Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

November 10, 2016

TO: Patricia Hachiya, AICP
Hearing Officer

FROM: Carl Nadela, AICP
Zoning Permits East Section

SUBJECT: Project No. 2016-000334-(4)
Conditional Use Permit No. RPPL 2016002104
Minor Parking Deviation No. RPPL 2016004305
HO Meeting: November 15, 2016
Agenda Item: 3

The above-mentioned item is a request for a Conditional Use Permit (CUP) to authorize the continued operation of a 327-space mobilehome park with less than the required guest parking spaces. This project was first heard on October 4, 2016, on which date, the Hearing Officer, at the recommendation of staff, continued the public hearing to November 15, 2016 to allow time for the noticing of a Minor Parking Deviation request that staff had determined was necessary to proceed with the project. With this regard, public notices for the CUP and Minor Parking Deviation were sent out on October 12, 2016, in compliance with this requirement.

Please find attached the following additional correspondences regarding this project received from the public and the applicant:

1. Email, with attachments, from Mr. Ken Meng dated November 7, 2016;
2. Letter, with attachments, from Hannah Chin, Cheng-Feng Lin, Wen-Tzu Davis, Manyin Lin and Jin-Hua Zhang dated November 9, 2016;
3. Email, with attachments, from Maureen Levine dated November 8, 2016, regarding HCD's approval of the park's Emergency Preparedness Plan;
4. Email, with attachments, from Maureen Levine dated November 8, 2016, regarding permits for the park office mobilehome; and
5. Email, with attachments, from Maureen Levine dated November 8, 2016, regarding permits for the solar panel.

In addition to these, please also find attached the revised Site Plan submitted by the applicant. The applicant indicates that they will provide a total of 70 guest parking spaces for the mobilehome park by converting at least 12 of the parking spaces in the Storage Area to guest parking spaces. Staff has already requested the applicant to indicate in the Site Plan which parking spaces in Storage Area shall be used for guest parking spaces. This information shall be included in the approved plans.

To ensure that these new additional guest parking spaces are indeed used for their intended purpose, staff proposes the addition of the following condition of approval to this permit:

> Condition No. 21. The gate to the Storage Area shall be kept open at all times. A sign shall be posted in a clearly visible location in front of the Storage Area indicating that additional guest parking spaces are available inside. These guest parking spaces shall be clearly marked as such and shall not be used for any storage use. This condition may be waived if the permittee is able to provide the required number of guest parking spaces in the mobilehome park without utilizing parking spaces inside the Storage Area. In such a case, the permittee shall submit an application for a Revised Exhibit A for approval of the Los Angeles County Department of Regional Planning.

If you need further information, please contact Carl Nadela at (213) 974-6435 or cnadela@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED MOTION:

I, THE HEARING OFFICER, APPROVE CUP RPPL 2016002104 AND MINOR PARKING DEVIATION NO. RPPL 2016004305, SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MM:CN

1

Carl Nadela

From: Ken Meng <kenjmeng@gmail.com>
Sent: Monday, November 07, 2016 10:46 PM
To: Carl Nadela
Cc: Richard Bruckner; Senator.Leyva@senate.ca.gov; don@bos.lacounty.gov; Cary Chen; Ted Ebenkamp; hqh zig; dknabe@lacbos.org; Patricia Hachiya; Stephanie.Reid@sen.ca.gov; governor@governor.ca.gov; Ling Chang Ling; Bob Huff'; Maria Masis; Sorin Alexanian; Alan, @49 Hung; Paokung
Subject: Re: MRA1441 protests Mr. Nadela's memo --Project No. 2016-000334-(4)

Dear Mr. Nadela,

There are many who don't know the importance of the people's voice. I appreciate your response to our email, which shows that you have properly handled it and want to continue to work with the case. We therefore acknowledge you to handle this case.

What happens in our park is actually very typical comparing to other parks. With LA County having over 50,000 mobilehome spaces, what you are doing in our case can affect all of these households.

Mobilehome residents are in a unique situation where they own their homes, but not the land their homes sit on. While living in a mobilehome park, our family experienced retaliation by the park owner who tried to evict us. The judge eventually ruled that there are evidences of retaliation against us and other Asian residents, therefore denying the park owner's possession of our home and attorney fees. However, even though the eviction had failed, the park owner appealed and by a technicality, we were ordered to pay attorney fees. That is why very few of lawyers would work for mobilehome residents.

A lawyer had told me to not organize people in our park, saying that the park owner will evict us. I have found this statement to be mostly true. If our family were not lucky enough to have a good judge on our case, or if Sam didn't sacrifice his college opportunities to protect residents' rights, I am sure that our family would have been evicted and the MRA1441 would have ended.

I almost tear down when I spoke to the hearing officer on Oct 4th. I felt pain, having seen many people who are living in this great country with a great Constitution, instead suffering the pain of homelessness, many of them are elderly, sick, and dying. I have seen so much fear from the elderly because of not affording the high rent, choosing to sublease and share their homes with others to pay the rent, risking a monthly fine of $450 if they were caught by the management. One of my elderly neighbor lost 30 pounds after receiving a $1,350 fine and totally lost her health after that. She shakes when she hears or sees the past manager.

To motivate mobilehome residents to vote, our family has visited another mobilehome park on Nov. 5th, 2016. Unfortunately, we were kicked out by the manager, whom said that the residents living in the park are also prohibited to canvass or even put up yard signs. This is blatantly against the law, and the managers admitted that their policy could be "fought", but the managers knew that residents would be intimidated by retaliation, and have no money for a lawyer to fight for their rights in court.

Many are watching the hearing on Nov. 15. It is a big test for all who are involved in LA County government and for the residents. We hope you can study the MRL and find how the vulnerable mobilehome residents could be helped. You may achieve big if you keep handle it properly.

May God bless you.
Ken Meng

On Mon, Nov 7, 2016 at 12:49 PM, Carl Nadela <cnadela@planning.lacounty.gov> wrote:

Mr. Meng,

Thanks for your email below. I will make sure that this is incorporated into the public record. All the points that you raise below will be addressed at the Public Hearing on November 15, 2016.

Regards,

Carl Vincent Nadela, AICP

Zoning Permits East

Los Angeles County Department of Regional Planning

213-974-6435

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From: Ken Meng [mailto:kenjmeng@gmail.com]
Sent: Monday, November 07, 2016 8:38 AM
To: Richard Bruckner <rbruckner@planning.lacounty.gov>
Cc: Senator.Leyva@senate.ca.gov; don@bos.lacounty.gov; Cary Chen <carychen4edu@yahoo.com>; Ted Ebenkamp <te44444@hotmail.com>; hqh zig <hqh.zig@gmail.com>; dknabe@lacbos.org; Patricia Hachiya <phachiya@planning.lacounty.gov>; Carl Nadela <cnadela@planning.lacounty.gov>; Stephanie.Reid@sen.ca.gov; governor@governor.ca.gov; Ling Chang Ling <assemblymember.chang@assembly.ca.gov>; Bob Huff' <bob.huff@sen.ca.gov>
Subject: MRA1441 protests Mr. Nadela's memo --Project No. 2016-000334-(4)

To: Richard Bruckner, Director of Department of Regional Planning, LA County

Copy to: Governor Jerry Brown, Senator Leyva, Hearing Officer Patricia Hachiya Stephanie Reid - State Senate Select Committee on Manufactured-Housing Communities, Don Knabe - LA County Supervisor, and other local elected officials, public servants and leaders of organizations

BCC and forward to: nationwide mobile home organizations, state wide mobile home residents and medias.

The hearing time: 9 am, Nov 15, 2016
Address: 320 W Temple St., Los Angeles CA 90012 at Hall of Records, Room 150

Dear Mr. Bruckner,

The 1441 Manufactured-Home Residents Association (MRA1441) has discussed the memo from Mr. Carl Nadela dated November 3, 2016 to Hearing Officer Hachiya on Project No. 2016-000334-(4). We were appalled by what Mr. Nadela drafted and believe that he is misleading the hearing officer on what State law actually says. Not only that, his memo blatantly ignored the testimonies from elected official, our school board member, other organizations, and the residents' pain. We therefore strongly protest and refute the obviously bias memo with following:

I. Excessive rent

Residents have suffered many years of poor conditions in the park and pay excessive rent. State officials tell us again and again that this issue must be dealt by the local municipality. However, Mr. Nadela ignorantly claims in his memo that excessive rent is governed by the Mobilehome Residency Law (MRL), going against many case law such as *Yee v. City of Escondido* (1990) 224 Cal.App.3d 1349 and the MRL itself. The county cannot shirk from this duty of protecting residents from the "virtual monopoly ... in the rental of mobilehome park spaces" as stated in LA County's 1987 mobilehome park rent stabilization ordinance (8.57.010). Even though the rent stabilization ordinance expired, the county still has a provision (22.52.500 L) mandating all new conditional use permits for mobilehome parks to include a provision requiring a mediation panel that ensures mobilehome parks can be affordable housing by mediating rent during each renewal, every 5 years. It can be seen that this law was never used, as mobilehome residents don't research laws due to their vulnerability to retaliation. This is a big contribution to the high 6% homeless ratio in LA County. An example of this is after the city of El Monte repealed rent control over a park, the rent went to over $1200 and about ⅓ of the home sites were vacated. Since then, thanks to the protests of the residents there, the city reinstated rent control. However, no one compensated the homeowner's losses. Many of them became homeless.

Mr. Nadela's draft findings propose that the CUP should last 30 years, even though renewals are every five years, according to ordinance 22.52.500 L. In this rapidly evolving era, 30 years is essentially forever, especially to some elderly residents that say they won't live to even half that long. Even after Sam Meng's email suggesting that the CUP should be granted for a short term so that the mediation panel can be in effect, Mr. Nadela still recommended 30 years, leaving residents disappointed and suspicious.

