

February 18, 2025

Rafael C. Aguilar
934 N Bonnie Beach Place
Los Angeles, CA 90063

PROJECT NO. PRJ2023-001993-(1)
YARD MODIFICATION NO. RPPL2023002892
934 NORTH BONNIE BEACH PLACE, EAST LOS ANGELES (APN: 5227026011)

Dear Rafael C. Aguilar:

Hearing Officer Gina Natoli by her action of February 18, 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 **March 4, 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.

Rafael C. Aguilar
February 18, 2025
Page 2

For questions or for additional information, please contact Melissa Reyes of the Metro Development Services Section at (213) 204-9945, or mreyes2@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning



Carmen Sainz, Supervising Regional Planner
Metro Development Services Section

CS: MR

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. PRJ2023-001993-(1)
YARD MODIFICATION NO. RPPL2023002892

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Yard Modification No. **RPPL2023002892** on February 18, 2025.
2. **HEARING PROCEEDINGS.** A duly noticed hearing was held for this item on February 18, 2025, by Hearing Officer Gina Natoli. Staff presented the item and addressed the memo received from the Hearing Officer. The Hearing Officer clarified that the residence was built in 1926, before covered parking was required for single-family residences ("SFR"). The Hearing Officer requested editorial changes regarding parking to Findings No. 10.D and No. 22. The applicant spoke in favor of the Project. The Hearing Officer noted that she conducted a site visit and noted similar front yard setbacks of neighboring properties. The Hearing Officer requested that the applicant update the Site Plan to label the height of the fence. There being no further speakers, the Hearing Officer closed the public hearing and approved the Project.
3. **ENTITLEMENT REQUESTED.** The permittee, Rafael C. Aguilar ("Permittee"), requests a yard modification to authorize an existing 66-square-foot addition to an existing SFR with a front yard setback of 13 feet and three inches in lieu of the required 20-foot minimum front yard setback, and to authorize a five-foot-tall wrought iron fence within the required front yard setback area, which exceeds the four-foot maximum height limit ("Project"), on a property located at 934 North Bonnie Beach Place in the unincorporated community of East Los Angeles ("Project Site") in the R-2 (Two-Family Residence) Zone pursuant to County Code Section 22.110.190 (Modifications Authorized).
4. **ENTITLEMENT REQUIRED.** The requests to authorize a reduced front yard setback for an addition and to authorize a fence over four feet in height in the R-2 Zone require a Yard Modification pursuant to County Code Section 22.110.190 (Modifications Authorized).
5. **LOCATION.** The Project is located at 934 North Bonnie Beach Place within the East Los Angeles Zoned District and the Metro Planning Area.
6. **PREVIOUS ENTITLEMENT.**

CASE NO.	REQUEST	DATE OF ACTION
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Ministerial Site Plan Review (“SPR”) No. RPPL2019002423	Construct a new attached Accessory Dwelling Unit (“ADU”)	Approved on April 29, 2019
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7. **LAND USE DESIGNATION.** The Project Site is located within the LMD (Low/Medium-Density Residential) land use designation of the East Los Angeles Community Plan (“Community Plan”) Land Use Policy Map. The application for the Project was deemed complete prior to the adoption of the Metro Area Plan. Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Applicant chose to have the complete yard modification application be subject to the zoning and regulations in effect at the time it was submitted on May 31, 2023.
8. **ZONING.** The Project Site is located in the East Los Angeles Zoned District and is currently zoned R-2 (Two-Family Residence). Pursuant to County Code Section 22.110.190 (Modifications Authorized), a yard modification is required to authorize a fence that exceeds the height limit within the required front yard setback area and to authorize an addition that encroaches into the required front yard setback.

