

CONDITIONS OF APPROVAL

(As Modified by the East Los Angeles Area Planning Commission at its meeting on July 8, 2026)

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan and floor plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. All graffiti on the site shall be removed or painted over to match the color of the surface to which it is applied within 24 hours of its occurrence.
5. A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Department of City Planning and the Department of Building and Safety for purposes of having a building permit issued at any time during the term of this grant.
6. Within 30 days of the effective date of this grant, a covenant acknowledging and agreeing to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement (standard master covenant and agreement form CP-6770) shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement with the conditions attached must be submitted to the Development Services Center for approval before being recorded. After recordation, a certified copy bearing the Recorder's number and date shall be provided to the Development Services Center for inclusion in the case file.
7. **Authorization.** Authorized herein is the construction, use, and maintenance of two single-family dwellings on a hillside lot that does not have a 20-foot wide Continuous Paved Roadway from their driveway apron to the boundary of the Hillside Area, a reduced front yard setback, and a Specific Plan Compliance Review for compliance with the Mount Washington/Glassell Park Specific Plan.
 - a. A zero-foot front yard setback is authorized for the dwellings, if a dedication from the property is required in conjunction with improvements to the Cliff Drive public right-of-way.
 - b. A minimum 3-foot front yard setback is authorized for the dwellings, if no dedication from the property is required in conjunction with improvements to the Cliff Drive public right-of-way.

8. No other deviations have been requested or approved from any other applicable provisions of the Hillside regulations (Section 12.21 C.10 of the LAMC Chapter 1). All applicable provisions shall be observed.
9. Prior to the removal of any Protected Tree, a Permit and approved replacement plan shall be obtained from the Urban Forestry Division, Bureau of Street Services, Department of Public Works.
10. Prior to Development Services Center condition clearance for the issuance of a permit for construction of the dwellings, the applicant shall complete all improvements necessary to provide a minimum 20-foot wide roadway along the whole of the property frontage.
11. Prior to Development Services Center condition clearance for the issuance of a permit for construction of the dwellings, the applicant shall submit the driveway plans to the Department of Transportation for review and approval. Said Department's approval shall be included in the plans submitted to the Development Services Center.
12. Prior to Development Services Center condition clearance for the issuance of a permit for construction of the dwellings, the applicant shall submit the plans to the Fire Department for review and approval. Said Department's approval shall be included in the plans submitted to the Development Services Center.
13. The project shall comply with all conditions contained within the August 8, 2024, Department of Building and Safety, Geology and Soils Report Approval Letter, Log # 129125-02, and as it may be further amended.
14. **Retaining Walls.** Pursuant to LAMC Chapter 1, Section 12.21 C.8, a maximum of one free standing vertical or approximately vertical retaining wall may be built on any lot with a maximum height of 12 feet as measured from the top of the wall to the lower side of the adjacent ground elevation; or a maximum of two vertical or approximately vertical walls or portions of a wall may be maintained on a property if 1) the minimum horizontal distance between the two walls is three feet, 2) neither of the two walls exceed a height of 10 feet measured from the top of each wall to the lower side of the adjacent ground elevation at each wall, and 3) in no case shall the height of a wall located in a required yard exceed the height allowed by Section 12.22 C.20.(f).
15. **Stormwater Drainage System.** Replacement/installation of a stormwater drainage system shall be pursuant to issued permit(s) after review and approval by the Department of Public Works and the Department of Building and Safety.
16. **Mount Washington/Glassell Park Specific Plan Compliance Conditions.**
 - a. **Site Development** – Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the applicant, stamped "Exhibit A", and attached to the subject case file.
 - b. **Floor Area** – As defined by the Mount Washington/Glassell Park Specific Plan, Floor Area is that area in square feet confined within the exterior walls of a building of a One-Family Project, including the area of stairways, shafts, covered automobile parking areas and basement storage areas, and excluding uncovered outdoor decks. The total gross floor area shall not exceed 3,693.83 square feet, including attached covered parking areas.

