

December 11, 2025

Julie Kenworth and Randy Caragio  
165 Wapello Street  
Altadena, CA 91001

**PROJECT NO. PRJ2025-005092-(5)  
DISASTER RECOVERY PERMIT NO. CREB2025000603  
“PROCEDURE A” MODIFICATION  
165 WAPELLO STREET, ALTADENA  
ASSESSOR’S PARCEL NUMBER 5833-002-007  
WEST SAN GABRIEL VALLEY PLANNING AREA**

Dear Julie Kenworth and Randy Caragio:

The Zoning Administrator, by her action of **December 11, 2025**, has approved the “Procedure A” Modification associated with Disaster Recovery Permit No. CREB2025000603. Enclosed are the Zoning Administrator’s Findings and Conditions of Approval. This approval was issued pursuant to the [Eaton Fire Disaster Recovery Interim Ordinance](#), which was adopted by the Board of Supervisors on September 2, 2025.

The Zoning Administrator’s Findings and Conditions of Approval are attached. Please carefully review each condition. This approval is not effective until the appeal period has ended, and the required Affidavit of Acceptance is submitted to LA County Planning (please see attached Affidavit of Acceptance with 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 29, 2025**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

The approved plans may be viewed and/or downloaded at <https://bit.ly/PRJ2025-005092>.

For questions or for additional information, please contact Sean Donnelly of the Disaster Recovery Team at (213) 893-7024, or [sdonnelly@planning.lacounty.gov](mailto:sdonnelly@planning.lacounty.gov). Our offices are closed on Fridays.

Julie Kenworth and Randy Caragio

December 11, 2025

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Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

A handwritten signature in blue ink that reads "M. Glaser". The signature is fluid and cursive, with the first name "M." and the last name "Glaser" clearly visible.

Mitch Glaser, AICP, Assistant Deputy Director  
Current Planning Division

MG:ZA

Attachments:

- Findings
- Conditions of Approval
- Affidavit of Acceptance (Permittee's Completion)

c: Department of Public Works (Building and Safety)  
Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE ZONING ADMINISTRATOR  
AND ORDER  
PROJECT NO. PRJ2025-005092-(5)  
DISASTER RECOVERY PERMIT NO. CREB2025000603  
“PROCEDURE A” MODIFICATION

**RECITALS**

1. **ENTITLEMENT REQUESTED.** The Permittee, Julie Kenworth and Randy Caragio ("Permittee"), requests a “Procedure A” Modification (“Modification”) associated with Disaster Recovery Permit (“DRP”) No. CREB2025000603 pursuant to [County Code Section 22.258.050.C.2 \(Disaster Recovery Permit – Non-Like for Like Rebuild Project, Discretionary Review – Procedure A\)](#). The DRP is to authorize a non-like-for-like rebuild project consisting of a 2,355-square-foot, two-story, single-family residence with a 558-square-foot attached garage and workshop (“Project”) on a property located at 165 Wapello Street in the unincorporated community of Altadena ("Project Site") in the R-1-10000 (Single-Family Residence – 10,000-Square-Foot Minimum Lot Size) Zone. The Modification is to authorize a street-facing garage on a lot with 100 feet or more of frontage instead of a garage that does not face the street, which is required by [County Code Section 22.140.520.F.9.b.iii \(Residential Design Standards – Single-Unit Standards – Vehicle Parking Facilities\)](#).
2. **PREVIOUS ENTITLEMENT.** Ministerial Site Plan Review No. RPPL2022007698, which authorized construction of a pool and spa, was approved on July 11, 2022.
3. **LAND USE DESIGNATION.** The Project Site is located within the H5 (Residential 5 – 0-5 dwelling units per net acre) land use designation of the West San Gabriel Valley Area Plan Land Use Policy Map.
4. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned R-1-10000. Pursuant to County Code Section 22.258.050.C.2 (Disaster Recovery Permit – Non-Like for Like Rebuild Project, Discretionary Review – Procedure A), a Modification is required to deviate from one standard contained in County Code Section 22.140.520 (Residential Design Standards).
5. **SURROUNDING LAND USES AND ZONING.**

LOCATION	WEST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H2 (Residential 2 – 0-2 dwelling units per net acre), H5 (Residential 5),	R-1-10000 (Single-Family Residence – 10,000-Square-Foot Minimum Lot Size) and R-1-	Single-family residential and vacant lots, flood control basin

