in keeping with the SFR's architectural style. These suggestions were incorporated into the design and included recessing the addition from the existing wall plan, keeping straight (not slanted) wall lines for the addition, and adding an additional window at the front facade. There are no exceptions to the exemption. Considering the request would result in the expansion of an existing SFR, the Project most suitably qualifies for Class 1 and Class 5 Exemptions.

ADMINISTRATIVE FINDINGS

25. **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 Foothills Development Services 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, 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 CSD.
- C. The requested modification would not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Altadena Community Plan.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 and 15305 (Class 1, Existing Facilities and Class 5, Minor Alterations in Land Use Limitations categorical exemptions); and
- 2. Approves **COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2022001985**, subject to the attached conditions.

ACTION DATE: November 5, 2024

MRB:AMC

November 5, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000717-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2022001985

PROJECT DESCRIPTION

The project is a request for a Community Standards District (“CSD”) Modification to authorize a reduction of the required rear yard setback of 25 feet (per the Altadena CSD) to 18 feet to allow for a 377-square-foot addition to an existing single-family residence, 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 the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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.
4. 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.

5. 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.
6. 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.
7. **This grant shall terminate at such time as the existing single-family residence structure is 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. Such application shall be accompanied by the required fee. 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.
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 **\$882**, 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 **two** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).
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 Chapter 22.238 of the County Code.

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.
12. All development pursuant to this grant shall conform with the requirements of the County Department of 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 LA County Planning (“Director”).
14. 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.
15. 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, **a digital copy of a modified Exhibit “A” shall be submitted to LA County Planning by December 5, 2024.**
16. In the event that subsequent revisions to the approved Exhibit “A” are submitted, the Permittee shall submit **a 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

17. This grant shall authorize the modification of the rear yard setback requirement, reducing the rear yard setback from 25 feet to 18 feet for the Project.
18. The existing residence shall maintain all other required setbacks. The unpermitted portions of the SFR and storage rooms shall be removed by **May 5, 2025.**
19. The existing residence shall conform with all other applicable R-1 Zone standards within Title 22 of the County Code, including the Altadena CSD.
20. Temporary fencing shall be placed to prevent encroachment into the protected zone of the oak tree to the west before and during Project construction. Such fencing may be removed upon completion of construction.