

June 28, 2023

Yvonne Lau
YLAU Architecture, Inc.
1000 Oneonta Drive
Los Angeles, CA 90065

PROJECT NO. PRJ2021-003335-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2021009154
550 WEST TERRACE STREET, ALTADENA (APN: 5829-021-027)

Dear Ms. Lau:

Hearing Officer Tina Fung, by her action of **June 27, 2023**, has approved the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

Appeals:

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on July 11, 2023. 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.

Yvonne Lau
June 28, 2023
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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

Michele R. Bush for Kevin Finkel

Kevin A. Finkel, AICP, Supervising Planner
Foothills Development Services Section

KAF:AMC

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

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-003335-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2021009154

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Minor Conditional Use Permit ("MCUP") No. **RPPL2021009154** on June 27, 2023.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before Hearing Officer Tina Fung. Staff presented the Project and recommended approval with a condition of approval that the applicant trim the front yard hedges on the Project Site to 42 inches tall, in compliance with the County Code. The applicant's representative, Ms. Yvonne Lau, testified in favor of the request and agreed to the recommended condition of approval. The Hearing Officer agreed to Staff's recommendation, closed the public hearing, found the Project exempt from CEQA, and approved the MCUP as modified.
3. **ENTITLEMENT REQUESTED.** The permittee, Sean Looper ("permittee"), requests the MCUP to authorize reductions in the front and interior side yard setbacks associated with an addition to an existing single-family residence (SFR) deviating from the requirements of the Altadena Community Standards District (CSD) pursuant to County Code Section 22.306.090 (Modification of Development Standards). The addition is proposed to be located 14 feet, 8½ inches from the front property line and 5 feet from the easterly side property line on a property located at 550 West Terrace Street in the unincorporated community of Altadena ("Project Site") in the R-1-7,500 (Single-Family Residence - 7,500 Square Feet Minimum Required Area) Zone pursuant to County Code Section 22.306.090 (Modification of Development Standards).
4. **PREVIOUS ENTITLEMENT.** The SFR was constructed before requirements for site plan reviews from LA County Planning.
5. **RELATED ENTITLEMENT.** Site Plan Review No. RPPL2023002785 is a request to construct a 399-square-foot addition to an existing SFR.
6. **LAND USE DESIGNATION.** The Project Site is located within the LD (Low Density [1 to 6 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 (Modification of Development Standards), an MCUP is required for reduction in yard setbacks in the

CSD to accommodate the proposed addition to the existing SFR in the required front and interior side yard setbacks.

8. SURROUNDING LAND USES AND ZONING

| LOCATION | COMMUNITY PLAN LAND USE POLICY | ZONING | EXISTING USES |
|-----------------|---|--|-------------------------------|
| NORTH | LD, LMD (Low/Medium Density Residential [6 to 12 dwelling units per gross acre]), GC (General Commercial) | R-1-7,500, R-3 (Limited Density Multiple Residence), R-2 (Two Family Residence), C-2 (Neighborhood Business) | SFRs, multi-family residences |
| EAST | LD | R-1-7,500 | SFRs |
| SOUTH | LD, I (Institutions) | R-1-7,500 | SFRs |
| WEST | LD | R-1-7,500, C-2 | SFRs, commercial uses |

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is approximately 0.15 acre (6,520 square feet) in size and consists of one legal lot. The Project Site is irregular in shape with flat topography and is developed with an existing 1,111-square-foot SFR.

B. Site Access

The Project Site is accessible via West Terrace Street, a 50-foot-wide public right-of-way to the north and west. Primary access to the Project Site is via a driveway on West Terrace Street.

C. Site Plan

The site plan depicts the subject 6,520-square-foot parcel with existing 1,111-square-foot single-story, three-bedroom, one-bathroom SFR with detached 385-square-foot two-car garage. The proposed 399-square-foot addition is depicted at the north of the SFR near the existing bedrooms. The addition is comprised of a primary bedroom with ensuite bathroom and a separate second (relocated) bathroom. The SFR would contain four bedrooms and three bathrooms after the proposed addition.