II. Communication

The Association appreciates and respects Hearing Officer Hachiya's findings in the October 4th hearing, where over 70 residents were in attendance. Ms. Hachiya found that the main problem in the park is that the applicant isn't listening and attending to their "customers", which rings true to residents and is right on point. Therefore, she decided to add a condition requiring the park owner to host quarterly meetings with residents and check on what Senior Services can do to help residents here. Oddly, her findings explaining her decisions were never mentioned in Mr. Nadela's draft findings.

Also, Mr. Nadela surprisingly and without proper reference, claims that state law does not allow the condition. It is true that the Mobilehome Parks Act states that the Health and Safety Code preempts municipality ordinances. On the other hand, there is nothing in the Mobilehome Residency Law with similar language on preemption. The Mobilehome Parks Act and the Mobilehome Residency Law are from different sections of California Law. Because the Mobilehome Residency Law has no superseding provision stating that local municipalities cannot require the park owner to meet with residents, we are confused as to why Mr. Nadela states that the MRL preempts the hearing officer's condition to have applicant meet with residents quarterly.

The Association requests Regional Planning resolve this communication issue. The applicant's defiance can be seen in their refusal to answer the Association's letters to meet, and also through their refusal to hire at least one

employee that speaks Chinese, even though residents requested it multiple times and the applicant claims in its application that the park is 90% Chinese. This has led to management abuse and unrest in our park.

On November 2, 2016, the MRA1441 visited the park management office. When we asked Norma Martinez, the park's manager, her opinion on the hearing officer's decision, Norma stated that they will not abide by the ruling as the hearing officer's decision was wrong. We also inquired about the park's refusal to respond to our letters. Norma stated that they still refuse to respond to our letters. This arrogance from the park management is the main cause of residents' suffering. Your agency's lack of follow-up and the park's arrogance must be the reason why the park dared to skip filing a CUP for 19 years! Also, these events and Mr. Nadela's memo, taken together, raise some suspicions that some connivance is going on.

III. Living Condition

During the October 4 hearing, the 1441 Manufactured-Home Residents Association did not have sufficient time to express problems regarding residents' living condition. The park management has treated residents with discrimination, intimidation, retaliation, extortion and oppression. This makes residents unable to receive quiet enjoyment of their homes. More specifically, the park unfairly fines residents, retaliates against residents who stand up for their rights, and conspired with a criminal tow truck company that robbed residents' cars thanks to the insufficiency of guest parking. Residents also suffer rights violations and other problems. The park owner's ignorance of the residents' poor living CONDITIONS include:

- Poor internet service
- The availability of nothing but monopolistic leases and park rules, refusing to negotiate lease terms with residents
- Oppression of residents' right to use park mailing tubes
- Removing and locking of Clubhouse facilities deny and create difficulties for resident activities that include:
    - Refusing residents' right to use cabinets that store residents organization's supplies.
    - Removing hard flooring
    - Removing stoves
    - Removing indoor shower rooms
    - Removing the poker room
    - Removing the sauna
    - Locking the refrigerator
    - Chaining tables to the floor, restraining residents from using the entire room
    - Locking the piano
    - Locking the thermostat, causing the clubhouse to be hot in the summer and cold in the winter
- Loud transformers in close proximity to residents' home
- Loud trash doors
- Denying usage of soap to wash off chlorine in the pool showers

- Building of a large parking structure, built 20 feet from a residents' home; a project approved without notification to residents

- Hostile communication from the management

- Deep ditches by driveways that cause damage to cars

- Low wall height between the park and newly built plaza that neighbors the park, causing many break-ins and thefts

- Golf balls from neighboring driving range hitting residents' homes

Residents in the past protested on the streets, with the problems in the park reported by the media many times. These problems above are still unresolved today. See: www.mra1441.org.

IV. Conclusion

We are highly suspicious that Mr. Nadela has been influenced by the park owners and that he cannot send fair recommendations to the hearing officer.

1. Mr. Nadela ignored the recommendation from Sam Meng's last email to him, the findings by Hearing Officer Hachiya regarding the applicant not caring for their customers, the residents' testimonies, the testimony of the school board member and other organizations, etc.

2. The park owner took no action to meet with residents after the first hearing, possibly due to someone's connivance in your agency.

3. Before the memo was posted the day before, the management boldly said that the hearing officer was wrong. Did the manager know about the memo before it was posted?

4. Mr. Nadela's conclusion, in the Draft Findings, shocks residents! How can Mr. Nadela care for the welfare of people in the surrounding area but not for the residents in the park?

5. Mr. Nadela, seems deaf and blinded to the residents' poor living condition even though he saw again and again, elderly residents, who cannot speak English well, still try to tell their frustrations to the hearing officer when their testimony got sorely watered down by the interpreter due to lack of time.

6. A 5 year extension is radically different from a 30 years extension, both of which benefits only the permittee, not the residents. If, assuming Mr. Nadela has no bias, he must be disqualified for not being a responsible government officer.

Because of the reasons above, the MRA1441 rejects the Staff Memo dated on November 3, 2016. This is bias towards the park owner and against the vulnerable residents who live in the mobilehome park. Therefore, we ask you to give Mr. Nadela a formal warning. If this draft becomes the final recommendation for the hearing, we will also request further investigation.

We also urgently request:

- Another case planner that can competently manage this case in accordance with law.

- Sufficient time in the November 15 hearing for the MRA1441 to testify on residents' CONDITIONS

- A mediation panel on excessive rent be formed.

- The main issues of resident suffering be heard and taken cared of.

- The oath of offices of Mr. Nadela and his supervisor, to be sure that they are working to protect the people instead of conspiring with the park owner for personal gains. Note that the California Constitution requires that every public worker sign an oath of office.

Thank you for considering our situation, we hope that your agency can make the right decisions.

The Board of MRA1441

11/7/2016

The staff recommendation and draft findings in question: http://planning.lacounty.gov/assets/upl/case/2016-000334_ho-memo-20161103.pdf

降低地租
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The Rent
捍衛家園
Defend
Our Homes
反對壓迫
Stop Oppression
和平友愛
平等權利
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降低地租
LOWER THE RENT
降低地租
LOWER the Re
捍衛家
Defend our Home
1441
Paso Real
Rowland Heights

GOODYEAR
TIRE & SERVICE
GOODYEAR

Abuse of
Residents

Lamb Auto Center
Defend our

Mobil
Mobil
Mobil Mart
EQUAL
RIGHT
保衛家園
defend our HOMES

2

Dear Planner Mr. Carl Nadela
Hearing Officer Patricia Hachiya
Director Richard Bruckner
County Counsel Tracy Swarn
Supervisor Don Knabe

Nov 09, 2016

We have read the documents regarding the RHME Park's CUP case (Project No 2016-000334 / Conditional Use Permit RPPL 2016002104) available at the Regional Planning Department's website. We are sending our response to you for your consideration and public record.

As the Nov. 15 public hearing is nearing, we will limit our response to issues over which the County has jurisdiction, namely Second Access, the Shortage of Guest Parking Spaces, and the Excessive Increase of Rent.

(I) <u>Second Access</u>

6 of "C. Concerns Governed by the Los Angeles County Zoning Code" (Pg. 4) addresses the issue of "lack of a secondary access as per LA County Zoning Code Section 22.52.500 C.2.b," which states:

> ***"However, these standards were established on February 3, 1984, through the adoption of Ordinance No.84-0001. Since the mobilehome park was legally established in the 1970's in its current form without a secondary access through the approval of Zone Exception Case (ZEC) 9580 and Conditional Use Permit (CUP) 172, the mobilehome park is legally non-conforming with regards to this development standard."***

Therefore, the second access issue is completely ignored and has not been listed as a new condition in this CUP. We disagree with the explanation because first, it is untrue, and second, it is not an issue that can be resolved by improving the public fire hydrant fire flow, either. We strongly demand that a second access should be added as one of the Conditions. Our demand is based on the following facts:

1. The above statement is untrue. In fact, before 1980, when the surrounding lots were not developed, the RHME Park actually had more than one single access. One is by Space 98; another at the wall now separating the Park from a vacant lot on the south; another at Space 28 leading to the road along the entrance of the Golf Club; another by Space 81. These roadways and blocked accesses can still been seen clearly. Moreover, Zone Exception Case No. 9276-(1) (11/25/1969) clearly indicates that the Park had 2 accesses, one to the Fifth Avenue (now Colima Road), and the other to Nogales Street. (Attachment #1) The County should have known that.

2. Since 1980s to present, the surrounding lots have been developed, resulting in the blockage of the above accesses. The RHME Park never paid attention to the surrounding development or communicate with County or the developers to keep the second access. Meanwhile, the County also neglected this problem when permitting the surrounding developers to block the above mentioned accesses. This is negligence. Both the RHME Park and the County could have done something to keep a second access, and it was not impossible to do if they were diligent in performing their duties.
3. We want to emphasize that a second access for a 327 household community with about 1500 residents is a must. It's not just concerning fires and only the fire department. An earthquake, in combination with fire, can occur at any moment in Southern California, so we need a second access to escape. This is an issue of survival or death of 1500 people. The Department of Regional Planning should not shut an eye on it. This is

an issue under the County's jurisdiction, and YOU can create a second access for these people, but YOU choose to do nothing. This is unacceptable.

4. Even though Ordinance #84-0001 was in effect in 1980, RHME could have been required to comply with it back in 1997 if RHME Park had renewed its CUP at the time the old CUP expired, at which time, the eastern neighboring land was not developed to build a golf club and commercial plaza yet. RHME had violated the Zoning Code to operate without the renewal of the CUP, hence, nothing could be done in 1997. Now the County is rewarding the Park' violation by allowing it to continue to have a single access; this is incomprehensible to us. Is our government protecting people's lives and properties or the business interest of a few?
5. Even now, it is not impossible for RHME Park to have a second access. In fact, if the County requires so, the Park can do it without much trouble. Our suggestions: (a) Removing the mobilehome at Space 28 and uses it as a perfect access to the public road in front of the Golf Club which does not cause a lot, and the Park owners will lose only the income of one space. (b) The RV Storage in the southern front of the Park is very big, normally not full. The Park may reduce its size to make a second access, which is simple and easy. As the second access is normally not open, it would not interfere with the operation of the storage.

