

May 28, 2026

Thomas Schneider and Janos Bode
2912 N Marengo Avenue
Altadena, CA 91001

**PROJECT NO. PRJ2025-006828-(5)
DISASTER RECOVERY PERMIT NO. CREB2025001466
“PROCEDURE A” MODIFICATION
133 E PINE STREET, ASSESSOR’S PARCEL NUMBER 5833-026-012
WEST SAN GABRIEL VALLEY PLANNING AREA**

Dear Thomas Schneider and Janos Bode:

The Zoning Administrator, by her action of **May 14, 2026**, has approved the “Procedure A” Modification associated with Disaster Recovery Permit No. CREB2025001466. 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 person may appeal the Zoning Administrator’s decision to a Hearing Officer. The appeal period for this project will end at 5:00 p.m. on **June 11, 2026**. Appeals must be submitted to appeal@planning.lacounty.gov before the end of the appeal period.

The approved plans may be viewed and/or downloaded at <https://bit.ly/PRJ2025-006828>.

For questions or for additional information, please contact Leslie Rivera of the Disaster Recovery Team at (213) 534-7934 or lrivera@planning.lacounty.gov. Our offices are closed on Fridays.

Thomas Schneider and Janos Bode
May 28, 2026
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Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

 for

Carmen Sainz, Supervising Planner
Disaster Recovery Team

AH: LR

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. 2025-006828-(5)
COUNTY DISASTER RECOVERY PERMIT NO. CREB2025001466

RECITALS

1. **ENTITLEMENT REQUESTED.** The permittee, Thomas Schneider and Janos Bode ("Permittee"), requests a "Procedure A" Modification ("Modification") associated with County Disaster Recovery Permit ("DRP") No. CREB2025001466 pursuant to Los Angeles County Code ("County Code") Section 22.258.050.C.2 (County 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 replacement 2,316-square-foot, two-story, single-family residence ("SFR") with a 559-square-foot attached two-car garage, ("Project") on a property located at 133 East Pine Street in the unincorporated community of Altadena ("Project Site") in the R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) Zone. The Modification is to authorize the garage to be closer to the front property line than the front door, as required by County Code Section 22.140.520.F.9.b.i (Residential Design Standards – Single-Unit Standards – Vehicle Parking Facilities – Parking Locations).
2. **LAND USE DESIGNATION.** The Project Site is located within the H9 (Residential – 0- 9 Dwelling Units Per Net Acre) land use category of the West San Gabriel Valley Area Plan Land Use Policy Map.
3. **ZONING.** The Project Site is located in the Altadena Zoned District and is currently zoned R-1-7500. Pursuant to County Code Section 22.258.050.C.2 (County Disaster Recovery Permit – Non-Like for Like Rebuild Project, Discretionary Review – Procedure A), a Modification is required to deviate from the development standards in County Code Section 22.320.090.D.1 (Altadena Community Standards District).
4. **SURROUNDING LAND USES AND ZONING**

LOCATION	WEST SAN GABRIEL VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	H9	R-1-7500	SFRs, Fire Affected SFRs
EAST	H9	R-1-7500	SFRs, Fire Affected SFRs
SOUTH	H9	R-1-7500	SFRs, Fire Affected SFRs, Pasadena Waldorf School
WEST	H9	R-1-7500	SFRs, Fire Affected SFRs

5. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 0.14 acres in size and consists of one lot. The Project Site is rectangular in shape with gentle-sloping topography and is currently vacant because the previous single-family residence ("SFR") was destroyed by the Eaton Fire.

B. Site Access

The Project Site is accessible from East Palm Street to the South. Primary access to the Project Site will be via an entrance/exit on East Palm Street.

C. Site Plan

The proposed site plan depicts the Project Site with a new 2,136-square-foot, two-story, SFR with a 559-square-foot attached 2-car garage. Vehicular access is provided via a 23-foot-wide driveway on East Palm Street, leading to an attached 2-car garage, and pedestrian access is provided via an 8-foot-ten-inch walkway. Approximately, 1,810 sq ft of landscaping is proposed in the front and rear yards.

D. Parking

The Project will provide a total of two covered parking spaces in the 559-square-foot attached garage to serve the residents of the new SFR.

