

June 17, 2026

Robert Thompson  
23945 Calabasas Rd. Suite 207  
Calabasas, CA 91302

PROJECT NO. PRJ2026-002005-(5)  
COUNTY DISASTER RECOVERY PERMIT NO. CREB2026000863  
“PROCEDURE A” MODIFICATION  
690 E PALM ST, ALTADENA (APN: 5849-029-016)  
WEST SAN GABRIEL VALLEY PLANNING AREA

Dear Robert Thompson:

The Zoning Administrator, by her action of **June 3, 2026**, has approved the above-referenced project. Enclosed are the Zoning Administrator’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 Affidavit of Acceptance is submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:** The applicant or any other interested persons may appeal the Director’s decision. The appeal period for this project will end at 5:00 p.m. on **July 1, 2026**. 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/PRJ2026-000786>.

For questions or for additional information, please contact Norman Ornelas Jr of the Disaster Recovery Section at (213) 974-6411, or [nornelas@planning.lacounty.gov](mailto:nornelas@planning.lacounty.gov).

Robert Thompson

June 17, 2026

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Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

 for  
Carmen Sainz, Supervising Planner  
Disaster Recovery Team

AH:NOJ

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

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

CP\_04082026\_5835042013\_CREB2026000383(04082026)\_APL

**LOS ANGELES COUNTY**  
**DEPARTMENT OF REGIONAL PLANNING**  
**FINDINGS OF THE ZONING ADMINISTRATOR**  
**AND ORDER**  
**PROJECT NO. PRJ2026-002005-(5)**  
**COUNTY DISASTER RECOVERY PERMIT NO. CREB2026000863**  
**“PROCEDURE A” MODIFICATION**

**RECITALS**

1. **ENTITLEMENT REQUESTED.** The permittee, Lila and Levon Jihanian Trustees ("Permittee"), requests a “Procedure A” Modification (“Modification”) associated with County Disaster Recovery Permit (“DRP”) No. CREB2026000863 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 1,980-square-foot, two-story, single-family residence with a detached 800-square-foot accessory dwelling unit (“ADU”), utilizing a pre-approved standard rebuild plan on a property located at 690 East Palm Street in the unincorporated community of Altadena ("Project Site") in the R-1-7500 (Single Family Residential – 7,500 Square-Foot Minimum Required Lot Area) Zone. The Modification is to authorize a reduction of the 23-foot maximum height requirement within 15 feet of the side property line, to allow 21-foot, 10 inches, as required by County Code Section 22.320.090.D.1.a (Yard Requirements).
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 Section 22.320.090 (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 (Residential – 0-9 Dwelling Units Per Net Acre)	R-1-7500 (Single Family Residential – 7,500 Square-Foot Minimum Required Lot Area)	Fire affected single-family residences (“SFRs”)
EAST	H9	R-1-7500	Fire affected SFRs

SOUTH	H18 (Residential – 0-18 Dwelling Units Per Net Acre), H30 (Residential – 20-30 Dwelling Units Per Net Acre)	R-2 (“Two-Family Residence”), R-3 (Limited Density Multiple Residence	Fire affected SFRs, multi-family residences (“MFRs”), and commercial
WEST	H9	R-1-7500	Fire affected SFRs

**5. PROJECT AND SITE PLAN DESCRIPTION.**

**A. Existing Site Conditions**

The Project Site is 0.188 acres in size and consists of one lot. The Project Site is rectangular in shape with generally flat topography and is currently vacant because the previous SFR was destroyed by the Eaton Fire.

**B. Site Access**

The Project Site is accessible via East Palm Street to the north. Access to the Project Site will be via an entrance/exit off East Palm Street.

**C. Site Plan**

The proposed site plan depicts the Project Site with a replacement 1,980-square-foot, two-story, single-family residence with a detached 800-square-foot accessory dwelling unit located to the rear of the property. The SFR utilizes the pre-approved Plan No. 25-11: R5 (“Foothill Craftsman”) / Standard Plan number 27008, and the ADU utilizes Plan No. 25-38 (“ADU 2- Foothill Craftsman”) / Standard Plan number 27011.

**D. Parking**

Two uncovered parking spaces are required as an Eaton Fire Disaster rebuild project. No parking is required for an ADU placed on a lot located outside of a Very High Fire Hazard Severity Zone (“VHFHSZ”). The subject property is not within a VHFHSZ. No parking spaces are provided.