	H9 (Residential 9 – 0-9 dwelling units per net acre), and W (Water)	20000 (Single-Family Residence – 20,000-Square-Foot Minimum Lot Size)	
EAST	H5	R-1-10000	Single-family residential and vacant lots
SOUTH	H5 and H9	R-1-7500 (Single-Family Residence – 7,500-Square-Foot Minimum Lot Size) and R-1-10000	Single-family residential and vacant lots
WEST	H5 and H9	R-1-7500 and R-1-10000	Single-family residential and vacant lots

**6. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.24 gross acres in size and consists of one legal lot. The Project Site is square in shape with sloping topography and is currently vacant because the previous single-family residence was destroyed by the Eaton Fire.

**B. Site Access**

The Project Site is accessible via a private street easement to the southeast. Access to the Project Site will be via an entrance/exit from the private street easement, which connects to Wapello Street.

**C. Site Plan**

The site plan depicts the Project Site with a new 2,355-square-foot, two-story, 23-foot and 10-inch tall, single-family residence with a 119-square-foot covered front porch, a 415-square-foot covered rear deck, and a 558-square-foot attached two-car garage and workshop. Vehicular ingress and egress is provided via a driveway on the southeastern portion of the Project Site, leading to the two-car garage. A total of 2,395 square feet of landscaping is provided, including one new 15-gallon tree within the front yard setback area. Additionally, there is an existing pool and spa to the rear of the residence, surrounded by hardscaping. Existing retaining walls and a tree located to the rear of the residence will also remain on the Project Site.

**D. Parking**

The Project will include a 558-square-foot attached two-car garage to serve the residents of the new single-family residence.

**7. CEQA DETERMINATION.**

County Department of Regional Planning (“LA County Planning”) staff determined that the Project qualifies for a Class 3 categorical exemption 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. The Project is exempt because it involves the construction of a single-family residence in a zone which permits single-family residential uses. The Project is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to “unusual circumstances” and no cumulative impact are anticipated. The Project is located on private property and is surrounded predominantly by residential land uses.

8. **COMMUNITY OUTREACH.** The Permittee did not perform any public outreach related to the Project.
9. **PUBLIC COMMENTS.** No correspondence was received from the public regarding the Project.
10. **AGENCY RECOMMENDATIONS.** Reviews by the County Department of Public Works, the County Fire Department and the County Department of Public Health were not required because the Project is only a single-family residence.
11. **LEGAL NOTIFICATION.** Pursuant to County Code Section 22.258.050.C.2 (Disaster Recovery Permit – Non-Like for Like Rebuild Project, Discretionary Review – Procedure A), the community was properly notified of the public hearing by mail. Additionally, the Project was noticed and case materials were available on LA County Planning’s website. On November 5, 2025, a total of eight Notices of Application were mailed to all adjacent property owners. On November 7, 2025, a total of 126 notices were electronically mailed to those on the courtesy mailing list for the Altadena Zoned District and any additional interested parties.

#### **GENERAL PLAN CONSISTENCY FINDINGS**

12. **LAND USE POLICY.** The Zoning Administrator finds that the Project is consistent with the goals and policies of the General Plan because the H5 land use designation is intended for single-family residences, such as the Project.
13. **GOALS AND POLICIES.** The Zoning Administrator finds that the Project promotes the following goals and policies of the Land Use Element:

*Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.*

The Project involves the non-like-for-like rebuild of a single-family residence destroyed by the Eaton Fire on a lot within the suburban community of Altadena. The Project will be serviced by existing water and sewer lines. It will reactivate the Project Site and facilitate recovery for the property owners and the broader Altadena community, contributing to neighborhood cohesiveness by reintroducing much-needed single-family housing near retail and amenities.

*Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.*

The Project has been designed to reflect the architectural style, size, and scale of the remaining and previously existing single-family residences in the vicinity of the Project Site, which is within the Eaton Fire affected area. The Project's architectural style, size, and scale are also similar to those of the previously existing single-family residence. The Project complies with all Zone Specific Development Standards for Zone R-1 within County Code Section 22.320.090 (Altadena Community Standards District) ("Altadena CSD"), including but not limited to minimum setbacks, maximum height, lot coverage, and gross structural area. Additionally, with the exception of the single modification requested, the Project complies with all development standards for single unit developments in County Code Section 22.140.520 (Residential Design Standards), including but not limited to building and site access, front yards and building orientation, ground floor treatments, building articulation, building façade details, and landscaping and walls.