- 6. CEQA DETERMINATION.** County Department of Regional Planning ("LA County Planning") staff determined that the Project qualifies for Class 1 (Existing Facilities), 3 (New Construction or Conversion of Small Structures), 4 (Minor Alterations to Land), and 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. The Project is exempt because it involves the construction of a new SFR and related development, is in a zone which permits single-family residential uses, and is on a lot that was previously developed with an SFR destroyed by the Eaton Fire. The Modification is for a minor variance of the residential design standards and will not result in the creation of a new parcel. The Project Site is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant impact due to unusual circumstances nor cumulative effects are anticipated.
- 7. COMMUNITY OUTREACH.** Staff is not aware of any community outreach conducted by the Permittee that occurred before the Zoning Administrator's action on the Modification.
- 8. PUBLIC COMMENTS.** LA County Planning staff received no correspondence from the public regarding the Project.

9. **AGENCY RECOMMENDATIONS.** Reviews by the County Departments of Public Works, Fire, and Public Health were not required because the Project is for a replacement SFR.
10. **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 application by mail. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On March 25, 2026, a total of eight Notices of Application were mailed to all adjacent property owners, and 113 notices were electronically mailed to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Zoning Administrator finds that the Project is consistent with the goals and policies of the West San Gabriel valley Area Plan and General Plan because the H9 land use category is intended for SFRs, such as the Project.
12. **GOALS AND POLICIES.** The Zoning Administrator finds that the Project is consistent with the goals and policies of the General Plan:

Land Use Policy No. 4.1: Encourage infill development in urban and suburban areas on a vacant, underutilized, and/or brownfield sites.

The Project involved the non-like-for-like rebuild of a two-story SFR with an attached two-car garage to replace an SFR with a detached garage destroyed by the Eaton Fire on a lot within the suburban community of Altadena. The Project will be serviced by existing water lines and conventional wastewater treatment system. It will reactivate the Project Site and facilitate the recovery for the property owners and the broader Altadena community by reintroducing housing near retail and amenities.

Land Use Policy No. 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 as a modern style residence reflective of the emerging trends within the Project Site's surrounding areas. The Project complies with all Zone-Specific Development Standards for Zone R-1 within Section 22.320.090 (Altadena Community Standards District) including but not limited to maximum height, lot coverage, and gross structural area. The Project incorporates large windows along the front façade and a wide pedestrian entrance in the center that provides visual relief to the structure's massing. Additionally, the Project complies with all development standards for single unit developments in County Code Section 22.140.520 (Residential Design Standards), except for the requested Modification, including but not limited to building and site access, front yards and building orientation, building articulation, and landscaping and walls.

ZONING CODE CONSISTENCY FINDINGS

13. **PERMITTED USE IN ZONE.** The Zoning Administrator finds that the Project is consistent with the R-1-7500 zoning classification as a non-like-for-like rebuild of a replacement SFR is permitted in such zone with a DRP approval pursuant to County Code Section 22.258.050 (Disaster Recovery Permit).
14. **REQUIRED YARDS.** The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Section 22.320.090.D.1.a (Yard Requirements). The proposed front yard setback is 20 feet and three inches, consistent with the minimum 20-foot requirement. The Project provides a rear yard setback of 27 feet and five inches, meeting the 25-foot rear setback requirement, and interior side yard setbacks of five feet and three inches, consistent with the 10 percent of the average lot width requirement. No portion of the structure located within 15 feet of any property line exceeds 23 feet in height.
15. **HEIGHT.** The Zoning Administrator finds that the Project is consistent with the standard identified in County Code Section 22.320.090.D.1.b (Height Limits), which limits the maximum height to 30 feet on lots of less than 20,000 square feet and the maximum number of stories above grade to two. The proposed SFR is two-stories and 24 and a half feet in height at its highest point.
16. **PARKING.** The Zoning Administrator finds that the Project is consistent with the standard identified in County Code Sections 22.112.070 (Required Parking Spaces), 22.258.030.H (Parking), and 22.320.090.D.1.e (Parking), which require two covered or uncovered parking spaces for a non-like-for-like project with four bedrooms. The Project includes a 559-square-foot attached two-car garage.
17. **RESIDENTIAL DESIGN STANDARDS.** The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Section 22.140.520.F (Single-Unit Standards), with the exception of the modification requested:
 - a. **SITE ACCESS.** Pursuant to Subsection F.3 (Building and Site Access), the Project includes a direct pedestrian pathway from the public-right-of-way to the front entrance of the SFR.
 - b. **BUILDING ORIENTATION.** Pursuant to Subsection F.5 (Front Yards and Building Orientation), the primary pedestrian entrance is along the frontage and oriented toward the primary adjoining street. One canopy tree is proposed in the first four feet of the front yard setback.
 - c. **PRIMARY ENTRYWAYS.** Pursuant to Subsection F.5 (Ground Floor Treatments), the primary entrance of the Project is oriented toward the front lot line, does not face, or take access from a vehicle parking area, and will be lit with at least one light fixture providing a minimum of two foot-candles on the ground with a minimum of five feet from the entryway door. The entryway incorporates an eight-foot-by-eight-foot-ten-inch covered porch in front of the doorway, a