In conclusion, we do not see any reason that the Park cannot have a second access. To have a second access can be included as one of the conditions with a limited period of time, such as three or six months, for the RHME Park to comply with.

We want to have a word from the County: Pursuant to Government Code Section 815.6 (Mandatory Duty), who should we, the Park residents, hold responsible for the loss of lives and/or properties in case of an emergency, if no second access is added?

(II) **Lack of Guest Parking Spaces**

History shows that RHME Park has a behavioral pattern of violating Conditions: When the Park expanded from 188 spaces to 234 spaces on March 31, 1970, Zone Exception Case No. 9435-(1), the Park should have added 12 guest parking spaces in the C-3 zone area, but it did not. According to the Draft Findings of the Hearing Officer, "A review of record indicates that a Regional Planning inspector had visited the site in 1971 and had observed that a shortfall of 12 guest parking spaces already exited at that time. The inspector's notes also indicate that a revised Plot Plan was accepted at that time, indicating this shortfall." (Paragraph 3 of Pg.5)

On 11/08/1972 when the Park expanded again to add 99 spaces (Conditional Use Permit 172), the number of guest parking spaces should have been increased accordingly. Did the Park really have increased 23 (91 divided by 4) guest parking spaces during the second expansion? If the Park did, how come the present number of guest parking spaces is only 58, instead of 70? This can only mean that the Park violated the Condition again during its expansion of 91 mobilehome spaces.

Furthermore, the Plot Plan (Attachment #2) for the expansion of 99 mobilehome spaces shows that the strip of land along the Southern boundary wall was planned to be used as guest parking lot for 47 parking spaces, but eventually, this strip of land was used as spaces to rent out to mobilehome owners with only 4 guest parking spaces. The Plot Plan also shows that the land currently used as a RV storage was planned to be used as 12 mobilehome spaces but somehow became a storage.

There was no document on record showing that there was a revised Plot Plan accepted by the County this time. Due to the above mentioned changes, the number of guest parking spaces never met the required 70, not to mention 82. We have a legitimate question to ask: Did the County send a Regional Planning inspector after the

completion of the construction of the expanded portion of the Park? Why the changes were not found? Who, and with what authority, allowed the Park to change its plan? May we have reasonable suspicion that there was a deal between the government agent and the Park Owner?

All the Conditions in the previous Exceptions and CUP issued to RHME stipulated that a guest parking space is needed for every 4 mobilehomes. Now the County is making compromise to allow the Park to have reduced guest parking spaces from 82 to 70, and the only rationale is that the current guest parking spaces are never full, which is the saying of the Park representative, not the residents. We want to ask the County: if the requirement of parking spaces in the Park can be compromised, why did Pearl of the East have to build a 4 level garage parking structure when the requirement of parking spaces was increased? Should its 4 level parking structure be torn down so as not to disturb neighboring residents because it is not full?

(III) **Excessive Rent Increase**

#4 under the title of "Concerns Governed by the Los Angeles County Zoning Code" (Pg. 4) states:

> ***"Excessive rent affects the renewal of the CUP according to Los Angeles (LA) County ordinance 22.52.500."***

As indicated in the references below, this provision applies only to five-year renewal requests that are investigated and verified by the Planning Director or his/her designee. Since this application is for a Conditional Use Permit and is going through a public hearing process, this provision does not apply to this case."

We disagree with this explanation. Technically, this case is a CUP application; actually this is a delayed renewal. The Park has operated without a valid CUP by not renewing the previous Exceptions and CUP for 19 years. Now the Park is forced to apply for a new CUP. It seems the County is rewarding its violation. We strongly demand that the rent issue be included and put before LA County Mediation Panel. People may have different views on whether the annual rental increase is excessive, but the excessive increase of rent when changing mobilehom owners is so excessive that it exceeds the percentage written in the Rental Agreement, which is 12%; in some cases, the rent increases by 50% when the mobilehome changes hand. We strongly demand the issuance of a short term temporary permit to the Park until this issue is resolved by the County Mediation Panel.

Residents of RHME Park address 1441 Paso Real Ave, Rowland Heights:

Hannah Chi _____ 1441 Paso Real Ave, Space, 6, Rowland Heights

Cheng-Feng Lin _____ 1441 Paso Real Ave, Space, 59, Rowland Heights

Wen-Tzu Davis _____ 1441 Paso Real Ave, Space, 59, Rowland Heights

Manyin Li _____ 1441 Paso Real Ave, Space, 61, Rowland Heights

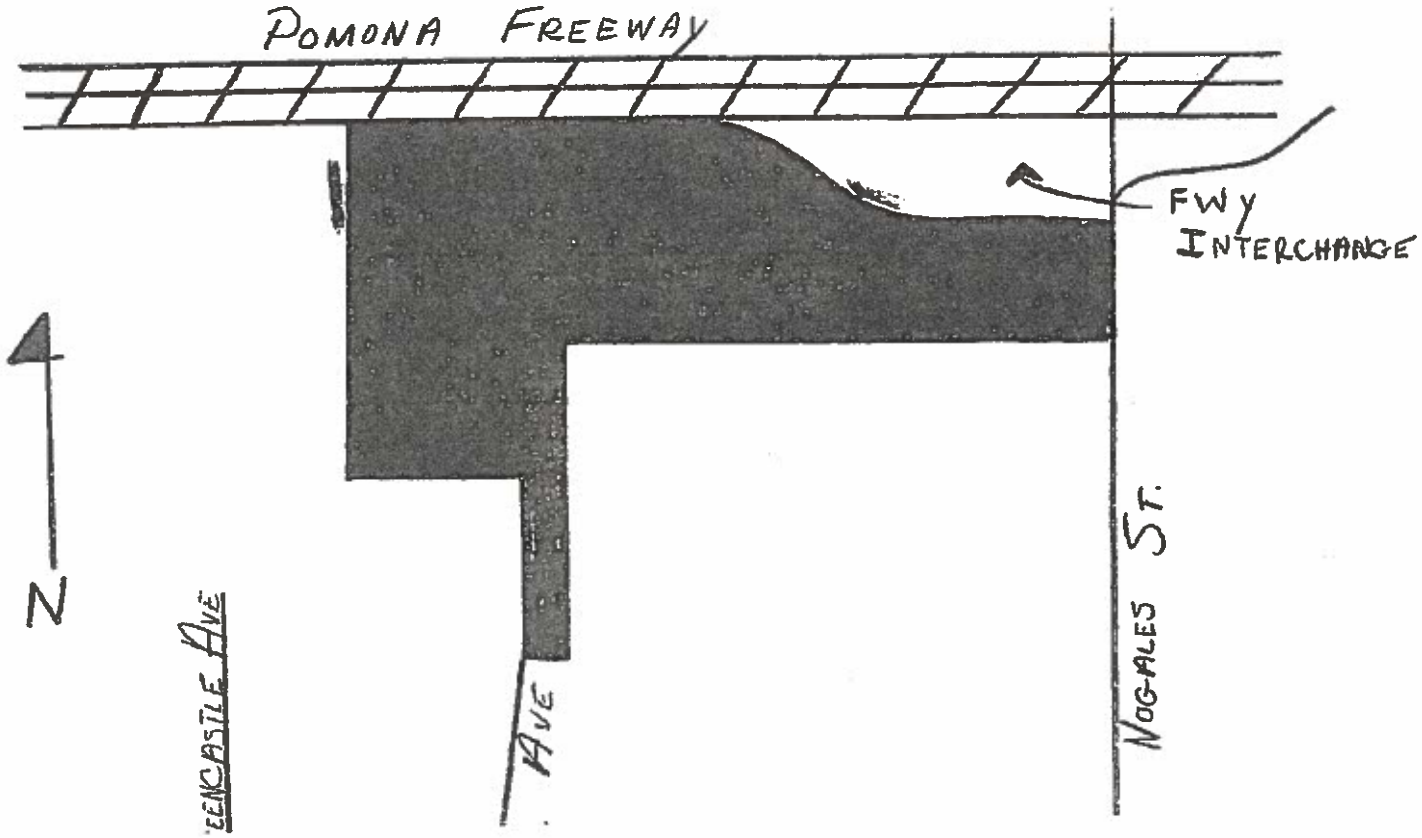
Jin-Hua Zhang _____ 1441 Paso Real Ave, Space, 63, Rowland Heights

Attachment #1

THE REGIONAL PLANNING COMMISSION - COUNTY OF LOS ANGELES
DATE OF HEARING: November 13, 1969

TO: O. K. Christenson
Director of Planning

REPORT ON:	ZONE EXCEPTION CASE NO. 9276-(1)
Filed:	September 10, 1969
Applicant:	Tropical Enterprises 4446 East Live Oak Avenue Arcadia, California 91107
Owner:	J. A. Rowland, Jr. 18800 East Railroad Street Rowland Heights, California 91745
Request:	Mobilehome park
Location:	Rear of 18800 East 5th Street, between Nogales Street and Greencastle Avenue Puente Zoned District
Zone:	A-1-6000



ZONE EXCEPTION CASE NO. 9276-(1)
SUMMARY OF THE HEARING:

ZB HEARING DATE: November 13, 1969
RPC HEARING DATE: November 25, 1969

Seven persons were sworn, of whom six testified without opposition, in favor of this application to build a 188-space mobilehome park on property in Zone A-1-6,000. Average size of trailer size would be 3,500 square feet. The park would contain a recreational hall, swimming pool and sauna. The interior streets would be 25 feet wide. The two (2) access roads are ultimately planned to be 60 feet wide. The access road from the south is located one-half on land owned by the local school district. The easterly access road is to be built at some future time. Applicant agrees to landscape the park and fence it with a 6-foot block wall all around the boundaries. The subject property is master planned R-3. The park would be restricted to persons sixteen (16) years of age and above. The south access street would be decorated with a landscape parkway. The applicant testified that the density of the park would be less than that of the condominium to the west, and that the park would be a buffer between the commercial area to the east and the condominium to the west. Applicant requested that the exception be granted for 25 years. Applicant requested only one sign, to be affixed to the front wall of the park.