#### **ZONING CODE CONSISTENCY FINDINGS**

14. **PERMITTED USE IN ZONE.** The Zoning Administrator finds that the Project is consistent with the R-1-10000 zoning classification, as a non-like-for-like rebuild of a single-family residence is permitted in such zone with a DRP pursuant to County Code Section 22.258.050 (Disaster Recovery Permit).
15. **REQUIRED YARDS.** The Zoning Administrator finds that the Project is consistent with the standard identified in County Code Section 22.258.030 (Development Standards), which requires a 20-foot front yard setback for disaster rebuild projects within the Eaton Fire affected area. The Project provides a front yard setback of 20 feet. Additionally, the Zoning Administrator finds that the Project is consistent with the standard identified in the Altadena CSD, which requires interior side yard setbacks of 10 percent of the average lot width, or 10 feet, and a rear yard setback of 25 feet. The Project provides a southwestern interior side yard setback of 19 feet and four and a half inches, a northeastern interior side yard setback of 12 feet and 10 and one half inches, and a rear yard setback of 32 feet and five and three quarters inches. No portion of the structure located within 15 feet of any property line exceeds 23 feet in height.
16. **HEIGHT.** The Zoning Administrator finds that the Project is consistent with the standard identified in the Altadena CSD, which requires a maximum height of 30 feet on lots of less than 20,000 square feet. The Project's height is 23 feet and 10 inches.
17. **GROSS STRUCTURAL AREA.** The Zoning Administrator finds that the Project is consistent with the standard identified in the Altadena CSD. The maximum gross structural area is 3,575 square feet. The Project's gross structural area is 2,335 square feet.

18. **LOT COVERAGE.** The Zoning Administrator finds that the Project is consistent with the standard identified in the Altadena CSD. The maximum lot coverage is 3,575 square feet. The Project's lot coverage is 2,606 square feet.
19. **PARKING.** The Zoning Administrator finds that the Project is consistent with the standard identified in the Altadena CSD. Two parking spaces are required for a single-family residence with four or fewer bedrooms. Pursuant to County Code Section 22.258.030 (Development Standards), required parking for disaster rebuild projects within the Eaton Fire affected area can be covered or uncovered. The Project includes a 558-square-foot attached two-car garage.
20. **FENCES AND WALLS.** The Zoning Administrator finds that the Project is consistent with the standards identified in the Altadena CSD. Fences, walls, and landscaping must be a maximum of 42 inches tall within a Driveway Zone, as defined in County Code Section 22.320.090.D.1.c, and a maximum of six feet tall throughout the remainder of the property. The Project includes existing retaining walls that will remain. No new fences or walls are proposed within the Driveway Zone.
21. **RESIDENTIAL DESIGN STANDARDS.** The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Section 22.140.520 (Residential Design Standards), with the exception of the modification requested. The building and primary entryway are oriented towards the front property line, and a direct pedestrian pathway is provided between the single-family residence and the adjoining public right-of-way. While a modification is requested to allow a street-facing garage on a lot with 100 feet or more of frontage, the garage makes up less than 50 percent of the total building frontage length. The primary entryway is lit with one lighting fixture providing a minimum of two foot-candles of light on the ground within a minimum of five feet from the entryway door. The single-family residence utilizes two entryway articulation strategies: there is a covered front porch which is five feet deep and 22 feet and two inches wide, and the entryway includes a window adjacent to the door that exceeds the minimum dimensions of two feet wide and six inches tall.

The building also utilizes multiple articulation and architectural detailing strategies, including variation in window sizes, textured materials, and horizontal banding. The building façade incorporates multiple materials, including stucco with a sand finish of at least 20/20, cement board siding, wood siding, and black trim. Building facades are treated as a whole, with materials continuing around the external corners. All habitable rooms are provided with natural light and natural ventilation. The building is solar ready.

A total of 2,395 square feet of landscaping is provided, exceeding the minimum required 20 percent of the lot area not used for buildings and structures. At least 80 percent of the on-site landscaping coverage area will consist of trees and plants native to Southern California or non-invasive and drought tolerant plants. One canopy tree is provided within the four-foot-deep portion of the front yard setback area that adjoins the public right-of-way.

