

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	July 6, 2023	
HEARING DATE:	July 18, 2023	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2022-000059-(5)	
PERMIT NUMBER:	Minor Conditional Use Permit ("MCUP") RPPL2022000123	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	4410 El Prieto Road, Altadena	
OWNER:	Jesus Quezada	
APPLICANT:	Jesus Quezada	
CASE PLANNER:	Anthony M. Curzi, Regional Planner acurzi@planning.lacounty.gov	

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2022-000059-(5), MCUP Number RPPL2022000123, based on the revised Findings (Exhibit C – Findings) contained within this report and subject to the revised Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE MINOR CONDITIONAL USE PERMIT NUMBER RPPL2022000123 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement Requested

MCUP to authorize reductions in the front and rear yard setbacks associated with a new garage and addition to an existing single-family residence ("SFR") as well as the legalization of an existing unpermitted front yard wall and gate deviating from the requirements of the Altadena Community Standards District ("CSD") pursuant to County Code Section 22.306.090 (Modification of Development Standards). The garage is proposed to be located 18 feet, 3 inches from the front property line as opposed to the

otherwise required 20 feet, and the addition is proposed to be located 15 feet from the rear property line as opposed to the otherwise required 25 feet. Furthermore, the existing solid wall and fence are six feet tall and located in the front yard within 10 feet of the front property line. The Project Site is located in the R-1-10,000 (Single-Family Residence - 10,000 Square Feet Minimum Required Lot Area) Zone.

B. June 27, 2023, Hearing

At the June 27, 2023, Hearing Officer meeting, the Hearing Officer asked Staff to revise the findings and conditions to incorporate the existing six-foot-tall front yard solid wall and gate into the MCUP and continued the hearing to July 18, 2023. Staff has revised the documents along with other minor edits, which are attached to this supplemental report. Text deletions are depicted with a strike through while additions are underlined. Also attached to this supplemental report is a revised site plan depicting the existing unpermitted front yard wall and gate.

Report

Reviewed By:



Kevin A. Finkel, AICP, Supervising Planner

Report

Approved By:



Susan M. Tae, AICP, Assistant Deputy Director

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Updated Plans
EXHIBIT B	Updated Findings
EXHIBIT C	Updated Conditions of Approval

[illegible]

CODE COMPLIANCE

**NOTE: ALL WORK SHALL CONFORM TO THE:
LOS ANGELES COUNTY MUNICIPAL CODES &
2017 LOS ANGELES COUNTY BUILD'G CODE
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA EXIST'G BUILD'G CODE
2016 CALIFORNIA REFERENCE STANDARD CODE
2016 CALIFORNIA ENERGY EFFICIENCY**

LEGAL DESCRIPTION

- APN # 5863-016-016
- TRACT # 15320 LOT 70

PLANN'G DATA

- ZONE** _____ CSD **• OCC. GRP.** R3
• LOT SIZE _____ IRREGULAR **• STORIES**—1
 7,316.00 SQ. FT.
• TYPE OF CONST. —TYPE VN **• APN** # 5863-016-016
- LOT COVERAGE** _____ (SUMMARY)
- 1) E S.F.D. _____ 1,144.00 SQ. FT.
2) E PORCH _____ 131.00 SQ. FT.
3) N. ADDITION _____ 1,151.00 SQ. FT.
4) N. 2 CAR GARAGE _____ 441.00 SQ. FT.
- TOTAL LOT COVERAGE (39.18%)** _____ → 2,867.00 SQ. FT.
(2,867 ÷ 7,316.00 = 39.18%)
- FLOOR AREA** _____ (SUMMARY)
(F.A.R.)
- 1) E S.F.D. _____ 1,144.00 SQ. FT.
2) N. ADDITION _____ 1,151.00 SQ. FT.
- TOTAL LOT COVERAGE (31.36%)** _____ → 2,295.00 SQ. FT.
(2,295 ÷ 7,316.00 = 31.36%)

JOB ADDRESS INFORMATION:	LEGAL OWNERS INFORMATION:
4410 EL PRIETO RD. ALTADENA, CA. 91001	JESUS QUEZADA 4410 EL PRIETO RD. ALTADENA, CA. 91001 626-695-8808

COMMENTS

NO. DATE		
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DRAWN BY: KCOMINDA V.
CHECKED BY: DIEGO L.