The subject property is a corner lot with a heavily pronounced curved front lot line (75-foot radius). The existing SFR is 1,111 square feet in size; a detached, 385-square-foot, two-car garage is also located on the subject property to the rear of the SFR. The proposed addition will be located on the north side of the SFR and will start at the northeast corner of the SFR and follow a line parallel to the interior side lot line for 17 feet, 5 inches north. From that point, the exterior wall will turn west for

21 feet, 9½ inches. Then, the exterior wall will turn south for approximately 17 feet. Also, most of the SFRs on West Terrance Street were not developed with current 20-foot front yard setbacks, thereby demonstrating further compatibility with development patterns in the neighborhood.

D. Parking

The subject SFR contains two covered parking spaces in accordance with Section 22.112.070 (Required Parking Spaces) of the County Code.

- 10. CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures and Class 5, Minor Alterations In Land Use Limitations, categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves a minor addition to an existing SFR, with a MCUP to allow the encroachment into the front and side yard setbacks. Class 3 Exemptions are applicable to minor additions to existing SFRs. Class 5 Exemptions are applicable to minor changes in setbacks requirements provided they do not result in the creation of new parcels.

In addition, the Project does not fall under the circumstances of a Class 3 or Class 5 Exception, which include potential impacts on location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historic 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 small in scale, 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, 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. There are no exceptions to the exemption. Considering the request is ancillary to the existing residential use, the Project most suitably qualifies for Class 3 and Class 5 Exemptions.

- 11. COMMUNITY OUTREACH.** On September 8, 2021, October 5, 2021, and October 20, 2021, prior to the Hearing Officer's public hearing on the Project, the permittee attended a meeting of the Altadena Town Council ("ATC") to present the Project.
- 12. PUBLIC COMMENTS.** Prior to the publication of the Report to the Hearing Officer, LA County Planning staff received a letter dated November 8, 2021, expressing support for the Project.
- 13. AGENCY RECOMMENDATIONS.** As the Project would allow the construction of a new addition to an SRF, consultation with County departments was not required.

- 14. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) 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, a total of 56 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 300-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 AND ALTADENA COMMUNITY PLAN CONSISTENCY FINDINGS

- 15. LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Community Plan because the LD land use category is intended for SFRs, categories 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 in the maintenance of the community.

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

- Community Plan Issue 1: Land Use Mix
 - *Policy 2: Provide for new development which is compatible with and complements existing uses.*
 - *Policy 3: Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low-density character of the Altadena community.*

- Community Plan Issue 2: Preservation of Single-family Character
 - *Policy 1: Preserve existing residential units which are structurally sound.*

The subject SFR and its proposed addition are compatible with the surrounding area. The SFR is structurally sound but needs remodeling to meet current size preferences. The addition's encroachments into yards are relatively minor, still allow for reasonable sized yards, and do not adversely impact the neighborhood. The proposed 399-square-foot addition is appropriate in size and is sited on the lot in such manner to not negatively impact the surrounding single-family character of the area.

- 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.

The proposed front and side yard setback reductions and resulting SFR addition are compatible with the surrounding area. Because of the curvature of the subject lot, the corresponding front yard lot line is likewise curved. As such, the encroachment into the front yard setback would occur at 14 feet, 8½ inches when measuring the addition from the northeast corner of the structure. Of the 399-square-foot addition, only 30 square feet, or 7.5 percent, is within the front setback. When counting the side yard

setback encroachment, approximately 72 square feet, or 18 percent, of the Project is proposed to encroach into the required yard setbacks, a relatively minor amount.