22. **TREE PLANTING.** The Zoning Administrator finds that the Project is consistent with the standard identified in County Code Section 22.126.030 (Tree Planting

Requirements – Tree Requirements). The Project preserves one existing tree and includes one new 15-gallon tree from the County’s Tree Species List, meeting the requirement for two trees for residential projects with three or fewer units per lot.

23. **INCLUSIONARY UNITS.** The Zoning Administrator finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project includes only one dwelling unit.

**“PROCEDURE A” MODIFICATION FINDINGS**

24. **The Zoning Administrator finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is the non-like-for-like rebuild of a two-story, single-family residence with an attached two-car garage and workshop. The rebuild project is compatible with the surrounding land uses and development patterns that existed before the Eaton Fire. The development will contribute to the recovery of the Altadena community by reintroducing single-family housing near retail and amenities. The Conditions of Approval will ensure that the single-family residence and garage, the driveway, and the landscaping are properly and continuously maintained.
25. **The Zoning Administrator 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project Site is of an adequate size and shape to accommodate the 2,355-square-foot, two-story, single-family residence with a 558-square-foot attached garage and workshop. The Project complies with development standards for setbacks, height, lot coverage and gross structural area, parking, tree planting, and landscaping. With the exception of the single modification requested, the Project has been designed to comply with all development standards for single unit developments in County Code Section 22.140.520 (Residential Design Standards). As a result, the Project is compatible and well-integrated with surrounding residential uses.
26. **The Zoning Administrator finds that the proposed 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 adequately served by a private street easement, which is approximately 12 feet wide and connects to Wapello Street. The Project will have minimal impacts on current traffic patterns and parking, as the Project Site is located on a private street with minimal traffic. The Project will accommodate one family or individual, with two covered, off-street parking spaces provided. The Project will be serviced by existing water and sewer lines.



**SUPPLEMENTAL “PROCEDURE A” MODIFICATION FINDINGS – RESIDENTIAL DESIGN STANDARDS**

27. **The Zoning Administrator finds that the requested modification promotes high quality design of the subject building and contributes to and is cohesive with the surrounding built and natural environment.** The Project design mimics the design and configuration of the previous 1,536-square-foot single-family residence, which had a two-car garage facing the private street. The Project includes a well-defined covered front porch which is five feet deep and approximately 22 feet wide. The entryway is recessed from the front building façade, creating a landing area and thereby further emphasizing the pedestrian entrance and minimizing the visual dominance of the garage. The garage makes up less than 50 percent of the total building frontage length, and aligns with the existing driveway, minimizing required grading and paving. As documented above, the Project complies with all other development standards for single unit developments in County Code Section 22.140.520 (Residential Design Standards), as well as with all Zone Specific Development Standards for Zone R-1 within the Altadena CSD. Therefore, the Project is cohesive with the surrounding built and natural environment.
28. **The Zoning Administrator finds that the requested modification results in a design that considers all sides of the building.** All building elevations are well-articulated, and all materials continue around the exterior corners of the building. Windows are proportional to the façade. The garage is visually integrated with the rest of the structure through the use of consistent materials. Due to the size and dimensions of the Project Site, and existing constraints such as a pool and spa, retaining walls, and a mature tree to the rear of the residence, there is no feasible way to provide non-street-facing parking or parking located in the rear of the lot, barring a significant redesign and resulting loss of habitable square footage.
29. **The Zoning Administrator finds that the requested modification results in a design that encourages pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities.** The Project is designed to contribute to a pedestrian-friendly environment. The building is oriented to the street, and a direct pedestrian pathway is provided from the primary entryway to the public right-of-way, facilitating safe pedestrian travel. The building includes a defined covered porch, as well as a recessed entryway to provide a landing area for residents and visitors. Pedestrian-scale lighting is provided adjacent to the primary entryway. The Project breaks up the building façade and provides visual interest for pedestrians by incorporating multiple façade materials, varying window sizes, and horizontal banding. Alignment of the new garage with the existing driveway will minimize new grading and paving. Landscaping within the front yard setback, including a new canopy tree, will provide shade, cooling, and carbon sequestration, to the benefit of pedestrians and cyclists.