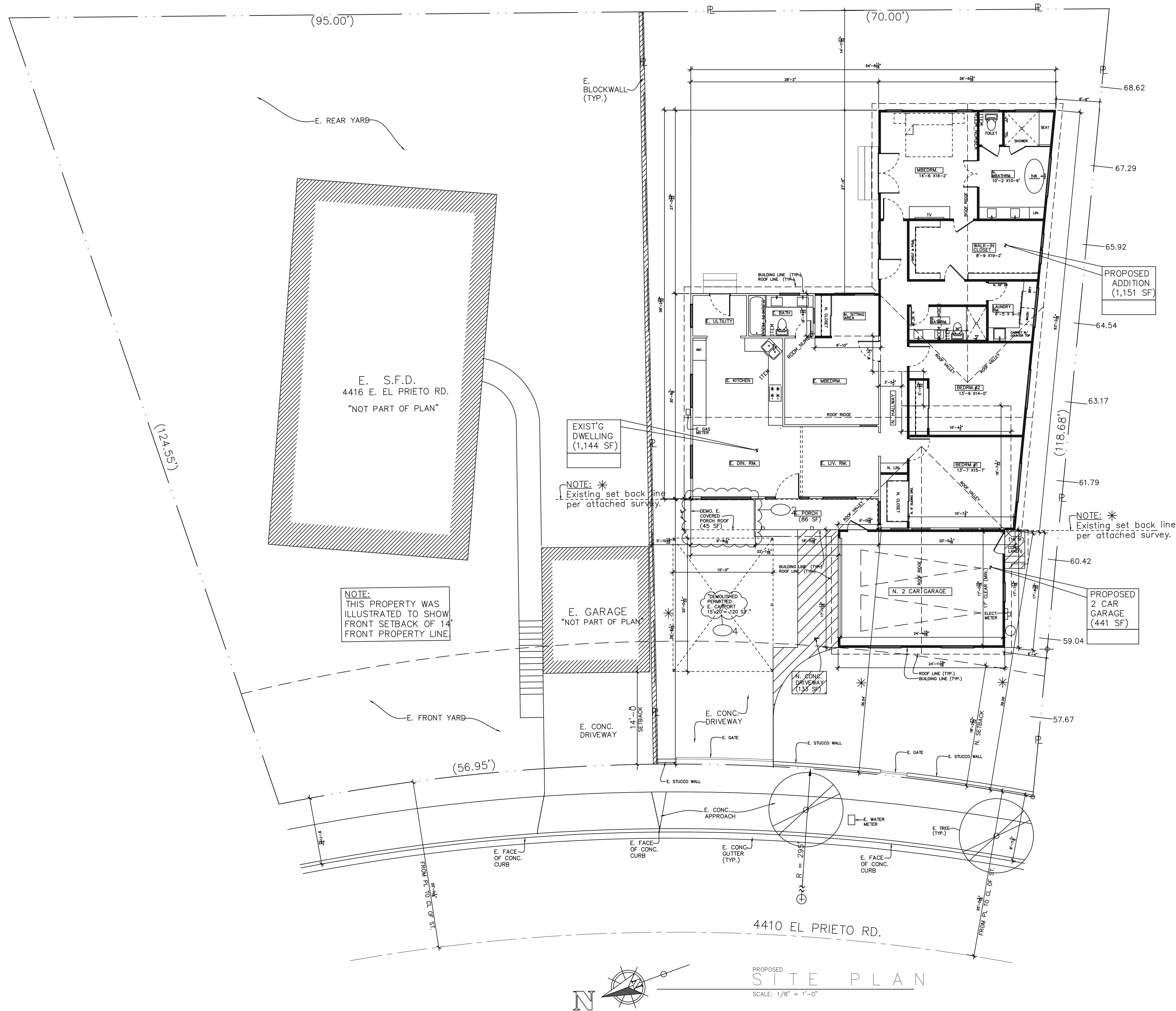
DATE: May 4, 2023

440 El Prieto Rd., Altadena Ca 91001

SITE PLAN

SHEET ~

A1

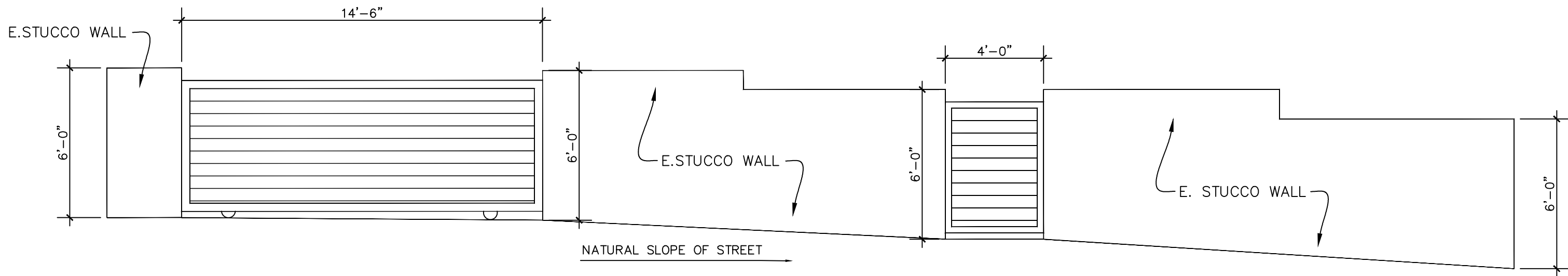


