LA COUNTY PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
Chief Deputy Director,
Regional Planning

December 3, 2025

Martin Rasmussen
4859 W. Slauson Ave., #756
Los Angeles, CA 90056

PROJECT NO. R2007-01282-(3)
CONDITIONAL USE PERMIT NO. RPPL2023006256
900 LATIGO CANYON ROAD, MALIBU (APN 4464-026-012)

Dear Applicant:

Hearing Officer Gina Natoli, by her action of **December 2, 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 **December 16, 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.

For questions or for additional information, please contact Tyler Montgomery of the Coastal Development Services Section at (213) 974-0051, or TMontgomery@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Rob Glaser

Robert Glaser, Supervising Regional Planner
Coastal Development Services Section

RG:TM

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

c: PW (Building and Safety)
Zoning Enforcement
Coastal Commission (Ventura Office)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

FINDINGS OF THE HEARING OFFICER AND ORDER PROJECT NO. R2007-01282-(3) CONDITIONAL USE PERMIT NO. RPPL2023006256

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on December 2, 2025, in the matter of Project No. R2007-01282-(3), Conditional Use Permit No. RPPL2023006256 ("CUP").

2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held before the Hearing Officer on December 2, 2025. Department of Regional Planning staff gave a brief presentation recommending approval of the CUP. The applicant was sworn in and testified in favor of the CUP. The Hearing Officer subsequently closed the public hearing and approved the CUP.

3. **ENTITLEMENT(S) REQUESTED.** The applicant, Martin Rasmussen ("Permittee"), requests the CUP to authorize the operation of a group home for 14 children within existing structures ("Project") on a property that is 8.01 acres in size located at 900 Latigo Canyon Road in the Santa Monica Mountains North Area Community Standards District ("CSD") ("Project Site"), pursuant to Section 22.158.020 of the County Code.

4. **ENTITLEMENT(S) REQUIRED**. The CUP is required in order to approve a group home for more than six children in the A-1-10 (Light Agricultural—10 Acre Minimum Required Lot Area) Zone, pursuant to the requirements of Code Section 22.16.040).

5. **PREVIOUS ENTITLEMENTS.** Certificate of Compliance No. 3503 confirmed the legality of the underlying parcel and was recorded on April 8, 1981.

   Plot Plan No. 38555 approved the construction of a single-family residence on the Project Site on August 14, 1989.

   Conditional Use Permit No. 200700104 approved the operation of a group home for 14 children within the existing residential structures. The CUP was approved on September 2, 2008 and expired on September 2, 2023.

   The structures on the Project Site were destroyed in the 2018 Woolsey Fire. Coastal Development Permit Exemption No. RPPL2021002043 authorized the rebuild of the structures and was approved on April 22, 2021. The structures are currently under construction.

6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 10 (RL10 – one dwelling unit per 10 gross acres maximum density) land use designation of the Santa Monica Mountains North Area Plan ("NAP").

7. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned A-1-10. Pursuant to County Code Section 22.16.080, a group home for seven children or more requires a CUP within the A-1 Zone.

8. **SURROUNDING LAND USES AND ZONING**

LOCATION	2000 NAP LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL10	A-1-10	Vacant land (residential structures under construction)
NORTH	RL10, RL5 (Rural Lands 5—One dwelling unit per 5 acres maximum density)	A-1-10, A-1-5 (Light Agricultural—5-Acre Minimum Required Lot Area)	Vacant land, Single-family residences
EAST	RL10, RL20 (Rural Lands 20—One dwelling unit per 20 acres maximum density)	A-1-10, R-C-20 (Rural Coastal—20 Acres Minimum Required Lot Area)	Single-family residences, vacant land
SOUTH	RL10, RL20	A-1-10, R-C-20	Single-family residences, vacant land

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions
The Project Site is 8.01 acres and irregularly shaped with a mapped significant ridgeline running across its northeastern corner. An existing graded pad of approximately 37,000 square feet will contain all structures listed above, which are currently under construction. The northern and southern portions of the Project Site consist mainly of coastal chapparal scrub and are mapped as S2 vegetation within the Santa Monica Mountains North Area Plan ("NAP"). The central portion of the Project Site, which consists of graded areas and disturbed vegetation, are mapped as S3 and S4 vegetation. The entirety of the Project would be located within the S4 vegetation area.

B. Site Access
The Project Site is adjacent to Latigo Canyon Road to the west. The graded pad is accessed from the west by a 20-foot-wide, 700-foot-long gravel driveway.

C. Site Plan
The Permittee proposes the operation of a group home for 14 children on the central portion of the Project Site. The facility will consist of a 4,152-square-foot, three-

story main residence, a 506-square-foot one-story ancillary building, a 1,038-square-foot, two-story office and recreation room, a 631-square-foot tool shed, a 400-square-foot stable, 20 uncovered parking spaces, three uncovered decks, and three 9,259-gallon above-ground water tanks ("Project") An existing onsite wastewater treatment system ("OWTS") and a domestic water well—both of which would be utilized for the group home—are located on the central portion of the Project Site. The maximum height of the structures is 34 feet, 10 inches above grade.

