Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 22, 2016

TO: Alex Garcia
Hearing Officer

FROM: Carl Nadela, AICP
Zoning Permits East Section

SUBJECT: Project No. 2016-000334-(4)
Conditional Use Permit No. RPPL 2016002104
HO Meeting: October 4, 2016
Agenda Item: 20

The above-mentioned item is a request for a Conditional Use Permit (CUP) to authorize the continued operation of a 327-space mobilehome park.

At this time, staff has determined that less than the required parking spaces are currently being provided at the mobilehome park. Staff has informed the applicant that in order to proceed with the public hearing for the CUP application, the applicant would either have to revise the submitted Site Plan to reflect the required number of parking spaces or file for a Minor Parking Deviation request, together with the CUP.

The applicant disagrees with staff's determination. However, the applicant is willing to submit an application for the Minor Parking Deviation, but reserves their objection to staff's finding that the mobilehome park currently has less than the required parking spaces. In order to allow for the required noticing for the Minor Parking Deviation, staff recommends that the Hearing Officer continue the item to November 15, 2016 without opening the public hearing.

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, CONTINUE THE ITEM TO NOVEMBER 15, 2016, WITHOUT OPENING THE PUBLIC HEARING.

MM:CN