

August 6, 2024

Matthew Agasi
My Home Builders, Incorporated
20720 Ventura Boulevard, Unit 280
Woodland Hills, CA 91364

PROJECT NO. PRJ2024-000921-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047
8832 JAYLEE DRIVE, EAST PASADENA-EAST SAN GABRIEL (APN: 5381-031-068)

Dear Mr. Agasi:

Hearing Officer Gina Natoli, by her action of **August 6, 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 **August 20, 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.

Matthew Agasi
August 6, 2024
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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.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

 for

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. PRJ2024-000921-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Community Standards District (“CSD Modification”) No. **RPPL2024002047** on August 6, 2024.
2. **HEARING PROCEEDINGS.** A duly noticed hearing was held before Hearing Officer Gina Natoli. Staff presented the case and recommended approval. The Permittee, Erin Mercado, was present for questions. The Hearing Officer submitted revisions to the Project’s findings and conditions. The Hearing Officer then found the Project exempt from CEQA and approved the CSD Modification with the revised findings and conditions.
3. **ENTITLEMENT REQUESTED.** The Permittee, Victor & Erin Mercado ("Permittee"), request the CSD Modification to authorize reductions in the rear and side yard setbacks to allow for a 499-square-foot addition to an existing 1,008-square-foot single-family residence (“SFR”) (“Project”) on a property located at 8832 Jaylee Drive in unincorporated East Pasadena-East San Gabriel ("Project Site") in the R-A (Residential Agricultural) Zone pursuant to Los Angeles County Code ("County Code") Section 22.318.090 (Modification of Development Standards).
4. **PREVIOUS ENTITLEMENT.** No records from LA County Planning were found for the subject property. County Assessor Building Description Blanks document that the SFR was constructed in 1948 and the detached two-car garage in 1974.
5. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential 9 – 0 – 9 dwelling units per net acre) land use category of the General Plan Land Use Policy Map.
6. **ZONING.** The Project Site is located in the South Santa Anita – Temple City Zoned District, West San Gabriel Valley Planning Area, and is currently zoned R-A. Pursuant to County Code Section 22.318.090 (Modification of Development Standards), a CSD Modification is required for reductions in required yard setbacks.

7. SURROUNDING LAND USES AND ZONING

LOCATION	GENERAL PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9 (Residential 9 – 0-9 dwelling units per net acre)	R-A, R-1 (Single-Family Residence)	SFRs
EAST	H9, H30 (Residential 30 – 20-30 dwelling units per net acre), CG (General Commercial)	R-A, R-3 (Limited Density Multiple Residence), C-2 Neighborhood Business)	SFRs, multi-family residences, pharmacy
SOUTH	H9, City of Temple City	R-A, City of Temple City	SFRs
WEST	H9	R-A, R-1	SFRs

8. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.13 acres (5,704 square feet) in size and consists of one legal lot. The Project Site is roughly square in shape with flat topography and is developed with a 1,008-square-foot SFR and detached 400-square-foot two-car garage.

B. Site Access

The Project Site is accessible via Jaylee Drive to the west. Primary access to the Project Site is via an entrance/exit on Jaylee Drive, a cul-de-sac with a 58-foot-wide right-of-way.

C. Site Plan

The site plan depicts the 0.13-acre (5,704-square-foot) square-shaped property on a cul-de-sac with existing 1,008-square-foot SFR, and a detached 400-square-foot two-car garage located approximately 8 feet 8 inches to the northeast of the SFR. The proposed 499-square-foot addition to the SFR (under Site Plan Review RPPL2024002048) is depicted to the east of the SFR, into the 25-foot rear yard setback as required by the CSD. The proposed rear yard setback of 15 feet, 10 inches is depicted. Another portion of the addition would be located at the southern side of the SFR and would encroach into the 7-foot (10 percent average lot width) southern side yard setback required by the CSD. A proposed southern side yard setback of 5 feet 4 inches is depicted. The floor plan depicts the SFR with the proposed addition (to be approved separately) comprised of primary bedroom suite, bathroom, closet, laundry room, and expanded kitchen. With the addition, the SFR would contain three bedrooms and two bathrooms and total 1,507 square feet.

9. **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. Class 5 Exemptions are applicable to minor changes in setbacks requirements provided they do not result in the creation of new parcels.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because 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 and not within a designated resource area

b) Cumulative Impacts: The Project involves an 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 site for 76 years.

c) “Unusual Circumstances” or Significant Effects: While the Project is for a modification in yard setbacks and associated SFR addition 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.