The proposed addition is appropriate given the SFR's current position and orientation on the lot and its current floorplan layout. That, along with the physical shape of the lot, create a need to expand into the front and interior corner side yard setbacks, but such an expansion will not seem incompatible with either the SFR itself or with the neighborhood. The unique shape of the lot would allow for a still-sizeable front yard and an appropriately sized interior side yard that would allow an addition to begin at a logical point at the existing structure. The addition also complies with CSD requirements pertaining to lot coverage, gross structural area ("GSA"), and height requirements. The proposed yard modification will allow flexibility in design that will accommodate a reasonable addition to an existing SFR while maintaining compatibility with the single-family character of the area. The resulting SFR's addition will result in increased economic vitality in the community.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1-7,500 zoning classification as SFRs and additions thereto are permitted with a Site Plan Review in such zone as identified in Table 22.18.030-B (Principal Use Regulations for Residential Zone) of County Code Section 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-2, R-3, R-4, and R-5).
18. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces), which requires two covered vehicle parking spaces for SFRs. Furthermore, County Code Section 22.306.070.A.5.a (Altadena CSD - Zone Specific Development Standards - Zone R-1 - Parking), requires two covered vehicle parking spaces for SFRs with one to four bedrooms (the subject SFR will contain four bedrooms after the addition). The subject property contains one detached two-car garage.

ALTADENA COMMUNITY STANDARDS DISTRICT ("CSD") CONSISTENCY

19. **REQUIRED YARDS.** The Hearing Officer finds that with the approval of the MCUP the Project is consistent with the standards identified in County Code Section 22.306.070 (Zone Specific Development Standards). Yards are defined as areas on the lot which are unoccupied and unobstructed from the ground upward. The CSD establishes that front yards are equal to the smallest front yard on the same block (with 20-foot minimum) and interior side yards are equal to 10 percent average lot width. The required front yard for the subject property is 20 feet under CSD regulations. The current front yard setback (without proposed addition) is 19 feet, 6 inches at its closest point to the property line. The average lot width of the subject lot is 67.7 feet. Therefore, the required side yard setback is 6 feet, 9 inches. The existing interior side yard setback is 5 feet, 3½ inches, and the existing corner side yard setback is 14 feet, 7 inches and current rear yard setback is 15 feet. The SFR was constructed before adoption of current CSD yard requirements. Only new construction must comply with the current

yard setback requirements unless modified by an MCUP. With the addition, the new front yard setback will be 14 feet, 8½ inches at a small portion of the northeastern most portion of the lot, and the new interior side yard setback will be 5 feet on the easterly side of the lot. The southerly side yard and rear yard setbacks will remain unchanged. The MCUP will allow these improvements at their proposed location.

20. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070 (Zone Specific Development Standards), which established a maximum height of 30 feet for structures on properties smaller than 20,000 square feet. The subject SFR will be 17 feet, 11 inches at its highest point.
21. **GROSS STRUCTURAL AREA (“GSA”) AND LOT COVERAGE.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070 (Zone Specific Development Standards), which establishes a maximum GSA and lot coverage amount of 2,630 square feet for the subject 6,520-square-foot property. With the SFR addition, the GSA will be 1,510 square feet, and the lot coverage will be 2,038 square feet, both below the maximum allowed.
22. **FENCES, WALLS, AND LANDSCAPING.** The Project is also consistent with County Code Section 22.306.070 (Zone Specific Development Standards), which states that height limits for fences, walls, and landscaping (including hedges) in front and interior side yards located within 10 feet of the property line shall not exceed a height of 42 inches. The subject property contains hedges located at front and interior side property lines that are 42 inches tall. A new 6-foot-tall fence will also be installed along the interior side yard but not in the front yard setback.

CSD MODIFICATION FINDINGS

23. **The Hearing Officer finds that the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.** The subject lot contains a very pronounced 75-foot-radius curve that results in a reduced envelope for development on the property. Strict application of yard setback development standards would not allow the reasonable expansion of the existing SFR. The proposed addition is appropriate given the SFR's current position and orientation on the lot and its current floorplan layout. That, along with the physical shape of the lot, creates a need to expand into the front and interior corner side yard setbacks. Slight modifications to yard setbacks would allow the proposed addition while maintaining a thoughtful and neighborhood-compatible design.
24. **The Hearing Officer finds that there are exceptional circumstances or conditions applicable to the subject property, or to the intended development of the subject property 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.** The subject property is located on a lot along a curved right-of-way with a strongly curved front lot line, resulting in a uniquely shaped lot. As a result of this long curve, the resulting front yard setback

