

1. This grant authorizes the use of the subject property for the construction, operation and maintenance of a single family residence as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. 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 Department of Regional Planning an 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. 8.
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 other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. 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 pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs 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 the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
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 such full compliance shall be a violation of these conditions.
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 or a hearing officer may, after conducting a public hearing in accordance with Section 22.56.1780 of the County Code, 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. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
11. Compliance with all requirements of the Zoning Ordinance and of the specific zoning of the subject property applies unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
12. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Division of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.

14. Permittee shall comply with all County of Los Angeles Fire Department requirements specified in its May 25, 2006 letter, except as otherwise required by said Department.
15. The permittee shall comply with all recommended conditions set forth in the attached County of Los Angeles Department of Public Works letter dated July 18, 2006.
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use subject to this grant or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, 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.
17. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised site plan, similar to that presented at the public hearing, that depicts all project requirements including: 1) plans for a single family residence with access and parking from service street, five foot side yards, 2) landscape and irrigation plans, 3) fence or wall locations and height showing a six foot high fence or wall along the side yards and the City Terrace Drive frontage, and 4) an outdoor lighting plan shall be submitted to and approved by the Planning Director.
18. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
19. Permittee shall maintain all landscaping in a neat, clean and healthy condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary. An automatic irrigation system shall be installed for the maintenance of the landscaping.
20. The Permittee shall apply to the Regional Planning Department for a Certificate of Compliance within 60 days of approval.
21. The operation and maintenance of the proposed use shall be further subject to all of the following conditions:

- a. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized uses. Required parking spaces shall be limited to operating vehicles only;
- b. Adequate lighting shall be provided and maintained in operable condition in all exterior vehicular and pedestrian areas (e.g. driveways, parking areas, yards, stairways) of the subject property. Outdoor lighting shall be designed so as to direct light and glare only onto the property. Glare from the lights shall be deflected, shaded and focused away from all adjoining properties;
- c. The property shall be fenced to provide privacy for the residents of the single-family home. Either a six-foot tall solid privacy fence or wall (wood or concrete block) or a six-foot wrought iron fence shall be provided to screen the subject property along the sides and rear of the property (City Terrace Drive). If the solid wall/fence option is chosen, in front of the wall/fence creeping fig shall be planted to eventually grow and cover the wall and thereby deter graffiti. Plants shall be placed 8 inches on center along the City Terrace Drive frontage and irrigated to encourage fast growth. The fence or wall shall be placed along the property lines on the sides and rear;
- d. The entire front yard area shall be landscaped.

Attachments:

County of Los Angeles Fire Department, Fire Prevention letter dated May 25, 2006
County of Los Angeles Department of Public Works letter dated July 18, 2006

MC:JB
01/17/07