SCOPE OF WORK:

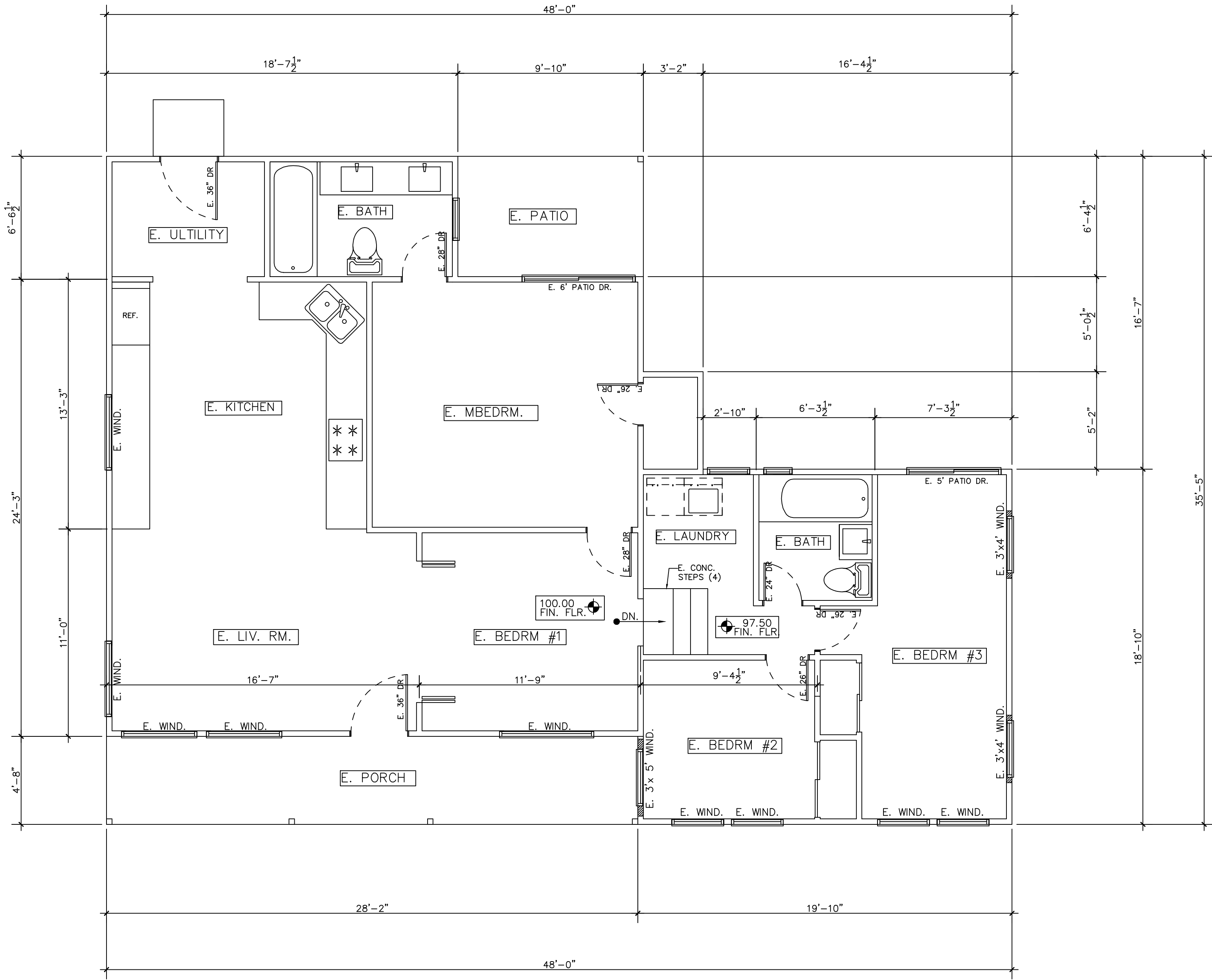
PROPOSED ADDITION (1,151SF) & NEW 2 CAR
ATTACHED GARAGE (441SF) .

