

Hearing Officer Transmittal Checklist

Hearing Date
April 21, 2009

Agenda Item Number
4

Project Number: 94-170-(5)
Case(s): Nonconforming Review No. 200700006-(5)
Contact Person: Tyler Montgomery, Zoning Permits II

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Opponent And Proponent Letters
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other

Reviewed By: _____





Los Angeles County Department of Regional Planning
 320 West Temple Street, Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NO. 94-170-(5)

NONCONFORMING REVIEW NO. 200700006

RPC/HO MEETING DATE April 21, 2009	CONTINUE TO
AGENDA ITEM 4	
PUBLIC HEARING DATE April 21, 2009	

APPLICANT Jung & Yeli Bae	OWNER Yeli Bae	REPRESENTATIVE Carolyn Ingram Seitz
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REQUEST

Nonconforming Review: To authorize the continuing operation and maintenance of an existing mobile home park.

LOCATION/ADDRESS 8807 East Palmdale Boulevard, within the Littlerock Zoned District of Los Angeles County	ZONED DISTRICT Littlerock
ACCESS 88 th Street East, between Palmdale Boulevard and the end of the road	COMMUNITY Antelope Valley
	EXISTING ZONING C-3 (Unlimited Commercial)

SIZE 1 acre	EXISTING LAND USE Mobile home park	SHAPE Rectangular	TOPOGRAPHY Level
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SURROUNDING LAND USES & ZONING	
North: Single-family residences—R-A-10,000 (Residential Agricultural, 10,000 square-foot minimum lot size)	East: Vacant land, Funeral home—C-3 (Unlimited Commercial)
South: Vacant land, Equipment storage yard—C-3 (Unlimited Commercial)	West: Vacant land, Convenience store—C-3 (Unlimited Commercial)

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Antelope Valley Area Plan	C (Commercial)	N/A	See Staff Analysis

ENVIRONMENTAL STATUS Class 1 Categorical Exemption – Existing Facilities
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DESCRIPTION OF SITE PLAN
 The applicants, Jung Bae and Yeli Bae, are requesting a Nonconforming Review to continue to operate and maintain an existing mobile home park. The facility consists of 16 mobile homes, including a resident caretaker, on a site of approximately one (1) acre. An 8,000 square-foot unpaved paved parking lot is located on the southern portion of the lot. Half of the existing mobile homes have direct gated access to 88th Street East, while the other half take access from an interior driveway connecting to the parking lot. The parking lot takes access from a gated driveway on 88th Street East. A Nonconforming Review is required due to the fact that the facility's main access driveway is less than 30 feet in width.