- c. **Height** – The proposed Cliff Residence South shall be limited to 35 feet 9 inches in height and Cliff Residence North shall be limited to 29 feet 2 inches in height. Within six feet of the front lot line, the building heights for both dwellings shall be limited to 15 feet. Within six feet to 12 feet of the front lot line, the building heights for both dwellings shall be limited to 24 feet.
- d. **Front Yard Setback** – The project shall provide a minimum front yard setback according to Condition No. 7.
- e. **Parking** – The project shall provide vehicle parking spaces as required by the LAMC and determined by the Department of Building and Safety.
- f. **Landscape Plan:**
 - i. Xeriscape Requirements. The project shall comply with the xeriscape requirements set forth under Sections 12.40 through 12.43 of the LAMC.
 - ii. Landform Planting Design. To the extent feasible, the type and placement of landscape materials on graded sloped shall conform to the standards set forth in the Landform Grading Manual.
 - iii. Fire Safety. The landscaping and preservation, relocation, and removal of Native and Significant Trees shall not require any planting in violation of applicable fire safety regulations.
 - iv. Landscape and Preservation, Relocation, and Removal of Native and Significant Trees. As identified in the Tree Report prepared by Julio Matos (WE-9101A), revised on September 16, 2025, there are three (3) Protected Trees/Shrubs and three (3) Significant Trees on-site. No on-site Protected Trees are proposed for removal. One (1) Significant Tree is proposed for removal as part of the project. There is one (1) Protected Street Tree. The one (1) Protected Street Tree is proposed for removal. The project shall provide Replacement Trees per LAMC Section 46.02. of the Code for the one (1) Protected Street Tree being removed. One (1) Replacement Tree will be planted on a 1:1 ratio for the one (1) Significant Tree being removed. This Tree Report was reviewed by the Urban Forestry Division on September 16, 2025.
 - v. The applicant shall observe the Tree Protection Guidelines set forth in said tree report and the standards of approval of Relocation/Removal of Native or Significant Trees of the Mount Washington/Glassell Park Specific Plan during the Pre-Construction Phase and Construction Phase by using protective fencing, keeping the site clean, sufficient irrigation, no flooding, using hand tools around the tree locations, do not back any equipment up to the trunk of trees, avoid root impact, trenching and root pruning, maintain natural grade, place mulch, and under observation by an arborist.

17. Construction Conditions.

- a. **Construction Traffic Mitigation Plan**. The property owner is fully responsible and shall ensure the project contractor and crew read, fully understand, and comply with all conditions imposed in this grant and the Construction Traffic Management Plan reviewed and approved by the Los Angeles Department of Transportation on

October 21, 2024, during all applicable demolition, grading and construction phases of the project. Should this grant contain more restrictive conditions, the project personnel shall comply with the more restrictive conditions.