THE ZONING BOARD FINDS:

1-4. being Items 1-4 of the Factual Data Report.

5. Although there were several questions, there were no protests to the granting of this exception.

6. The proposed exception will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity.

THE ZONING BOARD RECOMMENDS:

That this exception be GRANTED subject to the attached conditions.

ZONING BOARD MEMBERS CONCURRING:

Mr. Paonessa, Chairman; Mr. Baum and Mr. Irvine

COUNTY COUNSEL present: Mr. Hudgens

ZONE EXCEPTION CASE NO. 9276-(1)
FACTUAL DATA REPORT

DATE OF HEARING:
November 13, 1969

APPLICANT'S PROPOSAL: To construct and maintain a 188-space mobile-home park with appurtenant facilities in the A-1-6000 (Light Agriculture; 6000 square feet minimum required area) Zone.

The plot plan marked Exhibit "A" shows the proposed development. The average home site will have an area of 3500 square feet which is within the Ordinance requirements. Appurtenant facilities will include a recreation hall, swimming pool, and sauna bath. The recreation area will also include an additional twenty-one parking spaces of an indeterminate size. Interior streets will be 25 feet wide and access will be taken from Paseo Real Avenue and via an easement on the northeasterly part of the property. Both access roads will be 60 feet in width. No reference is made to fencing, signs, or detailed landscaping.

Mobilehome parks are not permitted in any zone as a matter of course.

FACTUAL DATA BEARING ON THIS CASE ARE NOTED AS FOLLOWS:

1. Subject property is an irregular, vacant parcel of approximately 21 acres. Currently, the only access is Paseo Real Avenue, which leads into East 5th Avenue.

   Land use to the immediate south and west is of a commercial nature. Land use across East 5th Avenue and to the northwest is of a single-family residential nature. A condominum project is situated farther to the west. The Pomona Freeway abuts the property in the north.

2. Subject property was zoned A-1-6000 by Ordinance 5565, effective July 18, 1965.

3. East 5th Avenue is a fully improved County Major Highway. Paseo Real Avenue is a 50-foot fully improved local street. Presently, it is a short cul-de-sac and will have to be extended to provide access into the projected mobilehome park.

4. One hundred-four (104) notices of this hearing were mailed by first-class mail, postage prepaid, on October 27, 1969, to those persons whose names and mailing addresses appeared on the latest available assessment roll of the County Assess or as property owners of record within a 500-foot radius of the boundaries of the property under consideration.

   Twenty-seven (27) additional notices were mailed on the same date to those persons whose names and mailing addresses appeared on a courtesy list.

   Legal notice of this hearing was published in the La Puente Valley Journal on October 29, 1969.

Respectfully submitted,

Oscar Stempel
Planning Assistant

OS:bc

ZONE EXCEPTION CASE NO. 9276-(1) CONDITIONS

1. This exception shall not be effective for any purpose until the owner of the property involved, or his duly authorized representative, has filed at the office of said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this exception;

2. It is hereby declared to be the intent that if any provision of this exception is held or declared to be invalid, the exception shall be void and the privileges granted hereunder shall lapse;

3. It is further declared and made a condition of this exception that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the exception shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;

4. That all requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless set forth in the exception or shown on the approved plot plan;

5. That three copies of a revised plot plan, similar to that presented at the public hearing and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning. The property shall thereafter be developed and maintained in substantial conformance with said plan;

6. That trailer sites in this park shall average at least 2200 square feet, with no site less than 1200 square feet;

7. That a minimum of two off-street parking spaces, which may be in tandem, be provided for each trailer space. A minimum of one guest parking space for each four trailer sites shall also be provided; there shall be at least 47 paved guest parking spaces;

8. That all driveways shall be a minimum of 25 feet in width, exclusive of the required parking area;

9. That all areas used by automobiles be surfaced with concrete or asphalt;

10. That signs proposed for this trailer park may be indirectly or internally lighted but shall be nonflashing and limited as follows:

    a. One 20 square foot identification sign;

    b. Incidental signs not to exceed 4 square feet in area per sign, with a height limit of 4 feet;

    c. One 24 square foot park directory for each five acres;

11. That all exterior lights above wall height be shielded and directed away from adjacent residential development;

12. That utilities of this court be placed underground;

13. That a minimum distance of ten feet be maintained between trailer coaches;

14. That this park be restricted to persons over 16 years of age;

15. That except for the accessway, and except for the westerly property line of sites 1 through 18, a concrete block wall be constructed along all boundaries of subject property;

16. That a landscaping plan indicating interior landscaping as well as landscaping in the front setback, and including at least one tree for each trailer space, shall be submitted for approval of the Director of Planning. This landscaping plan may be incorporated into the revised plot plan. Approved landscaping shall be continuously tended;

17. That recreational facilities be limited to tenants and their guests;

18. That provisions be made for all natural drainage to the satisfaction of the County Engineer. Drainage plans and two signed grading plans shall be submitted to the County Engineer, Design Division, for approval prior to grading or construction;

19. That prior to construction, applicant shall confer with the Research and Planning Division of the Department of Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Such facilities may include water mains and fire hydrants and fire flow which, prior to occupancy of any trailer, shall be provided as may be required by said department;

20. That adequate water and sanitary facilities be provided in accordance with requirements of the Los Angeles County Health Department. This condition does not permit a sewage treatment plant;

21. That location of the accessway shall be subject to approval, for traffic safety, of the Los Angeles County Road Department;

22. That Paseo Real Avenue be a 60-foot wide, paved street fully improved to County standards and offered for dedication to the Road Department;

23. That Conditions 1, 5, 6, 7, 8, 15, 16, 18, 19, 20, 21, and 22, shall be complied with prior to occupancy of any trailer;

24. That applicant shall have until November 25, 1974, to complete all construction indicated on the approved plot plan;

25. That this exception shall expire on November 25, 1994.

RS:ml
11-19-69

Attachment #2

CONDITIONAL USE PERMIT CASE NO. 172-(1) and VARIANCE CASE NO. 101-(1)

CONDITIONS

1. This permit and variance shall not be effective for any purpose until a duly authorized representative of the owner of the property involved has filed at the office of the said Regional Planning Commission his affidavit stating that he is aware of, and accepts, all the conditions of this grant;

2. It is hereby declared to be the intent that if any provision of this permit and variance is held or declared to be invalid, the permit and variance shall be void and the privileges granted hereunder shall lapse;

3. It is further declared and made a condition of this grant that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the permit and variance shall be suspended and the privileges granted hereunder shall lapse; provided that the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty (30) days;

4. That all requirements of the Zoning Ordinance and of the specific zoning of subject property must be complied with unless set forth in this permit or variance, or shown on the approved plans;

5. That three copies of a revised plot plan, similar to that presented at the public hearing showing an emergency access road to the satisfaction of the County Forester and Fire Warden, and conforming to such of the following conditions as can be shown on a plan, shall be submitted for approval of the Director of Planning. The property shall thereafter be developed and maintained in substantial conformance with said plan;

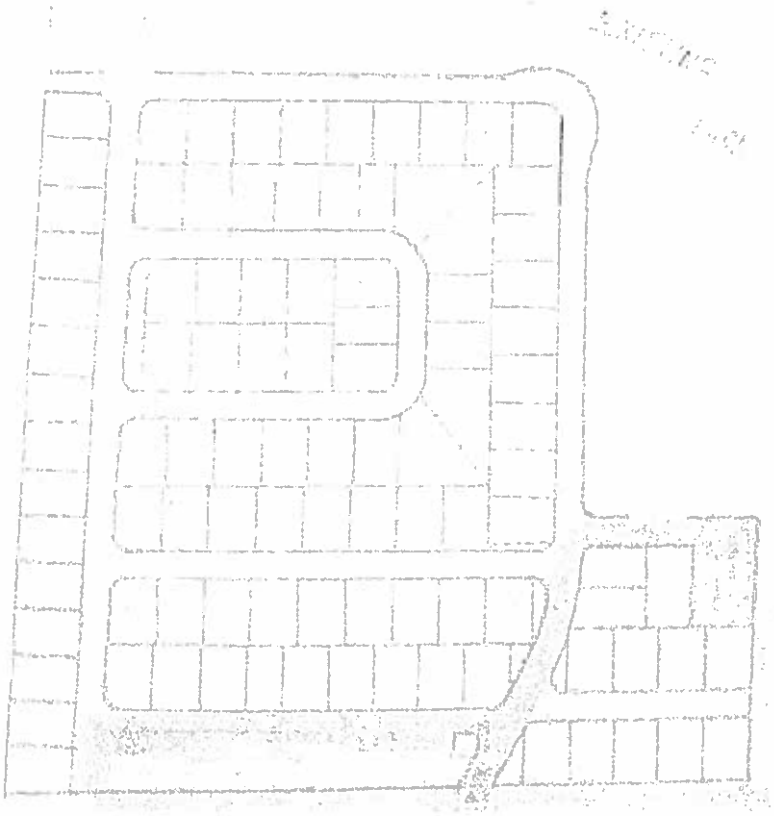
6. That three copies of a landscape plan, which may be incorporated into the revised plot plan, shall be submitted to, and approved by, the Director of Planning prior to the issuance of a building permit. The landscape plan shall show the size, type, and location of all proposed plants, trees, and watering facilities;