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 California 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 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 County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

10. **PUBLIC COMMENTS.** No comments from the public were received.
11. **AGENCY RECOMMENDATIONS.** Consultation with other agencies was not necessary for the Project.
12. **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 (*San Gabriel Valley Tribune*). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 29, 2024, a total of 71 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 four notices to those on the courtesy mailing list for the South Santa Anita – Temple City Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

13. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the H9 land use designation 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 helping to maintain the character of the community.
14. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan:
 - General Plan Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
 - 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.
 - General Plan Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.

The modifications to yard setbacks permitted with the CSD Modification will allow for flexibility in design and density of the subject SFR. This will allow for an increase in size of the SFR to meet modern space needs of the residents. Expanding the SFR to meet modern space preferences is appropriate given that the addition would add a master bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The addition would be outside of public view as it would be limited to the rear and side of the SFR. The SFR would still contain adequate-

sized setbacks of 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, maintaining sufficient space for light, air, and privacy. The proposed setbacks, moreover, are compatible or similar to many other yard setbacks of neighboring properties.

ZONING CODE CONSISTENCY FINDINGS

15. **PERMITTED USE IN ZONE.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD, the on-site SFR is consistent with the R-A zoning classification as SFRs 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). Furthermore, the proposed yard setbacks are similar to many yard setbacks of other properties on the street.
16. **REQUIRED YARDS.** The Hearing Officer finds that the Project, with approval of the requested CSD Modification, is consistent with the standards identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1 [Single-Family Residential]), which state that the rear yard setback for lots smaller than 13,000 square feet is 25 feet and side yards be equal to 10 percent the average lot width. With approval of the CSD Modification, the rear yard setback will be 15 feet 10 inches and the southern side yard setback 5 feet 4 inches (in lieu of 7 feet, which is 10 percent lot width). The front yard setback and northern side yard setback would remain unchanged at 52 feet 1¼ inch and 27 feet 10½ inches respectively. The front yard setback in the CSD is equal to the average front yard setback on the same side of the street on the same side block, which, in this case, is 22 feet. The detached two-car garage is located in the rear and side yards; however, pursuant to Code Section 22.110.030.B (Garage and Carports in Rear and Side Yards), one-story detached garages that are located at least 75 feet from the front property line may be within such yards provided that not more than 50 percent of the required rear yard be occupied by buildings or roofed structures. The one-story garage is located approximately 83 feet from the front property line and does not occupy more than 50 percent of the required rear yard.
17. **HEIGHT.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD, the resulting expanded SFR would be consistent with the standard identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1 [Single-Family Residential]) which state that the maximum height for structures on lots less than 13,000 square feet is 30 feet. The subject SFR is 12 feet 6 inches at its highest point and will remain so after the addition.
18. **PARKING.** The Hearing Officer finds that while the Project is for reductions in required yard setbacks as established in the CSD 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 parking spaces. The subject property contains a detached two-car garage.
19. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that while the Project is for modifications to yard setbacks, the resulting SFR is consistent with the standards identified in County Code Section 22.318.070.A (Zones R-1, R-2, R-A, R-1

[Single-Family Residential]) pertaining to lot coverage and floor area. 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 and floor area is determined by this formula: net lot area x 0.25 + 1,000 square feet, which for the subject property equals 2,426 square feet. With the related SFR addition, lot coverage will total 1,907 square feet and floor area will total 1,507 square feet.

FINDINGS

20. **The Hearing Officer finds that in acting upon any application for a modification from the development standards of this Chapter 22.318, the Review Authority shall consider, in addition to the principles and standards below, the unique characteristics of the neighborhood in which the site is located.** Many neighboring properties on the same street have rear yard setbacks of less than 15 feet and are relatively small in comparison to other lots in the community. Therefore, the resulting SFR with addition will be compatible with the pattern of the neighborhood.
21. **The Hearing Officer finds that the use, development of land, and application of development standards comply with all applicable provisions of Title 22.** With approval of the CSD Modification, the related SFR addition meets all applicable provisions of Title 22 of the County Code and CSD, including maximum lot coverage and floor area, height, and parking requirements for SFRs. While the subject property is relatively small (5,704 square feet) as compared to other lots in the community, the SFR on the property is just over 1,000 square feet and contains two bedrooms and one bathroom. Expanding the SFR to meet modern space preferences is appropriate given the related SFR addition itself would add a primary bedroom suite and expanded living area, resulting in a three-bedroom, two-bathroom, 1,507-square-foot single-story SFR. The related SFR addition would be outside of public view as it would be limited to the rear and side of the SFR. The SFR would still contain adequate-sized setbacks of 5 feet 4 inches for the southern side yard and 15 feet 10 inches for the rear yard, maintaining sufficient space for light, air, and privacy. The SFR has existed at the property since 1948 and the detached two-car garage since 1974.
22. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect health, safety, and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.** The proposed reductions in the side and rear yard setbacks will not result in any impact to pedestrians, including children, senior citizens, and persons with disabilities. The 499-square-foot addition will occur entirely on private property and away from public view as the addition will be constructed at the eastern and southern sides of the SFR, toward the side and rear property lines. There are five properties to the west of the Project Site