9. SURROUNDING LAND USES AND ZONING

LOCATION	COMMUNITY PLAN LAND USE POLICY *	ZONING	EXISTING USES
NORTH	LMD (Low/Medium-Density Residential – 17 Dwelling Units per Net Acre Maximum Density)	R-2 (Two-Family Residence)	SFR
EAST	LMD	R-2, O-S (Open Space), RPD (Residential Planned Development)	SFRs and multifamily residences (“MFRs”)
SOUTH	LMD	R-2	SFRs and MFRs
WEST	LMD and CC (Community Commercial)	R-2, C-1 (Restricted Business)	SFRs, MFRs, and school

* Note: Pursuant to County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the Applicant chose to have the complete Yard Modification application be subject to the zoning and regulations in effect at the time it was submitted on May 31, 2023. The application for the Project was deemed complete prior to the adoption of the Metro Area Plan.

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.07 net acres in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with an SFR.

B. Site Access

The Project Site is accessible via North Bonnie Beach Place.

C. Site Plan

The site plan depicts an existing 843-square-foot SFR with an attached ADU on a 3,430-square-foot lot. The front porch enclosure is approximately 66 square feet in size. The exterior wall facing Bonnie Beach Place aligns with the existing building envelope, which has a front yard setback of 13 feet and three inches. The attached ADU was previously approved under Ministerial SPR No. RPPL2019002423. An existing five-foot-tall wrought iron fence is depicted on the west side of the Project Site. The existing fences on the other sides of the Project Site are six feet tall.

D. Parking

There are no covered vehicle parking spaces provided on the Project Site. Two uncovered tandem vehicle parking spaces are voluntarily provided on the Project Site. According to Assessor records, the SFR was built in 1926, before covered parking was required for SFRs.

11. CEQA DETERMINATION. Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualifies for Class 1 and Class 5 Categorical Exemptions from the California Environmental Quality Act ("CEQA") under State CEQA Guidelines sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations), respectively. The Permittee requests authorization of an existing 66-square-foot addition attached to an existing SFR with a front yard setback of 13 feet and three inches in lieu of the required 20-foot minimum front yard setback, and authorization of a five-foot-tall wrought iron fence within the required front yard setback area, which exceeds the four-foot maximum height limit. The requested modification to development standards would authorize existing construction. None of the exceptions to an exemption apply to the Project because it is not located in an environmentally sensitive area, is not known to contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. There are no exceptions to the identified exemptions. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

12. COMMUNITY OUTREACH. Staff is not aware of any community outreach conducted by the Permittee that occurred before the Report to the Hearing Officer was issued on February 6, 2025.

13. PUBLIC COMMENTS. Staff has not received any public comments before the Report to the Hearing Officer was issued on February 6, 2025.

14. AGENCY RECOMMENDATIONS.

A. County Department of Public Works: Granted conceptual site plan approval and recommended clearance to public hearing with no conditions on August 21, 2024.

B. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated December 3, 2024.

15. LEGAL NOTIFICATION. Pursuant to County Code Section 22.222.120 (Public Hearing Procedure), the community was properly notified of the public hearing by mail and newspaper (East L.A. Tribune). On January 8, 2025, approximately one month prior to the public hearing, a “Notice of Public Hearing” sign was posted on the Project Site, plainly visible from the public right-of-way on North Bonnie Beach Place. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On December 31, 2024, a total of 125 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 six notices to those on the courtesy mailing list for the East Los Angeles Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

16. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the LMD land use designation is intended for a mixture of single-family, duplex, and triplex residences with a maximum density of 17 dwelling units per net acre, such as the SFR associated with this project.

17. GOALS AND POLICIES. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, including the following:

- **Policy LU 5.1:** Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- **Policy LU 10.3:** Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

The Project involves reducing the front yard setback requirement to allow for the expansion of habitable space in an existing SFR to meet the current needs of the residents. The reduced front yard setback of the 66-square-foot addition to the SFR, which is an existing unpermitted enclosed front porch, is consistent with the front yard setback of the remainder of the residence and follows the same front yard setback of an existing bedroom. The reduced front yard setback and increased fence height are consistent with neighboring properties on the same block as the Project Site.

ZONING CODE CONSISTENCY FINDINGS

18. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-2 zoning classification because an SFR is permitted in such zone with a Ministerial SPR pursuant to County Code Section 22.18.030 (Land Use Regulations for Residential Zones).