**6. CEQA DETERMINATION.**

County Department of Regional Planning (“LA County Planning”) staff (“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 ADU, 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 to authorize a reduction of the 23-foot maximum height requirement within 15 feet of the side property line, 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.** Staff received no letters of opposition or support before the Zoning Administrator's action on the Modification.
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 May 5, 2026, a total of seven Notices of Application were mailed to all adjacent property owners, seven notices were mailed to those on the courtesy mailing list for the Altadena Zoned District, and a total of 113 notices were electronically mailed 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 General Plan because the H9 land use category is intended for SFRs and ADUs, 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 vacant, underutilized, and/or brownfield sites.
  - **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 to reflect the architectural style, size, and scale of the previously existing SFR, which is within the Eaton Fire affected area. Key architectural elements include an open floor plan and a front entryway accessed via a front porch. Except for the Modification requested, the Project complies with all development standards for the R-1-7500 Zone specified in County Code Section 22.320.090 (Altadena Community Standards District), including but not limited to required yards, maximum height limits, maximum lot coverage, and maximum gross structural area. Additionally, the Project complies with all development standards for single-unit developments specified 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. In consideration of these factors, the Project is consistent with the goals and policies of the General Plan.

### **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 with a new ADU is permitted in such zone with a DRP 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 Sections 22.320.090.D.1.a (Yard Requirements), except for the requested modification to authorize an encroachment of one foot and two inches beyond the 23-foot maximum height requirement within 15 feet of the side property line. The replacement SFR requires a minimum side of five feet, a front of 20 feet and a minimum rear yard of 25 feet. The SFR is setback at least five feet and one and one half inches from the side lot lines and 98 feet and nine inches from a 10 foot utility easement that extends to the rear lot line. The ADU requires a minimum side and rear yard of four feet. The attached ADU is setback at least five feet and one and one half inches from the eastern side lot line and nine feet and ten and one half inches from the western lot line and abuts the 10 foot easement at the rear lot line.
15. **HEIGHT.** The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Sections 22.320.090.D.1.b (Altadena CSD Height Limits) and 22.140.640.G.1.b (ADU Height Requirements), which limit the maximum height of the SFR to 30 feet on lots of less than 20,000 square feet and the maximum number of stories above grade to two, and the maximum height of the ADU to 25 feet. The proposed SFR is two stories and does not exceed 25 feet and nine inches at its highest point, and the proposed attached ADU does not exceed 15 feet and seven inches at its highest point.
16. **FENCES AND WALLS.** The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Section 22.320.090.D.1.c (Fences, Walls, and Landscaping), which restricts the sizes, types, and locations of fences and walls allowed in residential zones. The Project includes a new six-foot wood fence around the southern perimeter and six-foot-tall block wall on the western perimeter of the Project Site.
17. **GROSS STRUCTURAL AREA (“GSA”).** The Zoning Administrator finds that the Project is consistent with the standard identified in County Code Section 22.320.090.D.1.d (Gross Structural Area and Lot Coverage) which limits the GSA to  $(.25 \times \text{net lot area}) + 1,000$  square feet, or 3,051.5 square feet, exclusive of ADUs. The Project’s GSA is 1,980 square feet, within the allowable GSA.
18. **LOT COVERAGE.** The Zoning Administrator finds that the Project is consistent with the standard identified in County Code Section 22.320.090.D.1.d (Gross Structural Area and Lot Coverage) which limits the lot coverage to  $(.25 \times \text{net lot area}) + 1,000$  square feet, or 3,051.5 square feet, exclusive of ADUs. The Project’s lot coverage is 1,005 square feet, within the allowable lot coverage.

19. **PARKING.** The Zoning Administrator finds that the Project is not consistent with the standards identified in County Code Sections 22.258.030.H.1.(Parking) and 22.320.090.D.1.e (Parking), which requires two uncovered parking spaces as an Eaton Fire Disaster rebuild project. The Zoning Administrator finds that the Project is consistent with the standards identified in County Code Sections 22.140.640.G.1.d.ii.1 (Parking), which specify that no parking is required for an ADU development placed on a lot located outside of a VHFHSZ. The subject property is not within a VHFHSZ and no parking spaces are provided.