with rear yard setbacks of less than 15 feet, averaging approximately 11 feet. Two properties to the north also have rear yards less than 15 feet.

Address	Rear yard setback
8804 Jaylee	8 feet
8810 Jaylee	8 feet
8816 Jaylee	10 feet
8822 Jaylee	10 feet
8828 Jaylee	11 feet
8838 Jaylee	11 feet
8833 Jaylee	11 feet

23. The Hearing Officer finds that the use, development of land, and application of development standards are suitable from the standpoint of functional developmental design. The reductions in rear and side yard setbacks would allow for an efficient use of space by allowing an addition on the square-shaped property without resulting in negative impacts or nuisances to neighbors. The related SFR addition, furthermore, makes best use of the existing SFR’s floorplan and placement on the lot. The property is relatively small at 5,704 square feet when compared to other properties in the community and roughly square-shaped, so any proposed addition would by necessity encroach into required CSD setbacks, which are greater than the County standard yard setbacks within the R-A Zone. The proposed setbacks, however, would slightly exceed the County standards of 15 feet for rear yards and 5 feet for side yards. CSD maximums pertaining to lot coverage and floor area would not be exceeded by this request.

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 Alternations in Land Use Limitations) categorical exemptions. 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. Class 5 Exemptions are applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. The Project qualifies for Class 1 (Existing Facilities) and Class 5 (Minor Alterations in Land Use Limitations) exemptions under State CEQA Guidelines Sections 15301 and 15305 because the Project involves the modification of rear and side yard setback requirements, from 25 feet to 15 feet 10 inches and 7 feet to 5 feet 4 inches, respectively, as established in the East Pasadena-East San Gabriel CSD, to allow for the construction of a 499-square-foot addition. No exceptions to the Categorical Exemptions are found to apply to the Project per section 15300.2 of the California Code of Regulations.

a) Location: This exception generally applies to Classes 3, 4, 5, 6 and 11, and not Class 1 because 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.

b) Cumulative Impacts: The Project involves an 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 site for 76 years.

c) “Unusual Circumstances” or Significant Effects: While the Project is for a modification in yard setbacks, 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 resources listed in, or determined to be eligible for listing in, the 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 County also does not consider the Project Site to be a discretionary historical resource per Public Resources Code Section 21084.1.

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. In acting upon any application for a modification from the development standards of this Chapter 22.318, the Review Authority shall consider, in addition to the principles and standards below, the unique characteristics of the neighborhood in which the site is located.
- B. The use, development of land, and application of development standards comply with all applicable provisions of Title 22.
- C. The use, development of land, and application of development standards, when considered on the basis of suitability of the site for the particular use or development intended, are arranged to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, to protect health, safety, and general welfare, prevent adverse effects on neighboring property and conform with good zoning practice.
- D. The use, development of land, and application of development standards are suitable from the standpoint of functional developmental design.

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. RPPL2024002047**, subject to the attached conditions.

ACTION DATE: August 6, 2024

MRB:AMC
August 6, 2024

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-000921-(5)
COMMUNITY STANDARDS DISTRICT MODIFICATION NO. RPPL2024002047

PROJECT DESCRIPTION

The project is a request for a CSD Modification to authorize a reduction of the rear yard setback from 25 feet to 15 feet 10 inches and the side yard setback from 7 feet to 5 feet 4 inches as required in the East Pasadena – East San Gabriel Community Standards District to allow for a 499-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 Condition Nos. 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 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 of 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.
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 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 **October 6, 2024**.
15. 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

16. This grant shall authorize the modification of the rear and southern side yard setback requirements, reducing the rear yard setback from 25 feet to 15 feet 10 inches and southern side yard setback from 7 feet to 5 feet 4 inches.