19. **REQUIRED YARDS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.18.040 (Development Standards for Residential Zones) because the existing unpermitted 66-square-foot addition to the existing SFR has a front yard setback of 13 feet three inches in lieu of the required 20-foot minimum front yard setback. However, the proposed yard modification will authorize this structure.
20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.18.040.D (Maximum Height). The existing unpermitted addition has a maximum height of 14 feet, which is within the allowed maximum height of 35 feet.
21. **FENCES AND WALLS.** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Sections 22.110.070.B (Maximum Height of Fences and Walls) and 22.316.060.A (Fences) because the existing five-foot wrought iron fence within the required front yard setback area exceeds the four-foot maximum height limit. However, the proposed yard modification will authorize this structure.
22. **PARKING.** The Hearing Officer finds that the Project is not consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires two covered parking spaces for an SFR. No covered parking spaces are provided on the Project Site. The Hearing Officer finds that the Project is exempt from minimum parking requirements because the SFR was built before covered parking was required for SFRs. Two uncovered tandem parking spaces are voluntarily provided on the Project Site.
23. **COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is not consistent with the standards identified in County Code Section 22.316.070 (Zone Specific Development Standards) because the East Los Angeles (“ELA”) CSD allows wrought iron style fences in the front yard setback area with a maximum height of four feet in height, provided that any portion of a fence more than three and one-half feet in height must be substantially open, except for pillars used in conjunction with the wrought iron style fence, and cannot cause a significant visual obstruction. However, the proposed yard modification will allow a five-foot-tall wrought iron fence within the required front yard setback, which exceeds the maximum height of four feet.
24. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.126 (Tree Planting Requirements) because the addition does not increase the SFR’s total existing building floor area by 50 percent or more.

YARD MODIFICATION FINDINGS

25. **The Hearing Officer finds that topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or**

setback line. The Project Site was developed with a SFR and a front porch in 1926. The Project expands the SFR by retroactively legalizing an enclosed front porch. This addition will expand the living room by approximately 66 square feet, enhancing the functionality of the home and increasing its overall interior space, as desired by the homeowners. The addition will follow the SFR's existing front yard setback because an existing bedroom has a front yard setback of 13 feet and three inches. The Project, which involves a reduction in the front yard setback requirement, would not adversely affect the line of sight for driveways on adjoining properties because neighboring properties have a reduced front yard setback and similar fence height. The existing SFR on the Project Site also complies with all ELA CSD requirements and development standards except for the existing five-foot-tall wrought iron fence within the required front yard setback. The ELA CSD allows wrought iron style fences in the front yard setback area with a maximum height of four feet, provided that any portion of a fence more than three and one half feet in height must be substantially open, except for pillars used in conjunction with the wrought iron style fence, and cannot cause a significant visual obstruction. The Permittee provided examples of other properties on the same block with fences in the front yard setback that have a similar height.

26. The Hearing Officer finds that the proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties. The Project Site is currently developed with a SFR that was expanded in 1953 to its current size of 843 square feet. The Permittee provided examples of three homes out of six parcels on the same block as the Project Site with reduced front yard setbacks ranging from 11 feet to 12 feet, which are less than the 20 feet required by the County Code. Staff's site visit and review of aerial imagery confirmed that the front yard setbacks of SFRs in the neighborhood range from 11 feet to 12 feet, demonstrating a consistent pattern among properties. The proposed 66-square-foot addition would have a negligible impact because it is proposed within an existing front porch. The Project is compatible with the existing use as it only consists of enclosing an existing front porch and will not expand the existing building footprint. The Project will maintain the existing residential character of the neighborhood and comply with the ELA CSD's requirements related to architectural elements and wall finishes.

27. The Hearing Officer finds that the use, development of land, and application of development standards is in compliance with all applicable provisions of this Title 22. The Permittee requests a yard modification to reduce the front yard setback to 13 feet and three inches in lieu of the required 20 feet and to allow a five-foot-tall wrought iron fence within the required front yard setback area, which exceeds the four-foot maximum height limit. The County Code allows for the modification of yard setbacks and maximum fence heights, provided that the request meets the required findings. The Project Site, with front yard setback modifications related to the fence and the SFR addition, is adequate in size and shape to accommodate all other development standards required by the County Code, such as the maximum building height. SFRs and accessory structures, such as the proposed fence and SFR addition, are allowed in the R-2 Zone with a Ministerial SPR. This request does not change the use of the existing SFR or increase density in the R-1 Zone.