**ENVIRONMENTAL FINDINGS**

30. The Zoning Administrator finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 21000 (Class 3 Categorical Exemption, New Construction

or Conversion of Small Structures). The Project involves the construction of a new small structure, which is one single-family residence with an attached workshop and garage.

**ADMINISTRATIVE FINDINGS**

**31. LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Zoning Administrator'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 Acting Section Head of the Disaster Recovery Team, LA County Planning.

**BASED ON THE FOREGOING, THE ZONING ADMINISTRATOR CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed 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.
- E. The requested modification promotes high quality design of the subject building and contributes to and is cohesive with the surrounding built and natural environment.
- F. The requested modification results in a design that considers all sides of the building.
- G. The requested modification results in a design that encourages pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities.

**THEREFORE, THE ZONING ADMINISTRATOR:**

1. Finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 21000 (Class 3, New Construction or Conversion of Small Structures categorical exemption); and

2. Approves the **“PROCEDURE A” MODIFICATION ASSOCIATED WITH DISASTER RECOVERY PERMIT NO. CREB2025000603**, subject to the attached conditions.

**ACTION DATE: December 11, 2025**

MG:za

December 11, 2025

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-005092-(5)  
DISASTER RECOVERY PERMIT NO. CREB2025000603  
“PROCEDURE A” MODIFICATION

**PROJECT DESCRIPTION**

The project is a non-like-for-like rebuild of a single-family residence with an attached garage and workshop, with a “Procedure A” Modification to authorize a street-facing garage on a lot with 100 feet or more of frontage instead of a garage that does not face the street, which is required by County Code Section 22.140.520.F.9.b.i (Residential Design Standards – Single-Unit Standards – Vehicle Parking Facilities), subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
3. **Date of Final Approval.** 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 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning’s cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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

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

6. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. **Recordation.** 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. **Expiration.** This grant shall expire unless used by **January 7, 2030**. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations.

Inspections may be 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. 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 inspections shall be **\$456.00** 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. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County

Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

10. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department.
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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. **Revisions to the Exhibit "A."** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." In the event that revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic 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**

15. **Scope of Approval.** This grant shall authorize the construction of a new single-family residence with an attached garage and workshop in the R-1-10000 (Single-Family Residence – 10,000-Square-Foot Minimum Lot Size) Zone.
16. The Permittee shall provide two vehicle parking spaces for the single-family residence, as required by the County Code. Unless an applicable permit is obtained, the number of parking spaces shall not change.
17. The driveway and the exteriors of the single-family residence, the garage, and the workshop, shall be continually well-maintained and free of litter, debris, indoor household furniture, or any other items. Fences and walls shall be kept in good repair.

18. Landscaping shall be maintained through regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.
19. The sidewalk frontage in front of the property shall be continually well-maintained and free of litter, debris, household furniture, or any other items.
20. The single-family residence shall be repainted as necessary to replace discoloration and faded or peeling paint.
21. Waste and recycling receptacles shall not block vehicular access to and from the property.
22. Inoperable vehicles may not be stored on the property or in parking spaces.

## **AFFIDAVIT OF ACCEPTANCE INSTRUCTIONS**

**Please read carefully.** Failure to follow these instructions may result in the delay of your approved site plan and building permits.

After the termination of the appeal period (14 days after the action date), proceed with the following instructions if you have not been notified that an appeal has been received.

Sign the “Affidavit of Acceptance” form in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.

Mail to:

**Department of Regional Planning  
Attention: Sean Donnelly  
320 W. Temple Street  
Los Angeles, CA 90012**

Or hand deliver to:

**Altadena One-Stop Permit Center  
Attention: Department of Regional Planning  
464 W. Woodbury Road, Suite 210  
Altadena, CA 91001**

For questions or for additional information, please contact Sean Donnelly at (213) 893-7024, or [sdonnelly@planning.lacounty.gov](mailto:sdonnelly@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.





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

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## AFFIDAVIT OF ACCEPTANCE

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STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

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**REGARDING: Project No. PRJ2025-005092-(5)**  
**Disaster Recovery Permit No. CREB2025000603**  
**165 Wapello Street, Altadena, CA, 91001, West San Gabriel Valley Planning Area**  
**Assessor's Parcel Number: 5833-002-007**

I/We the undersigned state:

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

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

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

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

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