b. **Hillside Construction Regulations.**

- i. **Maximum Grading.** For any single lot, the total cumulative quantity of Grading, or the total combined value of both Cut and Fill for the import and export of earth, or incremental Cut and Fill for Import and Export of earth shall be limited to the “by-right” maximum pursuant to Section 12.21 C.10 and shall not exceed 6,000 cubic yards.
- ii. **Maximum Import and/or Export for Hillside Areas Fronting Substandard Streets.** For a lot which fronts onto a Substandard Hillside Limited Street, as defined in Section 12.03 of this Code, the total cumulative quantity of Import and Export of earth combined, shall be no more than 75 percent of the “by-right” maximum pursuant to Section 12.21 C.10 and shall not exceed 6,000 cubic yards.
- iii. **Hauling Truck Trips.** A maximum of four trucks are permitted to haul per hour per project site. A grouping or convoy of hauling vehicles shall not be allowed; only one hauling vehicle is permitted per project site at any one time.
- iv. **Hauling Truck Operations.** As conditions of project approval for the issuance of a grading or building permit for projects in a HCR District, each of the following hauling operation standards shall be met:
 1. Projects required to obtain a Haul Route approval from the Board of Building and Safety Commissioners for the import and/or export of 1,000 cubic yards or more of earth material shall prominently post the final action letter with the approved Haul Route staff report on the job site at all times.
 2. No grading shall be performed within any areas designated “hillside” unless a copy of the grading permit is prominently posted on the job site at all times.
 3. All hauling vehicles must be identified by a placard identifying the project address which shall be prominently displayed on each hauling vehicle.
- v. **Equipment.** As conditions of project approval for the issuance of a grading or building permit for projects in a HCR District, each of the following equipment standards shall be met:
 1. 10-wheeler dump trucks (with a 10 cubic yard capacity) or smaller are the only type of trucks permitted for hauling of earth. Notwithstanding the foregoing, the Board of Building and Safety Commissioners may authorize the use of other types of hauling vehicles for a project through the Haul Route approval process.

2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.

vi. **Operating Hours and Construction Activity.** Compliance with each of the following standards shall be required for all projects in a HCR District requiring the issuance of a grading or building permit. However, if a Haul Route approval by the Board of Building and Safety Commissioners is required for import and/or export of 1,000 cubic yards or more, then the conditions set by the Board of Building and Safety Commissioners during the Haul Route approval process shall prevail and the following standards shall not apply.

1. Hauling operations shall be conducted only on Monday through Friday, between the hours of 9:00 a.m. and 3:00 p.m. Hauling operations on Saturdays, Sundays, or state or federal designated holidays is strictly prohibited.
2. Haul trucks shall be staged off-site and outside of the HCR District. As deemed necessary, the Board of Building and Safety Commissioners may permit staging on-site or in any alternate staging area by special condition during the Haul Route Approval process.
3. Construction activity shall be limited to Monday through Friday, between the hours of 8:00 a.m. to 6:00 p.m. Exterior construction work at any other time is strictly prohibited. However, interior construction work may be conducted on Saturdays between the hours of 8:00 a.m. to 6:00 p.m. Excess exterior illumination of the site through the use of flood lights and/or similar lighting devices is strictly prohibited after 6:00 p.m. on any day of the week.
4. A log noting the dates of hauling activity and the number of hauling truck trips per day shall be available on the job site at all times.
5. The owner or contractor shall control dust caused by grading and hauling and provide reasonable control of dust caused or exacerbated by wind at all times. Grading and hauling activities shall be discontinued during periods of high winds and Red Flag days as determined by the Los Angeles Fire Department.
6. Loads shall be secured by trimming and shall be covered to prevent spillage and dust. Haul trucks are to be contained at the export site to prevent blowing of dirt and are to be cleaned of loose earth at the export site to prevent spilling.
7. Streets shall be cleaned of spilled materials at the termination of each workday.
8. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit from the project site in each direction.
9. Flag person(s) shall be required for all project sites. Flag persons with radio control and warning signs shall be in compliance with the

latest edition of the "Work Area Traffic Control Handbook." Flag persons provided at the job site shall assist trucks in and out of the project area.