28. **The Hearing Officer finds that the use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.** The Project Site and subject SFR are adequately served by North Bonnie Beach Place. The proposed request to reduce the front yard setback to 13 feet and three inches in lieu of the required 20 feet does not have an impact on traffic congestion, cyclists, or pedestrians because the addition is consistent with the existing setback of the SFR's bedroom. The existing bedroom has a front yard setback of 13 feet and three inches from the front property line. Therefore, there is no impact to existing sight lines or the public right-of-way. The Project effectively utilizes and does not expand the SFR's existing footprint. The addition will contribute approximately 66 square feet to the living room, enhancing the functionality of the home and increasing its overall interior space, as desired by the homeowners. The proposed yard modification does not increase parking requirements. The Project does not increase the current roof height, does not encroach closer to the street or neighboring properties, does not increase traffic congestion, and does not hinder the safety of any populations. Additionally, the five-foot-tall wrought iron fence is non-view obscuring and should not have an adverse impact on the safety and convenience of motorists, bicyclists and pedestrians passing by the subject property. The Permittee provided examples of other neighboring properties with fences in the front yard setback that have similar designs and heights.
29. **The Hearing Officer finds that the use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.** The proposed modifications to the front yard setback requirements to legalize an unpermitted addition to a SFR and a five-foot-tall wrought iron fence will not change the use of the property, increase density, or significantly impact the development pattern of the surrounding area. The existing unpermitted five-foot-tall wrought iron fence and the existing unpermitted front porch enclosure will not change the use of the property or increase its density. The yard modification will allow the Permittee to increase the SFR's floor area by 66 square feet. Improvements to the SFR along the west elevation include new wall finishes and architectural elements outlined in the ELA CSD. The proposed wall finishes include stucco and brick, and the proposed architectural elements include two bay windows, decorative exterior stairs, and decorative iron fences. The Project is related to the continued use of an existing SFR, which is a permitted use in the R-2 Zone. The SFR expansion is designed in compliance with the ELA CSD and takes into consideration functional developmental design, such as the front door facing North Bonnie Beach Place, architectural elements, and wall finishes.

ENVIRONMENTAL FINDINGS

The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and section 15305 (Class 5, Minor

Alterations in Land Use Limitations). The Project would authorize an existing 66-square-foot addition to an existing SFR with a front yard setback of 13 feet and three inches in lieu of the required 20-foot minimum front yard setback, and would authorize a five-foot-tall wrought iron fence within the required front yard setback area, which exceeds the four-foot maximum height limit. The requested modifications to development standards would not increase density or change surrounding land use patterns. None of the exceptions to an exemption apply to the Project because it is not located in an environmentally sensitive area, is not known to contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.

ADMINISTRATIVE FINDINGS

30. The Hearing Officer finds that it is not necessary to limit the grant term of the Yard Modification because the Project involves an existing SFR, an addition to the existing SFR, and a fence in the front yard setback area.

31. **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 Metro Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. Topographic features, subdivision plans, or other site conditions create an unnecessary hardship or unreasonable regulation or make it obviously impractical to require compliance with the yard requirement or setback line.
- B. The proposed structure is similar to the setbacks of other legally-built structures on adjacent or neighboring properties.
- C. The use, development of land, and application of development standards is in compliance with all applicable provisions of Title 22 of the County Code.
- D. The use, development of land, and application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice.
- E. The use, development of land, and application of development standards is suitable from the standpoint of functional developmental design.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and section 15305 (Class 5, Minor Alternations in Land Use Limitations) categorical exemption); and
2. Approves **YARD MODIFICATION NO. RPPL2023002892**, subject to the attached conditions.