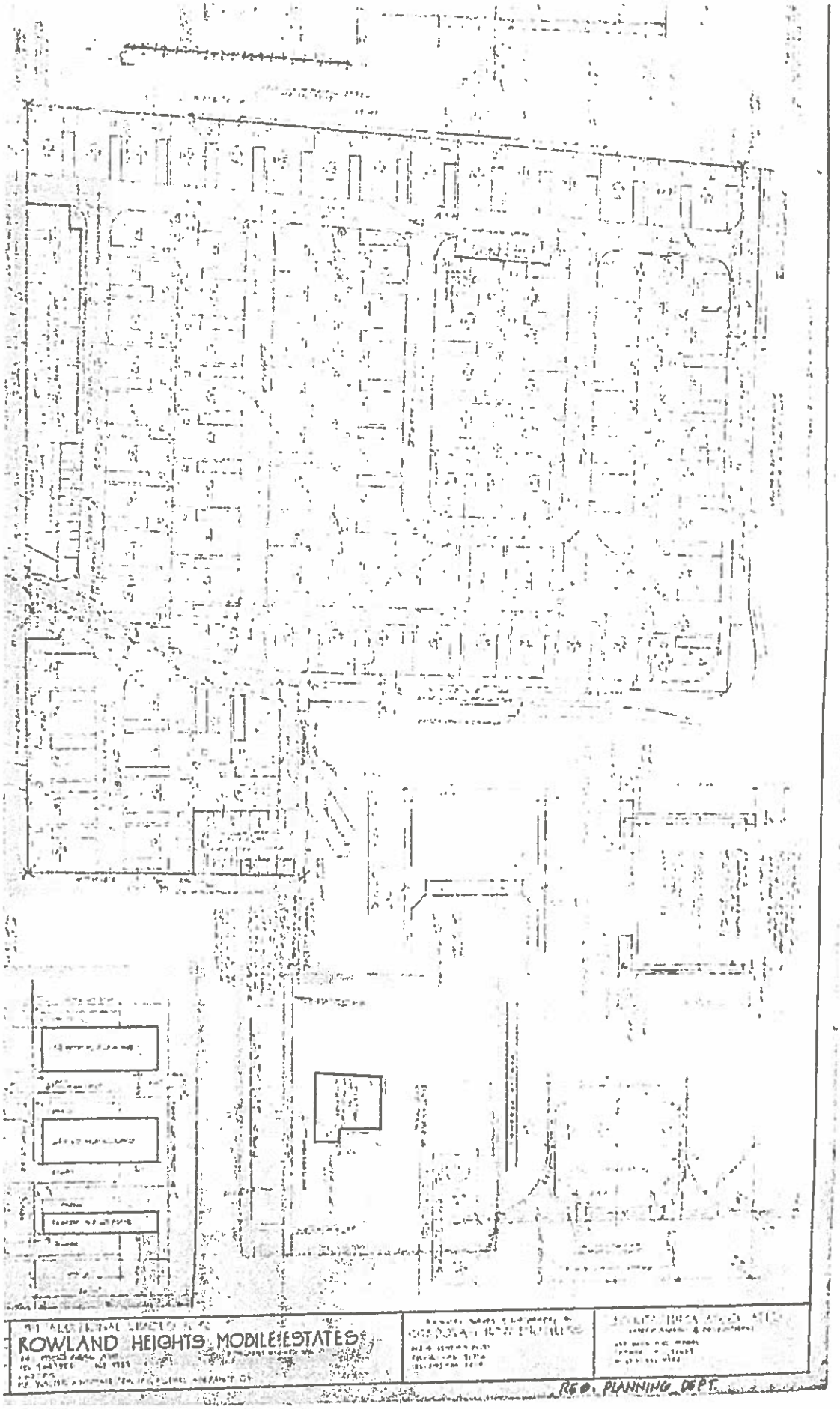
7. That prior to construction, applicant shall confer with the Research and Planning Division of the Department of Forester and Fire Warden to determine facilities that may be necessary to protect the property from fire hazard. Such facilities may include water mains, fire hydrants, and fire flow which, prior to exercise of the permitted use, shall be provided as may be required by said department;

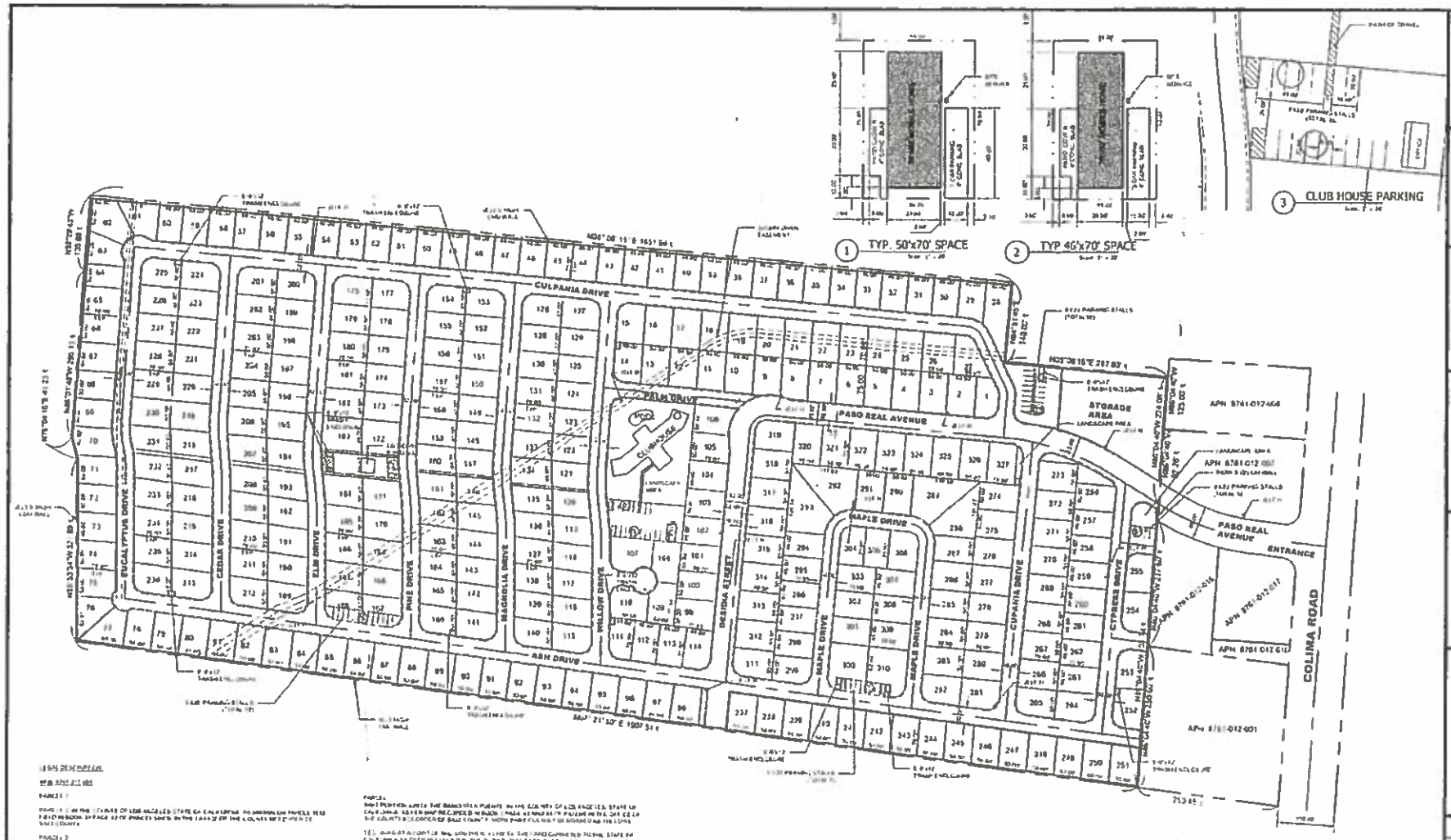
8. That subject facility be developed and maintained in compliance with requirements of the Los Angeles County Health Officer. Adequate water and sewage facilities shall be provided to the satisfaction of said Health Officer. This condition does not permit a sewage treatment plant;

9. That Zone Exception Cases 9435 and 9580 and this grant shall all expire on October 24, 1997.

RS:ZW:lo
10-13-72




ROWLAND HEIGHTS MOBILE ESTATES
REG. PLANNING DEPT.



AS-BUILT SITE PLAN
SCALE: 1" = 80'

EXISTING STRUCTURES

PARKING

GUEST PARKING: (8'x20')
58 STALL PROVIDED

ALL UTILITIES UNDERGROUND

OF SPACES
337 SPACES PROVIDED

OCCUPANT LOAD

- 423 MH's AREAS = 849 / 10 = 84 OCCUPANTS
- 4'x6'x8' = 192 / 200 = 2 OCCUPANTS
- OFFICE = 420 / 100 = 5 OCCUPANTS
- STORAGE AREA = 420 / 300 = 2 OCCUPANTS
- SWIMMING AREA OF THE 57 GOAT RESORT OCCUPANT LOAD
- 5.5 MS POOL MAINTENANCE AREA POOL (CHANGING ROOM)

PARKING REQUIREMENTS

CLUB HOUSE SHOP 57

- DISPLAY AREAS 141 / 3 = 48 STALLS REQUIRED
- OFFICE & OFFICE = 420 / 200 = 3 STALL REQUIRED
- OFFICE AREAS = 192 / 200 = 1 STALL REQUIRED
- TOTAL PARKING STALLS REQUIRED = 52 STALLS
- PARKING PROVIDED = 58 STALLS (INCLUDING 2 HANDICAP)
- EVERY SPACE HAS 2 PARKING SPACES

PLANS PREPARED BY
JOSE HERNANDEZ
2531 E. AVE. Q-14
PALMDALE, CA. 93550
661-733-5187
E-MAIL JHDS38@GMAIL.COM

APPLICANT
SANDRA SIERRA
3646 CAMPUS DR. SUITE #223
NEWPORT BEACH, CA 92660
CEL. (949)564-8852
W 949)362-4644
sandra@dlsaninc.com

Engineering stamp

Project Information
ROWLAND HEIGHTS MOBILE ESTATES
1441 PASO REAL AVENUE
ROWLAND HEIGHTS, CA 91748
626-964-5915

SITE PLAN

	DESCRIPTION	DATE

PROJECT NUMBER 220-2013
DATE 8/25/13
FILE 220-SPR

Sheet
SP-1

3

Carl Nadela

From: maureen levine <maureen.levine@dowdalllaw.net>
Sent: Tuesday, November 08, 2016 2:09 PM
To: Carl Nadela
Subject: FW: EPP
Attachments: Permit.pdf

Hello Carl, below and attached is documentation reflecting HCD's approval of the park's emergency preparedness plan as part of HCD's issuing the park's permit to operate.