c. **Community Notification.**

- i. 10 days prior to the commencement of grading, excavation, hauling (import and export), and construction activities, the name and telephone/cellphone number of a Construction Contact person to receive inquiries and resolve complaints from residents regarding construction activities shall be provided to all residents along Cliff Drive between its intersections with Roseview Avenue to the east and Tacoma Avenue to the south. The Construction Contact should be empowered to respond to both immediate and persistent issues.
 - ii. 10 days prior to the commencement of grading, excavation, hauling (import and export), and construction activities, the applicant shall provide a written estimated schedule to all residents along Cliff Drive between its intersections with Roseview Avenue to the east and Tacoma Avenue to the south. The schedule shall indicate the anticipated dates and times of specified activity, their anticipated duration, and specific notes about anticipated impacts to Cliff Drive. This schedule shall be updated and redistributed as necessary to reflect changes in the schedule.
 - iii. Visible and legible sign(s) (at a distance of 50 feet) shall be posted and maintained on the construction site identifying a telephone number for (1) Parking Enforcement, Department of Transportation; (2) Building and Safety enforcement; and, (3) the Construction Contact where residents can inquire about the construction process and register complaints; calls to this telephone/cellphone number shall be immediately responded to. The signs shall be located in a conspicuous place on the subject property, along Cliff Drive, and shall remain visible, legible, and attached to its post throughout the entire construction period.
- d. Complaints or inquiries to the Construction Contact shall be responded to within 24 hours or sooner to ensure resolution of a problem or violation.
- e. **Reduced Roadway Width.** Construction activities shall not reduce the Cliff Drive roadway width to less than 10 feet.
- i. Whenever construction-related activities will reduce the Cliff Drive roadway width, flag persons, equipped with working and operable two-way radios, shall coordinate traffic between the construction site and the intersections of Cliff Drive and Roseview Avenue to the east and Tacoma Avenue to the south, to facilitate pauses in the construction activity in order to allow reasonable and safe vehicle passage past the construction site.
 - ii. No construction activities, including construction material/vehicle deliveries, pick-ups, soil hauling, and concrete pouring, may be conducted that reduces the Cliff Drive roadway width on trash pick-up and Red Flag days.

- iii. No vehicle belonging to project contractors, subcontractors, vendors, or laborers exceeding a width of 8 feet (including side mirrors) shall be parked along Cliff Drive at any time.
- f. No construction vehicle, contractor vehicle, subcontractor vehicle, vendor, worker vehicle, material lay down, or trash bin, shall obstruct any driveway of any property in the surrounding area.
- g. All deliveries shall be coordinated so that no more than one vendor/delivery vehicle is on Cliff Drive at any one time.
- h. Areas with signs labeled “No Parking” and “No Stopping” by LADOT shall not be used for parking and staging.
- i. Construction/Hauling Vehicle Staging. An off-site staging area for large trucks and any other construction vehicles and a construction parking plan shall be identified and utilized in order to control the frequency of construction traffic to the site and in the neighborhood to the satisfaction of the Department of Transportation. The specifics of the plan shall be printed on the plans.
 - i. No more than one truck shall be at the property at any one time. All trucking activities for deliveries during grading and construction stages shall be coordinated so that only one truck vehicle is at the site at one time; a construction supervisor shall be present at such time to prevent any potential traffic impacts.
 - ii. Staging will be done onsite to the extent feasible. No staging shall take place on any other street in the neighborhood.
 - iii. Concrete trucks shall be staged onsite to the extent feasible. When staging will need to be adjacent to the site, at no times shall adjacent driveways be blocked, nor can one lane of the street be blocked without the presence of a flagger. The applicant shall secure a street use permit from the Bureau of Street Services when necessary for said concrete pouring. No staging shall take place on any other street in the neighborhood.
- j. During all phases of construction, all materials related to the project shall be stored on private property. No building materials shall be stored over-night within the public right-of-way.
- k. All debris, trash and waste generated by the construction, including but not limited to building material remnants, removed weeds or dirt, food or drinks consumed by workers, etc., must be removed from the site or kept in a covered, trash receptacle on the property. Any trash stored on site must be removed at least once per week, or whenever the storage receptacle is full, whichever is sooner.
- l. No flood lighting shall be utilized after 6:00 p.m.
- m. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

18. INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS

Applicant shall do all of the following:

- a. Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- b. Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- c. Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- d. Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (b).
- e. If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

“City” shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions include actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

19. Prior to the issuance of building permits, the Applicant shall demonstrate compliance with Public Resources Code Section 4290 and its implementing regulations in California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subdivision 2 (State Minimum Fire Safe Regulations) and Chapter 7 of the California Building Code.