TO CONSIST OF THE FOLLOWING:

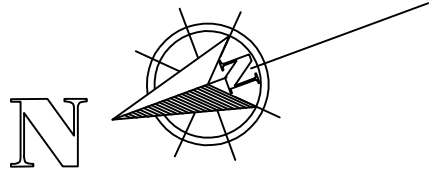
- ① REMODEL E. BEDRM #1 & #2, N. BATHRM.,
N. LAUNDRY & MASTER BEDRM & MBATHRM.
- ② DEMO. PORTION OF E. COVERED PORCH
- ③ DEMO. E. TRELLIS PATIO ATTACHED TO REAR
OF DWELLING APPROX. (326 SF).
- ④ PULL PERMIT FOR DEMOLISHED CARPORT
ATTACHED TO FRONT OF E. DWELLING
APPROX. (300 SF).
- ⑤ DEMO. E. STORAGE SHED (120 S.F.).



(EXISTING)
FRONT WALL ELEVATION
SCALE: NTS



(EXISTING)
FLOOR PLAN
SCALE: 1/4" = 1'-0"



NO.	DATE	COMMENTS

DRAWN BY: ROMINA V.
CHECKED BY: DIEGO L.
DATE: Mar 4, 2025
SCALE: 1/4" = 1'-0"

4410 El Prieto Rd. Altadena Ca 91001
EXIST. FLOOR PLAN

~ SHEET ~

A2

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-000059-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL202200123**

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a ~~Hearing Officer conducted a~~ duly noticed public hearing in the matter of Minor Conditional Use Permit ("MCUP") No. **RPPL202200123** on June 27, 2023, and on July 18, 2023.
2. **ENTITLEMENT REQUESTED.** The permittee, Jesus Quezada ("permittee"), requests the MCUP to authorize a reduction in front and rear yard setback ~~requirements~~ and to authorize an existing unpermitted over height front yard wall and gate deviating from the requirements of the Altadena Community Standards District ("CSD") ("Project") on a property located at 4410 El Prieto Road in the unincorporated community of Altadena ("Project Site") in the R-1-10,000 (Single Family Residence – 10,000 Square Foot Minimum Required Lot Area) Zone pursuant to County Code Section 22.306.090 (Altadena CSD Modification).
3. **LAND USE DESIGNATION.** The Project Site is located within the LD (Low Density Residential {1 to 6 dwelling units per /acre}) land use category of the Altadena Community Plan ("Community Plan") Land Use Policy Map, a component of the General Plan.
4. **ZONING.** The Project Site is located in the Altadena Zoned District, the Altadena CSD, and is currently zoned R-1-10,000. Pursuant to County Code Section 22.306.090 (Altadena CSD Modification), an MCUP is required for modifications to CSD yard setback requirements.
5. **SURROUNDING LAND USES AND ZONING**

LOCATION	ALTADENA COMMUNITY PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	LD	R-1-10,000	Single-family residences (SFRs)
EAST	LD	R-1-10,000	SFRs
SOUTH	LD	R-1-10,000	SFRs
WEST	LD	R-1-10,000	SFRs

6. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.17 acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle-sloping topography and is developed with a single-story SFR.

B. Site Access

The Project Site is accessible via El Prieto Road to the west. Primary access to the Project Site is via a driveway on El Prieto Road, which has a 50-foot-wide right-of-way.

C. Site Plan

The site plan depicts the subject 7,316-square-foot property with existing 1,144-square-foot SFR. The irregular-shaped lot flares out from the front to the rear. The front (west) property line is 57 feet wide, the rear (east) property line is 70 feet wide, the northern side property line is 113 feet deep, and the southern side property line is 118 feet deep. The SFR is located approximately 25 feet from the front property line, 50 feet from the rear property line, 5 feet, 10 inches from the northern side property line, and 7 feet, 2½ inches from the southern side property line. The SFR is depicted with four bedrooms, two bathrooms, kitchen, laundry room, and utility room. The proposed floorplan (under Site Plan Review No. RPPL2022000124) depicts the SFR with a new 441-square-foot two-car garage, a new master bedroom with walk-in closet and ensuite bathroom, a new bathroom near an existing bedroom (to replace existing bathroom), and new laundry room. Two small bedrooms will be reconfigured as one large bedroom, and the SFR will contain four bedrooms and three bathrooms. Total new SFR habitable floor area will be 2,295 square feet and total square footage with garage will be 2,822 square feet and with porch. The new front yard setback is depicted as 18 feet, 3 inches, the new rear yard setback as 15 feet, and the new southern side yard setback as 6 feet, 6 inches. Also depicted is an existing unpermitted six-foot-tall solid wall and gate located along the front property line.