ACTION DATE: February 18, 2025

MG:CS:MR

February 6, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2023-001993-(1)
YARD MODIFICATION NO. RPPL2023002892

PROJECT DESCRIPTION

This yard modification authorizes an existing 66-square-foot addition to an existing single-family residence with a front yard setback of 13 feet and three inches in lieu of the required 20-foot minimum front yard setback, and authorizes an existing five-foot-tall wrought iron fence within the required front yard setback area, which exceeds the four-foot maximum height limit, in the R-2 (Two-Family Residence) Zone pursuant to Los Angeles County Code ("County Code") Section 22.110.190 (Modifications Authorized) subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term "Permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6. 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. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e., Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall not have a grant term.**
8. **Expiration.** This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

Inspections may be conducted 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 amount charged for inspections shall be \$441.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater. If 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.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning

Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.

11. **County Fire Code.** 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. **County Public Works Requirements.** 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. **Exhibit "A".** 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. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
15. **Revisions to the Exhibit "A".** 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 **April 18, 2025**.
16. **Subsequent Revisions to the Exhibit "A".** 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.

PERMIT-SPECIFIC CONDITIONS

17. This grant shall authorize a modification of the front yard setback to 13 feet and three inches in lieu of the required 20 feet to authorize an existing 66-square-foot addition, as depicted on the approved Exhibit "A." This grant does not authorize any new construction or any other setback reduction.
18. This grant shall authorize an existing five-foot-tall wrought iron non-view obscuring fence within the required front yard setback area, as depicted on the approved Exhibit "A."

19. The subject property shall be maintained in compliance with all applicable Title 22 development standards.

Affidavit of Acceptance Instructions

STEP 1: NOTARIZE AFFIDAVIT: In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

STEP 2: COUNTY REGISTRAR-RECORDER: Visit the Registrar-Recorder's office at 12400 East Imperial Highway, Norwalk, CA 90650 (the following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit http://www.lavote.net/Recorder/Document_Recording.cfm) to complete the following tasks:

- a) **Record Affidavit of Acceptance Form and Conditions of Approval:** Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording. If your project has an associated Mitigation Monitoring Reporting Program (MMRP), this document should be recorded as well. Request one certified copy of the recorded Affidavit, Conditions of Approval, and MMRP (if applicable) to submit to LA County Planning.
- b) ☐ **Post Notice of Exemption (NOE):** The filing of an NOE is **OPTIONAL**. Pursuant to CEQA, the filing of an NOE will limit the time period for legal challenges to an agency's exemption determination to 35 days. If a NOE is not filed, a 180-day statute of limitation applies. If you wish to file an NOE, please request for a completed NOE form from your case planner and post the document at the Registrar-Recorder's office listed above, along with your Final Letter of Approval.

STEP 3: LA COUNTY PLANNING: Please submit the following items:

- a) One certified copy of the recorded Affidavit of Acceptance, Conditions of Approval, and MMRP if applicable. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder. Also provide a NOD or NOE posting receipt, and CEQA filing fee receipt if applicable. NOD posting receipt, and F & W fee receipt. Mail to:

**Department of Regional Planning
320 W Temple Street, Room 1360
Los Angeles, CA 90012**

- b) Zoning inspection fees*, and MMRP fees if applicable (see Conditions of Approval). Payment can be made by mail or online. Mail payment to address above. Write project number on checks and make payable to "County of Los Angeles." To pay online, please contact your case planner for an invoice number and make payment through <https://epicla.lacounty.gov/>.

STEP 4: OBTAIN BUILDING PERMITS: Provide a copy of your stamped plans to the Department of Public Works, Building and Safety office.*

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

** Does not apply to subdivision cases.*



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

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: PROJECT NO. PRJ2023-001993-(1)
YARD MODIFICATION NO. RPPL2023002892
934 NORTH BONNIE BEACH PLACE, EAST LOS ANGELES
APN: 5227-026-011

I/We the undersigned state:

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

I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this _____ day of _____, 20 _____

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

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

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

Applicant's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____

Owner's Name: _____

Address: _____

City, State, Zip: _____

Signature: _____