- two-foot by eight-foot window on the door, and a recessed entryway from the façade to create a landing area.
- d. **BUILDING ARTICULATIONS.** Pursuant to Subsection F.6 (Building Articulation), the building façades facing a street of the Project incorporates a minimum of two articulation and architectural detailing strategies in the form of variation in roof height, 30 percent fenestration of the façade, and wood siding to provide textural relief.
 - e. **FAÇADE DETAILS.** Pursuant to Subsection F.7 (Building Façade Details), the building façades of the primary building shall include a minimum of two colors, textures, or materials. The Project incorporates stucco and wood siding and uses variations of grey, black, and white around the SFR.
 - f. **LANDSCAPING.** Pursuant to Subsection F.8 (Landscaping, Walls, Fences, and Screening), the Project exceeds the minimum 20 percent landscaping requirement and includes approximately 50 percent of the uncovered lot area or 1,810 square feet of landscaping in the front and rear yards. 80 percent of the landscaping shall consist of trees and plants native to southern California or be non-invasive and drought tolerant species.
 - g. **PARKING LOCATIONS.** Pursuant to Subsection F.9 (Vehicle Parking Facilities), the garage shall not be located closer to the front property line than the front door and occupy less than 50 percent of the building frontage length. The requested Modification is to allow the attached garage to be 14 and a half feet closer to the front property line than the front door.
18. **FENCES AND WALLS.** Pursuant to Subsection D.1.c (Fences, Walls, and Landscaping), the maximum height for fences and walls in the area between the right-of-way line and ten feet back from the right-of-way line towards the property is 42 inches and the maximum height when more than ten feet from the right-of-way line towards the property is six feet. The Project proposes a two-foot-tall block wall around the side and rear property lines to match the existing two-foot block wall.
19. **GROSS STRUCTURAL AREA.** Pursuant to Subsection D.1.d (Gross Structural Area and Lot Coverage, the maximum gross structural area (“GSA”) or lot coverage is equal to $(.25 \times \text{net lot area}) + 1,000$ square feet or 2,588 square feet. The Project proposed GSA is 2,316 square feet and proposed lot coverage is 2,468 square feet.
20. **TREE PLANTING.** The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Section 22.126.030 (Tree Requirements), which require two trees for residential projects with three or fewer units. The Project proposes two 15-gallon trees on-site from the County’s Tree Species List.
21. **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

22. **The Zoning Administrator finds that the proposed use will be consistent with the adopted General Plan for the area.** The Project Site is located within the H9 land use category of the West San Gabriel Valley Area Plan Land Use Policy Map. The H9 category is intended for the use of SFRs. The Project’s proposed rebuilding of a previously existing SFR is consistent with the intended use of the category.
23. **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 proposed Modification does not introduce a new use or intensification of use that existed before the Eaton Fire. The Project proposes a replacement SFR, despite garage placement modification requested, it is consistent with the development patterns that existed before the Eaton Fire. Additionally, the surrounding properties are in a Hillside Management Area and are not required to adhere to the garage location requirements of the Residential Design Standards. The Project will comply with all current building and fire codes and is not anticipated to adversely impact the surrounding area. The Conditions of Approval will ensure that the SFR and landscaping are properly and continuously maintained.
24. **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 to accommodate the 2,316-square-foot two-story SFR and 559-square-foot attached two-car garage. The Project maintains existing development patterns and is in compliance with all applicable community-specific and residential design standards, except for the Modification requested for the garage to be located closer to the front property line than the front door. A two-foot-tall block wall is proposed around the side and rear property lines to match the existing walls that remain. The Project proposes an on-site driveway, sufficient for vehicle access. The Project integrates appropriately with the surrounding residential uses.
25. **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 is adequately served by East Pine St and North Fair Oaks Avenue intersection to the west. The Project is anticipated to have minimal impact on the current traffic patterns and parking, as the Project is located on the corner of two fully improved public streets. The Project will accommodate one household with two off-street parking spaces provided. The Project

will be serviced by existing water lines and conventional onsite wastewater treatment system.