7. COMMUNITY OUTREACH. On February 21, 2023, 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.

8. PUBLIC COMMENTS. Prior to the publication of the Report to the Hearing Officer, the Department of Regional Planning ("LA County Planning") received a letter of support dated March 1, 2023 from the ATC.

9. AGENCY RECOMMENDATIONS.

No comments were received.

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 of Conversion of Small Structures and a 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 ~~involved~~ involves reductions in required yard setbacks and a modification to the front yard fencing height limit of the CSD to allow the construction of a new two-car garage, and 1,151-square-foot addition to an existing SFR, and the legalization of an existing unpermitted over height wall and gate on the front property line. Such expansions in floor area to SFRs is within the scope of activities that can be exempted with a Class 3 categorical exemption. A Class 5 Exemption is also appropriate given that the request to deviate from CSD yard setback and fence/wall height requirements.

GENERAL PLAN CONSISTENCY FINDINGS

11. **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, 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 in the maintenance of the community.

12. **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 complement 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.*
- 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. While there would be an intensification of use at the subject site, it would not be out of scale with the surrounding development pattern. Further, the existing unpermitted front yard wall and gate are attractively designed and are a common feature associated with single-family residences. The existing SFR is structurally sound and will be ~~further maintained with the addition~~ in a manner compatible with its surroundings, in keeping with the above General Plan and Community Plan policies.

ZONING CODE CONSISTENCY FINDINGS

13. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the R-1-10,000 zoning classification as the SFR and accessory fixtures are permitted in such zone with a Site Plan Review 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).
14. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.306.070.A.1 (Zone Specific Development Standards). The applicant/permittee requests the MCUP to reduce both front and side yard setbacks to accommodate new construction of a garage and residential habitable area. The required front yard for the subject property under the CSD is 20 feet. Side yard setbacks are equal to 10 percent average lot width, which for the subject property is 6 feet, 3 inches. The new front yard setback will be 18 feet, 3 inches. Required rear yard setback under the CSD is 25 feet and new rear yard setback will be 15 feet.
15. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.306.070.A.2 (CSD R-1 Height Limits), which states that the maximum height for structures in lots smaller than 20,000 square feet is 30 feet. The subject lot is 7,316 square feet, and the SFR has a maximum height of 21 feet, 5½ inches. Section 22.306.070.A.1.c (Zone R-1 Yard Requirements) prohibits any structure from exceeding a height of 23 feet within 15 feet of any property line, which the Project does not do.
16. **FENCES AND WALLS.** The Hearing Officer finds that with the requested MCUP to modify the height of the front yard solid wall and fence from 3½ feet to six feet pursuant to County Code Section 22.306.090 (Modification of Development Standards), the Project is able to exceed the front yard fence/wall height limits established in County Code Section 22.306.070.A.3 (Fences, Walls, and Landscaping). This section limits walls and fences within 10 feet of the front property line to a maximum height of 42 inches (3½ feet). Walls and fences more than 10 feet from the property line may reach a height of six feet.
17. **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 parking spaces for SFRs. The SFR currently does not have any covered parking but will have two such spaces with the Project.

MINOR CONDITIONAL USE FINDINGS

18. **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 SFR currently does not contain any covered automobile parking as required by the County Code as the SFR's previous carport was demolished before the applicant/permittee acquired the property. This carport was loc,