20. **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):

- a. **SITE ACCESS.** Pursuant to Subsection F.3 (Building and Site Access), the Project includes a SFR and ADU which both have a direct pedestrian pathway from a vehicle driveway to the public right-of-way.
- b. **BUILDING ORIENTATION.** Pursuant to Subsection F.4 (Front Yards and Building Orientation), the primary entrance of the SFR is along the frontage and oriented towards the private street easement. The canopy tree requirement specified in Subsection F.4.c (Canopy Tree Requirement) does not apply because the Project Site fronts a street where no sidewalks are required.
- c. **PRIMARY ENTRYWAY.** Pursuant to Subsection F.5 (Ground Floor Treatments), the primary entrance of the SFR is oriented to the front lot line, is lit with at least one light fixture providing a minimum of two foot-candles on the ground within five feet of the entryway door, incorporates a covered porch in front of the doorway and a window adjacent to the door.
- d. **ARTICULATIONS.** Pursuant to Subsection F.6 (Building Articulation), the building façade of the SFR incorporates multiple articulation and architectural detailing strategies, including but not limited to increased fenestration, variation in roof height, variation in window sizes, and horizontal banding.
- e. **FAÇADE DETAILS.** Pursuant to Subsection F.7 (Building Façade Details), the SFR and ADU incorporate brick columns and smooth lap board siding along the façade, treated as a whole and finished with similar materials on all sides to provide continuity. Smooth lap board siding is used for at least 10% building façade, including on the first floor of the façade of the structure.
- f. **LANDSCAPING.** Pursuant to Subsection F.8 (Landscaping, Walls, Fences, and Screening), single-unit development sites must include a minimum of 20 percent of the uncovered lot area to be landscaped with at least 80 percent of the on-site landscaping coverage area consisting of trees and plants native to southern California or non-invasive and drought tolerant plants. The Project includes 6,187 square feet of uncovered lot area which requires a minimum of 1,238 square feet of landscaping, while approximately 1,240 square feet is proposed, consistent with these requirements.

- g. **PARKING.** Pursuant to Subsection F.9 (Vehicle Parking Facilities), garages or uncovered parking lots shall not be located closer to the front property line than the front door of the building closest to the front property line. Two uncovered parking spaces are required as an Eaton Fire Disaster rebuild project. The project is exempt from providing parking for the ADU because it includes the construction of a new detached ADU and is located outside of a Very High Fire Hazard Severity Zone (VHFHSZ). No parking spaces are provided.
21. **TREE PLANTING.** The Zoning Administrator finds that the Project must comply 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. As part of the conditions of approval, two new trees are to be planted in compliance with this standard.
22. **INCLUSIONARY UNITS.** The Zoning Administrator finds that the Project is exempt from the Inclusionary Zoning Ordinance because the Project includes only one primary dwelling unit.

**“PROCEDURE A” MODIFICATION FINDINGS**

23. **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 and ADUs. As the Project proposes the rebuilding of a previously existing SFR and a new ADU, this is consistent with the intended use of the category.
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 proposed Modification does not introduce a new use or intensification of use that existed before the Eaton Fire. The Project proposes a replacement SFR and new ADU that, despite the encroachment into the 23-foot height requirement within 15 feet of a property line requirement, is located approximately five feet and one and one half inches from the side yard setbacks. The Project will comply with all current building and fire codes and is not anticipated to adversely impact the surrounding area.
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 proposed Project maintains existing development patterns and is in compliance with all applicable community-specific and residential design standards, except for the Modification being requested relating to the 23-foot height requirement

within 15 feet of a property line. Therefore, the Project integrates appropriately 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 East Palm Street. Because no intensification of use is proposed, the existing infrastructure in the vicinity does not require new improvements to carry out the kind and quantity of traffic that the Project is anticipated to generate.
27. The Zoning Administrator finds that a grant term for the Modification is not necessary because the Project is for a replacement SFR and new ADU.