line is likewise curved and results in a large portion of the lot being located within the setback. This results in a reduced development envelope on the property. Therefore, in order to accommodate a reasonable addition to the SFR, slight encroachments into the side and front yard setbacks are necessary. However, these encroachments are compatible with the existing neighborhood development pattern. The side yard reduction from 6 feet, 9 inches to 5 feet is reasonable as the addition would logically start from an existing point on the SFR and follow a line parallel to the interior side lot line. Similarly, the addition at the front of the SFR would follow a line perpendicular to the side lot line and would only encroach into the front yard setback at a point approximately 15 feet in from that side yard. The unique shape of the lot would allow for a still-sizeable front yard setback of mostly 20 feet with a small portion at 14 feet, 8½ inches and an appropriately sized side yard (5 feet) that mostly conforms with the existing side yard of 5 feet, 3½ inches.

25. **The Hearing Officer finds that 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.** The modification of development standards regarding yard setbacks to allow an expansion to the subject SFR would not be detrimental to the community or contrary to the CSD or Community Plan as they would allow an appropriately sized expansion to an existing SFR while maintaining sufficient space for yards and setbacks. The proposed Project would not result in adverse impacts to the neighborhood. Of the 399-square-foot addition, only a minor portion would encroach into the required yard setbacks. Most of the addition, in fact, follows the required front yard setback. Because of the steep curvature of the lot line, the front lot line is also curved, resulting in the requested setback encroachments. The addition would allow for an updated, contemporary, and reasonably sized SFR with minimal visual or other impacts to the community. Further, the existing neighborhood was established prior to the CSD, and most SFRs in the immediate vicinity do not meet current CSD requirements for setbacks. While the proposed development would encroach into required setbacks for the subject lot, it would result in an expanded SFR positioned on the lot in a similar manner with similar setbacks to other SFRs in the immediate vicinity. Lastly, the Project meets applicable development standards of the CSD pertaining to height, lot coverage, and GSA and meets relevant goals and policies of the Community Plan.

ENVIRONMENTAL FINDINGS

26. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15303 and 15305 (Class 3, New Construction or Conversion of Small Structures and Class 5, Minor Alterations in Land Use Limitations) categorical exemptions. A Class 3 Exemption is applicable to the subject Project as such an exemption allows for the construction of a new SFR and the Project proposes an addition to an SFR. A Class 5 Exemption is applicable to minor changes in setback requirements provided they do not result in the creation of new parcels. In addition, the Project does not fall under the circumstances of a Class 3 or Class 5 Exception, which include potential impacts on location, cumulative impact, significant effect, scenic highways, hazardous waste sites, and historic 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 small in scale, 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. There are no exceptions to the exemptions. The Project Site will be used only for its permitted uses, 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. Considering the request is ancillary to the existing residential use, the Project most suitably qualifies for Class 3 and Class 5 Exemptions.

ADMINISTRATIVE FINDINGS

27. 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 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 15303 and 15305 (Class 3, New Construction or Conversion of Small Structures and Class 5, Minor Alterations in Land Use Limitations categorical exemptions); and
- 2. Approves **MINOR CONDITIONAL USE PERMIT NO. RPPL2021009154**, subject to the attached conditions.

ACTION DATE: June 27, 2023

KAF:AMC

June 28, 2023

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-003335-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2021009154**

PROJECT DESCRIPTION

The project is to authorize reductions in the front and interior side yard setbacks, deviating from the requirements of the Altadena Community Standards District, to allow for a 399-square-foot addition to an existing single-family residence (“SFR”) subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term “permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6. 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. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
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. 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. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater. 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. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. 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 September 27, 2023.**
17. 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

18. The applicant shall maintain the hedges located within the required front yard to no more than 42 inches tall, in compliance with County Code Section 22.306.070.A.3 (Fences, Walls, and Landscaping).
19. This grant shall authorize the modification of the CSD front yard setback requirements, reducing the front yard setback to 14 feet, 8½ inches and the easterly interior side yard setback to 5 feet.