Maureen A. Hatchell Levine, Esq.
DOWDALL LAW OFFICES, A.P.C.

Orange Office:
284 North Glassell Street, 1st Flr.
Orange, CA 92866
Telephone 714.532.2222
Facsimile 714.532.3238

Sacramento Office:
770 "L" Street, Suite 950
Sacramento, CA 95814
Telephone 916.449.3959
Facsimile 916.449.3969

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From: Rowland Heights Mobile Estates [mailto:rhme@olisaninc.com]
Sent: Tuesday, November 08, 2016 1:58 PM
To: 'Beal, Karen@HCD'
Cc: 'maureen levine'; 'Sandra Sierra'; 'Olivier Joanin'
Subject: RE: EPP

Hi Maureen,

Attached is a copy of the permit and screen shot from HCD.

Norma

From: Beal, Karen@HCD [mailto:Karen.Beal@hcd.ca.gov]
Sent: Tuesday, November 08, 2016 11:35 AM
To: rhme@olisaninc.com
Subject: EPP

Here is a screen shot from the HCD processing system.

CASAS 2

Codes & Standards Automated System

Menu | Search

DTN

Identifier

Identifier

Identifier

Advanced Search Clear Search

ROWLAND HEIGHTS MOBILE ESTATES (ID: 19-1412-MP)

ROWLAND HEIGHTS MOBILE ESTATES

Park ID: 19-1412-MP

Park Type: Mobilehome Park

Management: NORMA MARTINEZ, SANDRA SIERRA, SANDRA SIERRA

Situs Address:
1441 S PASO REAL AVE,
ROWLAND HEIGHTS, CA
91748

BUSINESS: (818) 964-5915

ROWLAND HEIGHTS

Park | Addresses | M

Construction Permits

Conditional Uses

Conditional Use
Elevation
Emergency Preparedne

Add Conditional Use

Back to List Back

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ANNUAL
PERMIT TO OPERATE

STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

January 20, 2016

Park ID No.
19-1412-MP

Inc or Unc	Mobilehome Lots With Drains	Recreational Vehicle Lots With Drains	Lots Without Drains	Total Lots
U	327	0	0	327

OWNER

WALTER KINSMAN
P.O. BOX 8397
ROWLAND HEIGHTS, CA 91748

PARK NAME & ADDRESS

ROWLAND HEIGHTS MOBILE ESTATES
1441 S PASO REAL AVE
ROWLAND HEIGHTS, CA 91748

CONDITIONAL USES

LOCAL FIRE PROTECTION AGENCY - September 17, 2002
COUNTY OF LOS ANGELES
5823 RICKENBACKER RD.
COMMERCE, CA 90040
323-890-4226

Elevation - August 19, 2004 446

Emergency Preparedness Plan - September 27, 2010

Fire Hydrant System Status: Local Enforcement of Fire Code

THIS PERMIT EXPIRES December 31, 2016

THIS PERMIT IS ISSUED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA HEALTH AND SAFETY CODE AND IS SUBJECT TO SUSPENSION OR REVOCATION AS PROVIDED THEREIN. THIS PERMIT IS NOT TRANSFERABLE. THE DEPARTMENT SHALL BE NOTIFIED WITHIN 30 DAYS OF ANY CHANGE OF NAME, OWNERSHIP OR OPERATOR.

3737 Main Street, Suite 400
Riverside CA 92501-3337
(951) 782-4420 FAX (951) 320-6277
California Relay Service for the Hearing Impaired:
From TDD Phones: 1-800-735-2929 From Voice Phones: 1-800-735-2922

POST IN A CONSPICUOUS PLACE

HCD 503 (Rev 03/2000)

4

Carl Nadela

From: maureen levine <maureen.levine@dowdalllaw.net>
Sent: Tuesday, November 08, 2016 2:51 PM
To: Carl Nadela
Subject: FW: Installation permit for commercial modular/park office

Carl here is some more on the permit for the park office mobilehome.

Maureen A. Hatchell Levine, Esq.
DOWDALL LAW OFFICES, A.P.C.

Orange Office:
284 North Glassell Street, 1st Flr.
Orange, CA 92866
Telephone 714.532.2222
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Sacramento Office:
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From: Rowland Heights Mobile Estates [mailto:rhme@olisaninc.com]
Sent: Wednesday, November 2, 2016 12:03 PM
To: Jackson, Adrian@HCD <Adrian.Jackson@hcd.ca.gov>
Subject: FW: Installation permit for commercial modular/park office

Dear Adrian Jackson,

On November 1, 2016 I inquired of HCD as to whether I could obtain the installation permit for a mobilehome located at 1441 S. Paso Real Avenue in Rowland Heights CA., currently used for a park office. Please confirm whether the following is accurate as to the information you gave me.

1. You responded, indicating that HCD does not keep its records for more than 5 years. Since the mobilehome was installed in 1991, you no longer have the records for the installation permit, if one had been issued.
2. You also indicated that if the title to the mobilehome has been registered, this means there was an installation permit issued for the home, because HCD would not register the title to the mobilehome if there hadn't been a permit issued for the installation.

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Carl Nadela

From: maureen levine <maureen.levine@dowdalllaw.net>
Sent: Tuesday, November 08, 2016 2:49 PM
To: Carl Nadela
Subject: FW: Commercial modular permit

Hello Carl,

Regarding the question of whether the mobilehome now used as the park office has been permtted, my client has learned from HCD that HCD only keeps records for 5 years. They looked in their files and found nothing. However, according to Karen at HCD, the title to the mobilehome (office) is registered with HCD, and if a permit had not been pulled and approved, HCD would not have registered the title. They informed my client that if we need to provide you a copy of the installation permit, we would have to apply for new one, pay $196.00 and after an inspection, we would receive the permit. They would not say how long it would take but sounds like it would be well beyond the CUP hearing date.

Does my client need to apply for a new permit for the park office mobilehome to satisfy anything pertaining to the CUP application? It certainly seems sufficient that the title to the mobilehome would not have been registered with HCD unless it had been permitted.

Thanks,

Maureen A. Hatchell Levine, Esq.
DOWDALL LAW OFFICES, A.P.C.

Orange Office:
284 North Glassell Street, 1st Flr.
Orange, CA 92866
Telephone 714.532.2222
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From: Rowland Heights Mobile Estates [mailto:rhme@olisaninc.com]
Sent: Tuesday, November 01, 2016 11:05 AM
To: 'maureen levine'; 'Sandra Sierra'; 'Olivier Joanin'
Subject: FW: Commercial modular permit

FYI

From: Jackson, Adrian@HCD [mailto:Adrian.Jackson@hcd.ca.gov]
Sent: Tuesday, November 01, 2016 10:37 AM
To: Rowland Heights Mobile Estates
Subject: RE: Commercial modular permit

Good morning Norma,

Housing and Community Development retains records for a period of five years. We no longer have the records you are requesting. However, you aren't able to have the commercial modular unit registered and titled without us issuing you a permit. You may want to contact Registration and Titling at 951-320-6185.

You're welcome.

From: Rowland Heights Mobile Estates [mailto:rhme@olisaninc.com]
Sent: Tuesday, November 1, 2016 10:24 AM
To: Jackson, Adrian@HCD <Adrian.Jackson@hcd.ca.gov>
Subject: Commercial modular permit
Hi Adrian,

This is the email you can reply too stating how long you save records and your recommendations to me.

Thank you for your help.

Norma Martinez,
Rowland Heights Mobile Estates
626-964-5915

****
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5

Carl Nadela

From: maureen levine <maureen.levine@dowdalllaw.net>
Sent: Tuesday, November 08, 2016 4:44 PM
To: Carl Nadela
Subject: FW: Permits
Attachments: image001.jpg; ATT00009.htm; Permit - Final.pdf; ATT00012.htm; Final Signed off Permit.pdf; ATT00015.htm; Signed off Permit.pdf; ATT00018.htm

Hello Carl, attached are the permits for the solar panels, which the residents told the hearing officer were not permitted.

Maureen A. Hatchell Levine, Esq.
DOWDALL LAW OFFICES, A.P.C.

Orange Office:
284 North Glassell Street, 1st Flr.
Orange, CA 92866
Telephone 714.532.2222
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From: Sandra Sierra [mailto:sierrakinsman@hotmail.com]
Sent: Tuesday, November 08, 2016 4:38 PM
To: maureen levine
Subject: Fwd: Permits

Begin forwarded message:

From: Brandi Heidal <bheidal@shorebreakenergy.com>
Subject: Permits
Date: October 12, 2016 at 3:59:36 PM PDT
To: "'joaninolivier@hotmail.com'" <joaninolivier@hotmail.com>
Cc: "sierrakinsman@hotmail.com" <sierrakinsman@hotmail.com>, Jimmy Wells <jwells@shorebreakenergy.com>

Olivier,

Attached are copies of the permits you requested.