10. **CEQA DETERMINATION.** The Project qualifies for a Categorical Exemption (Class 1 – Existing Facilities) under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines.

    Pursuant to section 15301 of the State CEQA Guidelines, the Class 1 Categorical Exemption includes the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The Project qualifies for a Class 1 Categorical Exemption because the Project would not involve the alteration or expansion of existing structures or expansion of the facility beyond the scope of a former use. Therefore, the Project is categorically exempt from CEQA.

11. **PUBLIC COMMENTS.** No public comments have been received regarding the Project.

12. **AGENCY RECOMMENDATIONS.**

    A. The Department of Parks and Recreation, in a letter dated September 4, 2024, recommended that the Project proceed to a public hearing without conditions.

    B. The Department of Public Works, in a letter dated October 2, 2024, recommended that the Project proceed to a public hearing without conditions.

    C. The Fire Department, in a letter dated December 10, 2024, recommended that the Project proceed to a public hearing without conditions.

    D. The Department of Public Health, in a letter dated May 15, 2025, recommended that the Project proceed to a public hearing without conditions.

13. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to County Code Section 22.44.990, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times)*, and property posting. Additionally, the Project was properly noticed and case materials were available on LA County Planning's website. On October 23, 2025, a total of 70 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 21 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the NAP because the RL10 land use designation is intended for single-family residential and other compatible uses on relatively large lots. A children's group home is permitted under this designation.

15. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with the following policies of the NAP:

    Conservation & Open Space Element

    Policy CO-15:
    All development shall be sited to avoid or minimize impacts to S1 and S2 habitat. Measures, including but not limited to signage, placement of boardwalks, utilizing established trail corridors, following natural contours to minimize grading, and limited fencing shall be implemented as necessary to protect S1 and S2 habitat.

    Policy CO-16:
    New development shall be sited in a manner that avoids the most biologically sensitive habitat onsite where feasible, while not conflicting with other North Area Plan policies. Priority shall be given to siting development in S4 habitat. If infeasible, priority shall be given to siting new development in S3 habitat. If it is infeasible to site development in S4 or S3 habitats, development may be sited in S2 habitat if it is consistent with the specific limitations and standards for development in S2 habitat and all other provisions of the North Area Plan. If it is infeasible to site development in S4, S3, and S2 habitats, development may be sited, as a last option, in S1 habitat if it is consistent with the specific limitations and standards for development in S1 habitat and all other provisions of the North Area Plan.

    Policy CO-80:
    Prohibit development on Significant Ridgelines

    The Project would utilize existing structures on a previously graded pad on the central portion of the Project Site completely within S4 habitat. Development would be significantly more than 50 feet (vertical and horizontal) from a designated significant ridgeline on the northeastern corner of the Project Site, and no new structures or expansion of development is proposed.

    Land Use Element

    Policy LU-27:
    Require all new commercial and institutional development to minimize adverse impacts on adjacent properties through the arrangement of buildings, architectural design, and types of uses proposed. These impacts include, but are not limited to: noise, odors, fuel modification, maintenance of community character, and views.

The existing structures are compatible with the surrounding community character in terms of height, architectural style, and preservation of views, and no changes or expansions to the existing structures are proposed. Use of the structures as a group home are unlikely to create adverse impacts to odors or noise, as the facility would be limited to 14 patients housed primarily indoors. Large areas of vacant land and open space, as well as some single-family residences, are located within 500 feet in all directions.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1-10 zoning classification because a group home for more than six children is permitted with a CUP pursuant to County Code Section 22.16.040.

17. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.050, as the Project would meet all required setback standards. Further, no changes or expansion are proposed to the existing structures, which were legally established.

18. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.16.050). The maximum height for structures is 35 feet above grade, while the maximum height of the structures is 34 feet, 10 inches above grade. Further, no changes or expansion are proposed to the existing structures, which were legally established.

19. **SIGNIFICANT ECOLOGICAL AREA.** The Hearing Officer finds that the Project is consistent with the Significant Ecological Area ("SEA") requirements of the CSD (Section 22.336.060). The Project Site is not within a mapped SEA, and no expansion or changes to existing structures is proposed.

20. **GRADING REQUIREMENTS.** The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in the CSD (County Code Section 22.336.070.I). The CSD requires a conditional use permit for grading that exceeds 500 cubic yards (cut plus fill). The Project is not proposing any additional grading.

21. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for a group per the requirements of County Code Section 22.112.070. This mandates one automobile parking space for each staff member on the largest shift (10 employees) and one parking space for each vehicle used directly in conducting such use (three shuttle vans). The Project Site thus requires 13 parking spaces and provides 20.

22. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the CSD standards identified in County Code Section 22.336.070.R. The Project Site is located more than 50 feet (vertical and horizontal) from a designated significant ridgeline, as mapped by the NAP.

CUP FINDINGS

23. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area**. As proposed, the Project would comply with all applicable development standards for group homes in the CSD, including those related to parking, licensing, and scope of use. Section 22.14.070 of the County Code defines a group home for children as a facility that provides 24-hours-a-day, non-medical care and supervision to children in a structured environment, with services provided at least in part by staff employed by the licensee, as defined and licensed under the regulations of the State of California. The group home will not provide medical care and has been licensed by the state for the care of 14 children. The intent of the Rural Land 10 land use category in the NAP is to allow for single-family residences and other compatible uses—such as retreats, monasteries, and schools—on large lots. The proposed group home on an 8.01-acre lot would be consistent with this designation. Therefore, the Project would be in conformity with the NAP and is not expected to negatively affect the surrounding community.

24. **The Hearing Officer finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.** The neighborhood impact of the Project is likely to be minimal, as it would make use of previously permitted structures and does not propose any expansion. This means there will be no additional visual impacts. The Project Site was previously utilized as a group home for nine years without major incident or zoning violations, and the Sheriff's Department has been consulted and does not oppose its reestablishment. Further, the Project is already connected to adequate infrastructure, including electricity, water, and an onsite wastewater treatment system (OWTS). Therefore, it is unlikely that the Project would result in a cumulative increase in surrounding development.

25. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The physical appearance of the structures on the Project Site will not change, and no new grading or development would occur. The Project would comply with the definition of a children's group home under the County Code, and on-site parking would be more than adequate, as 20 parking spaces are provided, while only 13 parking spaces are required. Fire access and the OWTS have been reviewed and approved as adequate by the departments of Fire and Public Health, respectively. The Project would also include a condition prohibiting smoking by children or staff at any location on the site. While a mapped significant ridgeline runs across the northeastern corner of the Project Site, no new structures or other are proposed, and the existing structures are more than 50 feet away from the ridgeline—both vertically and horizontally.

26. **The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and by other public or private service facilities as are required.** The Project Site is adjacent to Latigo Canyon Road to the

west. The graded pad is accessed from the west by a 20-foot-wide, 700-foot-long gravel driveway. Emergency access and firefighting infrastructure has been reviewed and cleared by the County Fire Department.

ENVIRONMENTAL FINDINGS

27. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities). The Class 1 Categorical Exemption specifically pertains to existing structures for which there will be no physical alterations, and the scope of use would not be expanded beyond that of its former use as a group home.

ADMINISTRATIVE FINDINGS

28. **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 Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

A. The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.

B. The Hearing Officer finds that such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

C. The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines sections 15301 (Class 1, Existing Facilities) Categorical Exemption; and

2. Approves **CONDITIONAL USE PERMIT NO. RPPL2023006256**, subject to the attached conditions.

ACTION DATE: December 2, 2025

RG:TM
12/02/25

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. R2007-01282-(3)
CONDITIONAL USE PERMIT NO. RPPL2023006256

PROJECT DESCRIPTION

The project is a conditional use permit ("CUP") to authorize the operation of a group home for 14 children within existing residential structures on a 8.01-acre property in the Santa Monica Mountains North Area ("Project Site"), 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. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 8 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.44.1090.

4. 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.

5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 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.

6. 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.

7. 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.

8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.

9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement or any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **$4,560.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **10 biennial (every other year) inspections.** Inspections shall be unannounced.

   If additional 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 $456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

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 County Code Sections 22.44.1130 and/or 22.44.1140.

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 ("Fire Department").

12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("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 Regional Planning ("Director").

14. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **February 2, 2026**.

15. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A." All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

16. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials shall be permitted for exterior construction, other than glass, which shall be the least reflective variety available.

17. All development and activities, with the exception of fuel modification, shall be limited to the existing graded pad on the central portion of the project site.

18. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

19. The permittee will provide care and supervision to the residents consistent with the definition of “group home for children” in Section 22.14.070 of the Zoning Ordinance (County Code, Title 22).

20. The group home for children is permitted to have a maximum of 14 children under the age of 18.

21. The permittee will comply with all staffing, rules, regulations, and facility requirements established and regulated by the State of California Department of Alcohol and Drug programs.

22. The permittee shall maintain a minimum of 20 on-site automobile parking spaces including two handicapped accessible parking spaces, of which one is to be van accessible.

23. The facility shall be limited to three vehicles used primarily for the operation of the group home, such as shuttle vans or medical transportation.

24. The facility shall be limited to 10 employees during its largest shift.

25. All persons shall be prohibited from smoking or vaping at the facility, either indoors or outdoors.

26. Visitation of the facility by parents or guardians shall be limited to once a week for each child.