



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

September 22, 2016

TO: Hearing Officer

FROM: Kristina Kulczycki *KK*
Zoning Permits North Section

SUBJECT: **Project No. 97159**
Nonconforming Review No. 200800016
HO Meeting: October 4, 2016
Agenda Item: 14

The above-mentioned item is a request to continue operation and maintenance of an existing recreational vehicle park.

Please find enclosed letter from the Department of Public Works ("DPW") with a revised list of corrections for the project.

The Department of Public Health ("DPH") has indicated that all holds on the project have been cleared with the exception of the Waste Discharge Requirements from the Los Angeles Regional Water Quality Control Board ("LARWQCB"). On September 21, 2016, Regional Planning staff contacted the LARWQCB to determine the status of its review. The LARWQCB indicated that a permit will be issued, but no estimate for date of completion was available. Therefore, Regional Planning staff recommends that the public hearing be continued to December 20, 2016.

SUGGESTED MOTION:

I MOVE THAT THE HEARING OFFICER CONTINUE THE PUBLIC HEARING TO DECEMBER 20, 2016.

If you need additional information, please contact Kristina Kulczycki at (213) 974-6443 or kkulczycki@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.

RG:KK

Enclosure: Revised DPW letter (August 30, 2016)

August 30, 2016

TO: Robert Glaser
Zoning Permits North Section
Department of Regional Planning

Attention Kristina Kulczycki

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**NON-CONFORMING REVIEW (NCR) NO. 200800016
PROJECT NO. 97-159
RIVER'S END PROJECT
13130 SOLEDAD CANYON ROAD
ASSESSOR'S MAP BOOK NO. 3210, PAGE NO. 17, PARCEL NO. 40
UNINCORPORATED COMMUNITY OF AGUA DULCE**

Thank you for the opportunity to review the site plan and the zoning permit application for a recreation trailer park located at 13130 Soledad Canyon Road in the unincorporated community of Agua Dulce. The project is for a renewal and continued operation of an existing recreation trailer park. The site was previously authorized through a special permit and zone exception case in 1970 and reauthorized with NCR 97-159 that expired in 2008.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

A. Drainage

1. Submit a Low Impact Development (LID) plan for review and approval prior to the approval of the NCR. The LID plan must show compliance with the LID requirements per Los Angeles County Code Section 12.84. The Low Impact Development Standards can be found at the following link. (<http://library.municode.com/index.aspx?clientId=16274>)
2. Show the limits of the FEMA Zone A per FIRM Panel 06037C0875F. Label the water surface elevation and all building elevations.

Robert Glaser
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3. Show the limits of the County adopted floodway per map number 43-ML39.

For questions regarding the drainage comment, please contact Andrew Ross of Land Development Division at aross@dpw.lacounty.gov or (626) 458-4910.

PRIOR TO SCHEDULING A PUBLIC HEARING, AN APPROVAL LETTER FROM PUBLIC WORKS IS REQUIRED.

If you have any other questions or require additional information, please contact Ruben Cruz, rcruz@dpw.lacounty.gov, of Public Works' Land Development Division at (626)458-4910.

RC:

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