Thank you,

Brandi Heidal
Shorebreak Energy Developers
email: bheidal@shorebreakenergy.com
office: (949) 596-4544
fax: (949) 606-9040
www.shorebreakenergy.com

For Inspection Call:
Dennis Dougan
(831) 212-4026

State of California
Business, Transportation and Housing Agency
Department of Housing and Community Development
Division of Codes and Standards
Mobilehome and Special Occupancy Parks Programs

14198

APPLICATION FOR PERMIT TO CONSTRUCT

(SEE REVERSE SIDE OF FORM FOR INSTRUCTIONS AND ADDITIONAL INFORMATION)

Not required for commercial modules or accessory buildings

1 LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class CID Lic. No. 972646 Exp. Date 5/31/14
Contractor SHOREBREAK Date 1/21/13

2 OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county

STATE OF CALIFORNIA
Department of Housing & Community Development
Division of Codes and Standards

FINAL INSPECTION CERTIFICATION

BY: Noel Vizcarra 146 DATE 8-30-13
(District Representative) (ID No.)

LABOR DATA: AREA ☒ North ☐ South County No. 43
PCA/ACT CODE MP / UCI TR MILES
TIME INSP/ACT TRAVEL TIME

INSPECTION DATA: ☐ Private Property ☒ MH PARK
HOME/UNIT FLOORS

VIOLATION DATA: ○ TOTAL CORRECTIONS
S ___ F ___ E ___ M ___ P ___ G/O ___ NP ___

FEE COLLECTION AND OTHER INFORMATION:
FEES $ CK# DATE
ITEMS ISSUED HCD 59 ☐ Gas ☐ Electric ☐ I.A.C.
ATTACHMENTS

PERMIT NO: 7609359 ☒ **FILE CLOSED**

APPLICANT SIGNATURE DATE

SECTION 1 - OWNER/APPLICANT INFORMATION

Park Name IMPERIAL SAN JOSE ME
Park Address 5770 WINFIELD
City SAN JOSE County Santa Clara
Zip 95123 Unincorporated ___ Incorporated ___
Park Owner SANDRA SIERRA
ANT SHOREBREAK ENERGY DEVELOPERS
ONTRACTOR ☐ OWNER ☐ Other
24222 RANCHO VIEJO RD #222
San Clemente, CA Tel. No. 949-507-0500
ct/Engineer Lic. No.
Tel. No.

N 2 - DESCRIPTION OF WORK AND VALUATION

EW SOLAR SHADE STRUCTURES
EW SOLAR ROOF MOUNTS
PV SYSTEM WILL BE STATIC MOUNTED
OF SYSTEM - (456) 240W MODULES
44 kW DC STC RATING
NOT BE A NET ELECTRICITY
RTER TO THE GRID
on $ 372,016 LRA-N/A

I 3 - ACCESSORY BUILDINGS or STRUCTURES

☐ REINSTALL Standard Plan Approval No.

☐ Awning ☐ Carport ☐ Porch ☐ Cabana
☐ Other (specify)
OWNER Tel. No.
Address
RESIDENT Tel. No.
Lot No.

SECTION 4 - MANUFACTURED HOME/MOBILEHOME INSTALLATION

Owner Tel. No.
Adaress
Resident Lot No.
Serial Number(s)
Date of MFG Manufacturer Name/ Model Name
Insignia/HUD Label No.

SECTION 5 - PARK OWNER, OPERATOR OR MANAGER SIGNATURE

APPROVED:
(Signature Required) Date 1-22-13

DEPARTMENT USE ONLY

ID. No. 43-0115
☐ MP ☐ ACC/S ☐ MHI
Closed By
Date Closed

COLLECTION INFORMATION

Collection # 7609359
Fee Rec'd 959.25
Collection Date 2/6/13
Assigned To Dougan
Routed By

Upon Department approval to release, and payment of fees, this permit is issued only for items validated below.

PERMIT # ___
MH ACC/S ___
MP 639.50
BLDG ___
MHI ___
MISC. ___
TECH SER. ___
PLC'K 319.75
S.M.I. ___
ISSUE ___
TOTAL 959.25

DIVISION PROCESS RECORD

Application ___
Local Planning ___
Local Fire ___
Local Health ___
Public Works ___
Environmental Impact ___
Negative Declaration ___
School Impact Fees ___
Date 2-7-13
Issued By
Expires 8/11/13

Carrier STATE COMPENSATION INS FUND
Policy Number 1978228-2012
(This section need not be completed if the permit is for one hundred dollars ($100) or less).

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to workers' compensation laws of California, and agree that if I should become subject to workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Applicant Date 1-22-13

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

4 CONSTRUCTION LENDING AGENCY
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civ. C.).

Lender's Name
Lender's Address

5 CERTIFICATION
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent Date 1-21-13

HCD 50, Side 1 (Rev. 7/04) DISTRIBUTION: WHITE - DEPARTMENT, BLUE - APPLICANT, YELLOW - DISTRICT REPRESENTATIVE, PINK - ASSESSOR

INSTRUCTIONS

State of California
Business, Transportation and Housi
Department of Housing and Communi
Division of Codes and Stanc
Mobilehome and Special Occupancy

Ralph Calzaretta
(951) 830-1119

APPLICATION FOR PERMIT TO

(SEE REVERSE SIDE OF FORM FOR INSTRUCTIONS AND

Please call for inspection

CONTRACTOR/OWNER BUILDER DECLARATIONS
Not required for commercial modulars or Recreational Vehicles

1. LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 Lic. No. 927 Exp. Date 5/31/14

Contractor SHAREBREAK Date 7/10/13

2. OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5). Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____ B. & P.C. for this reason.

Owner _____ Date _____

3. WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE COMPENSATIONAL INS FUND

Policy Number 1972 28 - 2017

(This section need not be completed if the permit is for one hundred dollars ($100) or less)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to workers' compensation laws of California, and agree that if I should become subject to workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Applicant _____ Date _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

4. CONSTRUCTION LENDING AGENCY
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Lender's Name _____

Lender's Address _____

5. CERTIFICATION
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date _____

SECTION 1 - OWNER/APPLICANT INFORMATION

Park Name Rowland Heights ME

Park Address 1441 S. PASA REAL AVE

City Rowland Heights County _____

Zip 91748 Unincorporated _____ Incorporated _____

Park Owner Sandra Sierra

APPLICANT SHAREBREAK ENERGY DEVELOPER

☐ CONTRACTOR ☐ OWNER ☐ Other _____

Address 29222 RANCHO VIEJO RD #222

Cal Tom Capistrano Tel. No. 949 582 0800

Architect/Engineer _____ Lic. No. _____

Address _____ Tel. No. _____

SECTION 2 - DESCRIPTION OF WORK AND VALUATION

(6) NEW SOLAR SHADE STRUCTURES
(1) NEW SOLAR ROOF MOUNT (129 sq ft)
THE PV SYSTEM WILL BE STATIC
MOUNTED. SIZE OF THE SYSTEM
IS (770) 240W MODULES = 184.8KW
WILL NOT BE A NET ELECTRICITY
EXPORTER TO THE GRID

Valuation $ 501,120

SECTION 3 – ACCESSORY BUILDINGS or STRUCTURES

☐ NEW ☐ REINSTALL Standard Plan Approval No. _____

☐ Awning ☐ Carport ☐ Porch ☐ Cabana

☐ Other (specify) See Final #8

OWNER Progressive

Address _____

RESIDENT NOTE: THIS IS THE Tel. No. _____

Lot No. ORIGINAL Copy of

SECTION 4 - MANUFACTURED HOME/MOBILEHOME INSTALLATION

Permit

Owner _____ Tel. No. _____

Address also see "Revised" Gjis

Resident _____ Lot No _____

Serial Number(s) _____

Date of MFG. _____ Manufacturer Name/ Model Name _____

Insignia/HUD Label No. _____

SECTION 5 - PARK OWNER, OPERATOR OR MANAGER SIGNATURE

APPROVED:

(Signature Required) _____ Date 7 18 13

DEPARTMENT USE ONLY

ID No. RH-HP

☐ MP ☐ AS ☐ MHI

Closed By _____

Date Closed 10/2/13

COLLECTION INFORMATION

Collection # 77 7 1126

Fee Rec'd 3,067.25

Collection Date 7-23-13

Assigned To Calzaretta

Routed By Gary Hen

Upon Department approval to release, and payment of fees, this permit is issued only for items validated below.

PERMIT # 77 7 1126

MH ACC/S _____

MP 2,044.5

BLDG _____

MHI _____

MISC. _____

TECH SER. _____

PLC'K 1,022.75

S.M.I. _____

ISSUE _____

TOTAL 3,067.25

DIVISION PROCESS RECORD

Application _____

Local Planning _____

Local Fire _____

Local Health _____

Public Works _____

Environmental Impact _____

Negative Declaration _____

School Impact Fees _____

Date 7-23-13

Issued By Gary Hen

Expires 1/24/14

HCD 50, Side 1 (Rev. 7/04) DISTRIBUTION: WHITE - DEPARTMENT, BLUE - APPLICANT, YELLOW - DISTRICT REPRESENTATIVE, PINK - ASSESSOR

STATE OF CALIFORNIA -BUSINESS, TRANSPORTATION AND HOUSING AGENCY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

ACTIVITY REPORT

Date 10/2/13 Report by Ralph Calzaretta D.R. I 951-830-1119

Applicant Shorebreak Energy

Address 29222 Rancho Viejo Rd. # 120, SanJuanCapistrano, 92675

Activity Site (if other than above) Rowland HeightsMHP Final Prog. # 8

1441 Paso Real, Rowland Heights, CA

Owner (if other than above)

Address

AREA OFFICES

☐ Northern Area
9342 Tech Center Dr.
Suite 550
Sacramento, CA
95826-2558
Tel. (916) 255-2501

☒ Southern Area
3737 Main Street
Suite 400
Riverside, CA 92501
Tel. (951) 782-4420

DEPARTMENT USE ONLY

FILE IDENTIFICATION:
CPT/ASSIGNMENT#
FAC. ID # 19-1441-MP

LABOR DATA:
DR ID 90 DATE 10/2/13
PCA/ACT CODE MP/UCI AREA S
CO. 19 LOC. TR MILES 24
TIME: INSP/ACT 3.5 TR 1

INSPECTION DATA:
☐ TIME REPORT ONLY
☒ INITIAL INSPECTION ☐ REINSPECTION
HOME/UNIT #FLOORS

VIOLATION DATA:
TOTAL 0 MP TENANT
S F E M P G/O NP

MH ALTERATION TYPE:
AC ☐ ACC ☐ ROOF ☐ FP ☐ O ☐

THIRD-PARTY MONITORING:
QAA @ HQ ☐ IP ☐ DL ☐ IS ☐
DAA #PLANS #COMPLY

MP INSPECTION DATA:
BLG/FIX MH LOT RV LOT AS

EH INSPECTION DATA:
☐ ACTIVE ☐ INACTIVE
MAX CAP P CAP OCC
SFD DORM MH/RV O

FEE ACCOUNTING:
COL# MP-7779626

	USED	DUE	ATTACHED
INSPECTION	see pg2		
INSIGNIA			
OTHER			

ATTACHED FEE I.D.