441-square-foot, two-car garage will be located near where the carport stood and will follow a, 18-foot, 3-inch front yard setback. CSD requirements state that front yard setbacks for new construction must be equal to the smallest legally established front yard setback on the same side of the street on the same block but not less than 20 feet. Due to the location of the existing SFR at 25 feet from the front property line and the historical presence of the carport with less-than-20-foot setback, the request to reduce the minimum 20-foot setback to 18 feet, 3 inches is appropriate. The request to reduce the rear yard setback from the required 25 feet to 15 feet is to allow a 1,151-square-foot addition at the rear and partially at the southern side of the SFR. The SFR is currently 1,144 square feet and does not meet modern-day size preferences. The addition would be comprised of a new master bedroom and ensuite bathroom, new replacement bathroom, and a new laundry room, resulting in 2,295 square feet of living area, which is within the CSD gross structural area (GSA) limit of 2,829 square feet. Lot coverage maximums are also adhered to by the Project. The addition into the rear yard setback is appropriate, moreover, due to the existing placement of the SFR on the lot and for topographical reasons as there is a slight change in elevation in the rear yard. The request to legalize an existing unpermitted front yard solid wall and gate taller than 3½ feet is appropriate given the presence of wild animals in the immediate vicinity as this wall protects the residents from related potential danger. As this wall is existing, not granting the request would result in unneeded hardship as the permittee would need to demolish the wall.

19. **The Hearing Officer finds that there are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the CSD.** The rear line setback reduction from 25 feet to 15 feet is also appropriate given the property's unique shape and topography. The property flares out in shape from the front to the rear, going from 57 feet wide at the front (west) property line to 70 feet wide at the rear (east) property line through a depth of 113 feet along the side (northern) property line and 118 feet along the other side (southern) property line. Expansion of living area is only feasible as proposed as any addition to the front is not possible because the SFR is located 25 feet from the front property line, not affording much of an expansion envelope. Expansion to the sides is also not possible as the structure is already generally built to setback lines (a small expansion to the southern side of the SFR is proposed together with the larger rear expansion). Placing the addition to the northern rear of the lot would not be feasible either because of current floorplan layout of the SFR and existing attached patio, leaving only the southern rear portion (and small sliver at the southern side) of the lot as suitable for expansion. Also, there is a change in elevation at the property where the rear southern side is lower than the northern rear side. As a result, the usable portion of the yard is at the northern half of the rear yard, so placing an addition there would result in a loss of functional outdoor space. The proposed addition is reasonably sized by modern standards and preferences and abides by Altadena CSD lot coverage and gross floor area (GSA) maximums as well as height limits and side yard setbacks. The proposal contains a master bedroom and ensuite bathroom, another bathroom (to replace an existing bathroom) near an existing bedroom, and a laundry room. Total habitable square footage of the SFR with the addition as proposed will. The taller-than-42-inch solid front yard wall not only helps secure the SFR from wild

animals in the immediate vicinity, but it is also attractively designed and similar in height to other front yard walls and fences in the area.

20. **The Hearing Officer finds that the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or Altadena Community Plan.** The modification of development standards regarding yard setbacks to allow an expansion to the subject SFR and to allow a taller than 42-inch wall and gate 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. The Project proposes a new two-car garage with an encroachment into the front yard of less than 2 feet, and the residential addition would abide by the County standard rear yard of 15 feet (in lieu of the CSD-required 25 feet). The legalization of the over height solid front yard wall and gate would allow the permittee to maintain an existing safety feature as the SFR is located in an area known to be populated with wild animals such as bears.

ENVIRONMENTAL FINDINGS

21. 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.

ADMINISTRATIVE FINDINGS

22. **HEARING PROCEEDINGS.** *Reserved.*

23. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Section 22.228.040 (Type II Review - Discretionary - Public Hearing) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (*Pasadena Star News*). Additionally, the Project was noticed and case materials were available on LA County Planning's website. On May 11, 2023, a total of 171 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.

24. **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 Te

mple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Foothills Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.
- B. There are topographic features, subdivision plans, or other exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the CSD.
- C. The requested modification would not be materially detrimental to properties or improvements in the area or contrary to the purpose of the CSD or the Altadena Community Plan.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 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. RPPL202200123**, subject to the attached conditions.

ACTION DATE: July 18, 2023

KAF:AMC

July 18, 2023

c: Hearing Officer, Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-000059-(5)
MINOR CONDITIONAL USE PERMIT NO. RPPL2022000123**

PROJECT DESCRIPTION

The project is to authorize reductions in the front and rear yard setbacks deviating from the requirements of the Altadena Community Standards District to allow for a new attached 441-square-foot garage, 1,151-square-foot residential addition, and to allow a solid wall and gate located within the front yard taller than 42 inches (3½ feet), 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 or 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. This grant shall authorize the modification of the CSD front and rear yard setback requirements, reducing the front yard setback to 18 feet, 3 inches and rear yard setback to 15 feet, and to allow a solid wall and gate taller than 42 inches (3½ feet) but not taller than six feet, within 10 feet of the front property line.