SUPPLEMENTAL “PROCEDURE A” MODIFICATION FINDINGS –RESIDENTIAL DESIGN STANDARDS

26. The requested modification promotes high quality design of the subject building and contributes to and is cohesive with the surrounding and built environment.

The Project’s design and requested modification aligns with the zone-specific development standards for R-1 zones in the Altadena Community Standards District (County Code Section 22.320.090) and single unit development standards of the Residential Design Standards (County Code Section 22.140.520). The front façade features a well-balanced design through the use of large windows and offset planes from the primary façade. The eastern wing projects farther toward the front property line than the garage plane and the front entrance is recessed from the garage plane to create a landing area which minimizes the appearance of the garage. Additionally, the balcony and windows above the garage detract from the visual impact of the garage below. The front yard features a wide pedestrian walkway, landscaping, and a canopy tree cohesively integrating the building and site into the surrounding and built environment.

27. The requested modification results in a design that considers all sides of the building.

The Project proposes a well-articulated design that is cohesive on all building elevations through the use of massing techniques and materials. The siding material and exterior paint colors are used on all facades and continue around external building corners to provide continuity. The garage is visually integrated with the SFR through a variation of offset planes that minimize the appearance of the garage. The rear façade features a focus on large windows that look toward a rear patio and landscaped rear yard. The Modification results in a design that promotes visual interest through variation in height and massing.

28. The requested modification results in a design the encourages pedestrian and other forms of non-vehicular mobility/activity for users of all ages and abilities.

The Project proposes an eight-foot-ten-inch-wide pedestrian walkway and stairs leading to the front door that extends beyond the garage façade to the public right-of-way to encourage accessible access for pedestrians. The SFR includes a recessed entryway to provide a landing area for the residents and visitors with an eight-foot-ten-inch by eight-foot covered porch. The entryway also provides an exterior light adjacent to the front door for pedestrian safety. Furthermore, the integrated front yard landscaping and canopy tree with the wide path will provide shade and demonstrate an effort to detract from vehicle access and parking.

ENVIRONMENTAL FINDINGS

29. The Zoning Administrator finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1 Categorical Exemption, Existing Facilities), 15303 (Class 3 Categorical Exemption,

New Construction or Conversion of Small Structures), 15304 (Class 4 Categorical Exemption, Minor Alterations to Land), and 15305 (Class 5 Categorical Exemption, Minor Alterations in Land Use Limitations). The Project is exempt because it involves the construction of a replacement SFR on a lot that was previously developed with an SFR destroyed by the Eaton Fire. The Modification is for a minor variance of the residential design standards and will not result in the creation of a new parcel. The Project Site is not located within or near an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant impact due to the circumstance nor cumulative effects are anticipated.

ADMINISTRATIVE FINDINGS

30. 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 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 and built 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 the California Environmental Quality Act pursuant to State CEQA Guidelines sections 15301 (Class 1 Categorical Exemption, Existing Facilities), 15303 (Class 3 Categorical Exemption, New Construction or Conversion of Small Structures), 15304 (Class 4 Categorical Exemption, Minor Alterations to Land), and 15305 (Class 5 Categorical Exemption, Minor Alterations in Land Use Limitations); and
2. Approves the **“PROCEDURE A” MODIFICATION ASSOCIATED WITH COUNTY DISASTER RECOVERY PERMIT NO. CREB2025001466**, subject to the attached conditions.

ACTION DATE: May 14, 2026

AH:LR

May 19, 2026

c: Zoning Administrator, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL
PROJECT NO. PRJ2025-006828-(5)
DISASTER RECOVERY PERMIT NO. CREB2025001466
“PROCEDURE A” MODIFICATION

PROJECT DESCRIPTION

The project is a non-like-for-like rebuild of a single-family residence with an attached garage, with a “Procedure A” Modification to authorize the garage to be closer to the front property line than the front door, as required by County Code Section 22.140.520.F.9.b.i (Residential Design Standards– Single-Unit Standards – Vehicle Parking Facilities – Parking Locations), 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 garage to be located closer to the front property line than the front door in relation to the construction of a replacement 2,316-square-foot, two-story, single-family residence with a 559-square-foot attached two-car garage in the R-1-7500 (Single-Family Residence – 7,500 Square Feet Minimum Required Lot Area) 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 and the garage 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, AICP, Disaster Recovery Team
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) 893-7924 or 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

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

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REGARDING: Project No. PRJ2025-006828-(5)
Disaster Recovery Permit No. CREB2025001466
133 E Pine Street, Altadena, West San Gabriel Valley Planning Area
APN: 5833-026-012

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: _____