PURPOSE OF REPORT: (Checked (✓) as appropriate)

☒ INSPECTION RECORD ONLY
☐ INFORMATION ONLY
☐ NOTICE OF VIOLATION AND RELATED INFORMATION: This report provides notice of violations of the California Health and Safety Code, Division 13 or the California Code of Regulations, Title 25, Division 1, Chapter _____, Sections indicated. Copies of the regulations may be obtained from Barclays Law Publishers, P. O. Box 3066, South San Francisco, CA 94083-3066.

Violations indicated shall be corrected and a written request for further inspection filed with the Area Office indicated above on or before _____ The request for inspection shall be accompanied by a minimum fee of $ _____

A permit shall be obtained from the Area Office identified above for work to correct item(s) # _____

If you believe this report has been issued in error or is factually incorrect, please contact the Area Supervisor at the Area Office indicated above.

INSPECTED UNIT IDENTIFICATION:

Type of Unit _____ Box Size _____ Overall Size _____ RT Decal No. _____

Manufacturer, Year and Model _____

HUD LABEL or HCD Insignia No. N / A

Serial No. or V. I. N. _____

INSPECTION RESULTS OR INFORMATION:

Conducted Final progressive inspection # 8 of Solar System within the Park.
This DR I accompanied by DR II Vasquez met with following personnel from Shorebreak Energy;
Rick Raljevich , Gabriel Pena, Robert Price, and James Wells; to review plans and verify outstanding violations were corrected, as noted on pagr 2 of 2.

Based on this Final inspection and the previous progressive inspections this permit # MP-7336246 is hereby closed,

Any connection and alterations to the So. CA Edison Company Main Equipment servicing this Park is the responsibility of the Park (Walter Kinsman) and the Contractor (Shorebreak Energy Developers)

(continued)

RECEIVED BY Rich Raljevich TITLE Contractor

DEPARTMENTAL USE ONLY: Action: ☒ Close File ☐ Reinspection Required ☐ Progress Inspection Required
☐ Enforcement Action Needed ☐ Other _____ Copies to; DR II Vasquez, CSA I Winn (HCD)

SEND COPIES TO: ☐ Recipient ☐ Owner ☐ SAA ☐ OL ☒ Other C. Johson (ParkMgr)

SUPERVISOR REVIEW _____ DATE _____ COPIES SENT BY _____ DATE _____

HCD-61 (Rev.08/95)

OSP 02 68302

STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

ID # 19-1441-MP

[X] Southern Area
[ ] Northern Area

ACTIVITIES REPORT CONTINUATION

Date 10/2/13 Inspected by Ralph Calzaretta DR I Page 2 of 2

Name Shorebreak Energy

(continued)

The following violations have been corrected and are hereby cleared.

(S)(1) Array # 5 has had one of the columns constructed with an unapproved HCD "spread" footing. The contractor obtained new designs which are stamped by Civil Engineer (C37046) attached; and is inspected by Deputy Inspector John Cota (626-926-4236) with Cascino Inspections. This was reviewed as acceptable with DR II Vasquez on 8/21/13 during this DR I absence. Detail approved.

(S)(2) The array # 5 is located in a Parking lot and is adjacent to lots # 186 and # 187 which are placed length wise on their respective lot. Both of these have a metal awning adjacent to the parking lot and are located near the lot line so that the new array as dimensioned will be less than the minimum three foot separation as required by (CCR) section # 1428.
Reviewed with CSA I Jim Winn who confirmed this is a violation and must be corrected.
Permit and revised plan dated 10/1/13 and inspected and cleared this date.

(GO)(3) Need clarification of the Column Certification as the construction is completed off site. Contractor provided invoices but information not clear and no "listing" was included. This item was cleared this date with the attached documentation as provided by Jesus Fabian, Superintendent for BAJA Construction. Receive City Of Los Angeles certification as approved Fabricator. ABC Profiles, dba AEP Span. Documentation was provided.

(NP)(4) The HCD approved plans Page E502 is titled "Sollega" but do not clearly specify installation details of the two (2) Clubhouse roof mounted solar arrays support systems.. The contractor supplied an incomplete Copy of Sollega Installation Manual (cover sheet, pages 6.9.12 and 13). Nonetheless the installation must be supplemented to the HCD approval.
Revised and supplemental plans approved 9/20/2013. Also reviewed the plans on site.

(NP)(5) The clamp for the ends of the panels is a different configuration than the approved plans (sheet 301 Detail 2). Detail revised and approved 9/20/13.

The use of inspection fees and noted subsequent progressive inspection fees are based on $ 178.00 for the first one hour, Review as shown below.

Inspection fees remain from # 7	$ 411.00
Progressive # 8 (10/2/13 3 hrs)	$ - 301.00
Remaining	$ 110.00

Lupe-Acosta Carlos Ulrich

(951) 830-9412 951 858 6511

State of California
Business, Transportation and Housing Agency
Department of Housing and Community Development
Division of Codes and Standards
Mobilehome and Special Occupancy Parks Programs

APPLICATION FOR PERMIT TO CONSTRUCT

(REVERSE SIDE OF FORM FOR INSTRUCTIONS AND ADDITIONAL INFORMATION)

Call For Inspection

Mobilehomes, Modulars or Recreational Vehicles

1. LICENSED CONTRACTORS DECLARATION
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) Division 3 of the Business and Professions Code, and my license is in full force and effect

License Class ___ Lic. No ___ Exp. Date ___

Contractor ___ Date ___

2. OWNER-BUILDER DECLARATION
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5), Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars($500).):

( ) I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
( ) I am exempt under Sec. ___ B. & P.C. for this reason:

Owner ___ Date ___

3. WORKERS' COMPENSATION DECLARATION
I hereby affirm under penalty of perjury one of the following declarations:

( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier ___
Policy Number ___
(This section need not be completed if the permit is for one hundred dollars ($100) or less).

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to workers' compensation laws of California, and agree that if I should become subject to workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Applicant ___ Date ___

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4. CONSTRUCTION LENDING AGENCY
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Lender's Name ___

Lender's Address ___

5. CERTIFICATION
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Signature of Applicant or Agent ___ Date ___

SECTION 1 - OWNER/APPLICANT INFORMATION

Park Name ___

Park Address ___

City ___ County ___

Zip ___ Unincorporated ___ Incorporated ___

Park Owner ___

APPLICANT ___

☐ CONTRACTOR ☐ OWNER ☐ Other ___

Address ___

___ Tel. No. ___

Architect/Engineer ___ Lic. No. ___

Address ___ Tel. No. ___

SECTION 2 - DESCRIPTION OF WORK AND VALUATION

___

Valuation $ ___

SECTION 3 - ACCESSORY BUILDINGS or STRUCTURES

☐ NEW ☐ REINSTALL Standard Plan Approval No. ___

☐ Awning ☐ Carport ☐ Porch ☐ Cabana

☐ Other (specify) ___

OWNER ___ Tel. No. ___

Address ___

RESIDENT ___ Tel. No. ___

Lot No. ___

SECTION 4 - MANUFACTURED HOME/MOBILEHOME INSTALLATION

Owner ___ Tel. No. ___

Address ___

Resident ___ Lot No. ___

Serial Number(s) ___

Date of MFG. ___ Manufacturer Name/ Model Name ___

Insignia/HUD Label No. ___

SECTION 5 - PARK OWNER, OPERATOR OR MANAGER SIGNATURE

APPROVED ___

(Signature Required) ___ Date ___

DEPARTMENT USE ONLY

ID. No. ___

☐ MP ☐ ACC/S ☐ MHI

Closed By ___

Date Closed 7/19/13

COLLECTION INFORMATION

Collection # ___

Fee Rec'd ___

Collection Date ___

Assigned To ___

Routed By ___

Upon Department approval to release, and payment of fees, this permit is issued only for items validated below.

PERMIT # ___

MH ACC/S ___

MP ___

BLDG ___

MHI ___

MISC. ___

TECH SER. ___

PLC'K ___

S.M.I. ___

ISSUE ___

TOTAL ___

DIVISION PROCESS RECORD

Application ___

Local Planning ___

Local Fire ___

Local Health ___

Public Works ___

Environmental Impact ___

Negative Declaration ___

School Impact Fees ___

Date ___

Issued By ___

Expires ___

CD 50, Side 1 (Rev. 7/04) DISTRIBUTION: WHITE - DEPARTMENT, BLUE - APPLICANT, YELLOW - DISTRICT REPRESENTATIVE, PINK - ASSESSOR

INSTRUCTIONS