#### **SUPPLEMENTAL “PROCEDURE A” MODIFICATION FINDINGS – ALTADENA COMMUNITY STANDARDS DISTRICT (“CSD”)**

28. **The Zoning Administrator finds that the application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.** Strict application of the required height maximum of 23 feet within 15 feet of any property line would constrain the buildable area on the narrow lot of 40 feet, resulting in disproportionate impacts relative to the Modification request. Because of the lot width constraints and the side yard setbacks, the buildable area is restrictive in terms of width. A small encroachment of the second story will not be disruptive to neighbors or the general character of the street.
29. **The Zoning Administrator finds that there are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.** Exceptional circumstances exist on the Project Site due to the width of the lot. Although the lot exceeds 8,000 sf, the lot width is substandard at 40 feet wide. The former home was also a two-story home, and the former and proposed homes met or meets side yard setbacks. The requested Modification seeks to reduce the impact of this unique condition without creating a grant of special privilege inconsistent with the limitations upon other properties located in the Altadena CSD.
30. **The Zoning Administrator finds that the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD or the Altadena Community Plan.** The Project is consistent with the purpose and intent of the Altadena CSD and the Altadena Community Plan, because it supports neighborhood recovery by allowing a fire-damaged, vacant lot to return to productive residential use. Because the requested Modification is based on exceptional circumstances applicable to the Project Site, it is not anticipated to be materially detrimental to other properties in the vicinity. With the Modification, the proposed SFR could be located such that its footprint mirrors the pre-fire development pattern of the street.

#### **ENVIRONMENTAL FINDINGS**

31. 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 and new ADU on a lot that was previously developed with an SFR destroyed by the Eaton Fire. The Modification is to authorize a reduction of the 23-foot maximum height requirement within 15 feet of the side property line. 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.

### **ADMINISTRATIVE FINDINGS**

32. **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 application of the standards for which modification is sought would result in practical difficulties or unnecessary hardships if not granted.

- F. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by the Altadena CSD.
- G. The requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of the Altadena CSD or the Altadena Community Plan.

**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. CREB2026000863**, subject to the attached conditions.

**ACTION DATE: June 4, 2026**

AH:NOJ

June 17, 2026

c: Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2026-002005-(5)  
COUNTY DISASTER RECOVERY PERMIT NO. CREB2026000863  
“PROCEDURE A” MODIFICATION

**PROJECT DESCRIPTION**

The project is a non-like-for-like rebuild of a single-family residence with a new detached accessory dwelling unit, with a “Procedure A” Modification to authorize a one-foot-two-inch encroachment of a single-family residence over the 23-foot maximum within 15 feet of the side property line as required by 22.320.090.D.1. (Altadena Community Standards District), 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. **Change of Ownership.** 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 additional inspections shall be **\$470.00** 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 subsequent 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 modification to allow for a one-foot-two-inch encroachment of a single-family residence over the 23-foot maximum within 15 feet of the side property line as required by County Code Section 22.320.090.D.1. (Yard Requirements), in relation to the construction of a replacement single-family residence with a new detached accessory dwelling unit in the R-1-7500 (Single Family Residential – 7,500 Square-Foot Minimum Required Lot Area) Zone.
16. **Accessory Dwelling Unit – Use Restrictions.** Except as specified otherwise by State law, the accessory dwelling unit may only be used as a rental unit for a period of more than 30 consecutive days. No home-based occupation shall be conducted within the accessory dwelling unit.

17. **Maintenance.** The sidewalk frontage in front of the property shall be continually well-maintained and free of litter, debris, household furniture, or any other items.
18. **Painting.** The single-family residence shall be repainted as necessary to replace discoloration and faded or peeling paint.
19. **Vehicular Circulation.** Waste and recycling receptacles shall not block vehicular access to and from the property.
20. **Storage.** Inoperable vehicles may not be stored on the property or in parking spaces.
21. **Tree Planting.** Two trees shall be planted on the subject property. These trees shall be of species indicated as native to California on LA County Planning's Tree Species List. At least one of these trees shall be planted within four feet of the front property line.
22. **Parking.** Two uncovered parking spaces shall be maintained on the property.

## **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:

**Attention: Sean Donnelly, AICP  
Department of Regional Planning  
320 W Temple Street, 13<sup>th</sup> Floor  
Los Angeles, CA 90012**

Or hand deliver to:

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

**For questions or for additional information, please contact Sean Donnelly, AICP 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

AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES }ss

REGARDING: PROJECT NO. PRJ2026-002005-(5)
COUNTY DISASTER RECOVERY PERMIT NO. CREB2026000863
690 EAST PALM SREET, ALTADENA
APN: 5841-029-016

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: \_\_\_\_\_