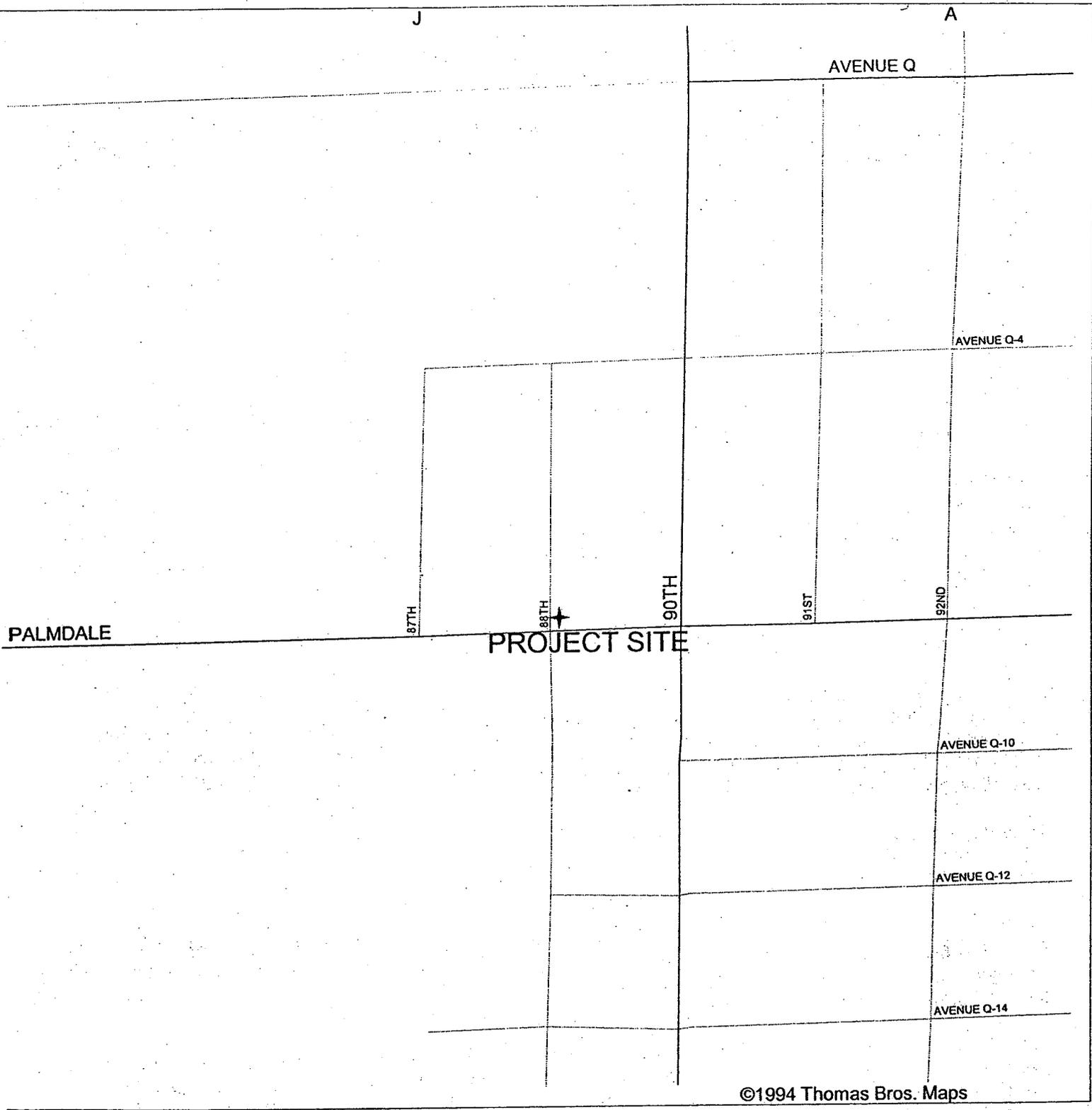
KEY ISSUES

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor



VICINITY MAP

SITE : 8807 E. PALMDALE BLVD.

STAFF ANALYSIS

PROJECT NUMBER:

94-170-(5)

NONCONFORMING REVIEW NO.

200700006-(5)

OVERVIEW OF THE PROPOSED PROJECT

The applicants, Jung Bae and Yeli Bae, are requesting a Nonconforming Review (NCR) to continue the operation and maintenance of an existing mobile home park. The facility consists of 17 mobile homes, including a resident caretaker, on a site of approximately 1.3 acres. An 8,000 square-foot unpaved paved parking lot is located on the southern portion of the lot. The facility is located in a C-3 (Unlimited Commercial) zone, within the Littlerock Zoned District of Los Angeles County.

DESCRIPTION OF SUBJECT PROPERTY

Location

The subject project is located on a rural parcel, approximately 1 acre in area, containing a 17-unit mobile home park. The site is located at 8807 East Palmdale Boulevard, within the community of Antelope Valley in the Littlerock Zoned District of unincorporated Los Angeles County.

Physical Features

The subject property is approximately 1.3 acres and is relatively level. Eight (8) of the existing mobile homes have direct gated access to 88th Street East, while the other nine (9) take access from an interior driveway, which runs the eastern length of the property and connects to a parking lot to the south. The parking lot is a 8,000 square-foot unpaved area on the southern portion of the parcel, with landscaping screening it from Palmdale Boulevard to the south. The lot takes access from a gated driveway on 88th Street East.

ENTITLEMENT

The applicants, Jung and Yeli Bae, are requesting a Nonconforming Review (NCR) to authorize the continued operation and maintenance of an existing 17-unit mobile home park in the C-3 (Unlimited Commercial) zone. A mobile home park is usually an allowed use in a C-3 zone upon issuance of a Conditional Use Permit (CUP). However, Section 21.24.200 of the County Code requires that mobile home parks have interior driveways that are 30 feet in width or greater. Because the width of this mobile home park's driveway varies between 21'6" and 26', an NCR is required. In addition, Section 22.52.200 of the County Code states that "No site within the mobile home park shall have direct vehicular access to a public street bordering the development." Because eight (8) of the 17 mobile homes have direct access to 88th Street East via locking gates, an NCR is required to allow the use to continue in its current design.

EXISTING ZONING

Subject Property

The project site is zoned C-3 (Unlimited Commercial) and is also located within the Southeast Antelope Valley Community Standards District.

Surrounding Zones

Surrounding properties are zoned as follows:

North: R-A-10,000 (Residential Agricultural—10,000-square-foot minimum lot size)

East: C-3 (Unlimited Commercial)

South: C-3 (Unlimited Commercial)

West: C-3 (Unlimited Commercial)

EXISTING LAND USES

Subject Property

The subject property currently contains 17-unit mobile home park.

Surrounding Land Use

Surrounding land uses consist of:

North: Single-family residences

East: Vacant land, Funeral home

South: Vacant land, Equipment storage yard

West: Vacant land, Convenience store

PREVIOUS CASES/ZONING HISTORY

1. Nonconforming Review No. 94-170-(5)

Nonconforming Review to allow the continued operation of a mobile home park in excess of the maximum density permitted in the N-1 (Non-urban 1) land-use category of the Antelope Valley Area Plan.

Approved August 30, 1995; Expired August 30, 2005

GENERAL PLAN

Land Use Policy Map

The subject property is currently located within the "C" (Community Commercial) classification of the Antelope Valley Area Plan. The intent of this land use classification is to promote commercial development that "serves several adjoining neighborhoods", including supermarkets, drugs stores, and small retail and service businesses. The Plan also states that properties within the "C" land-use designation "may also be developed into appropriate residential uses through a design review process pending findings that the proposed use is compatible with the surrounding area, that no significant negative environmental impacts will result from the development, and that the project will be adequately served by necessary public services and facilities."

SITE PLAN

The facility consists of 17 mobile homes, including a resident caretaker, on a site of approximately one (1) acre. An 8,000 square-foot unpaved paved parking lot is located

on the southern portion of the lot. Eight (8) of the existing mobile homes have direct gated access to 88th Street East, while nine (9) take access from an interior driveway—with a width between 21'7" and 26'—that runs along the property's eastern edge, connecting to the parking lot. Landscaping screens this area from Palmdale Boulevard immediately to the south. The parking lot takes access from a gated driveway on 88th Street East.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The property on which the existing facility is located is zoned C-3 (Unlimited Commercial). A residential facility, such as a mobile home park, is permitted in this zone, subject to the issuance of a Conditional Use Permit.

Section 22.52.1150 determines parking requirements for mobile home parks. Two (2) parking spaces are required for each mobile home site, and one (1) guest parking space is required for every four (4) mobile homes on site. The existing mobile home park has two (2) parking spaces adjacent to each mobile home site, and the required number of guest parking spaces (4.5) is exceeded by the parking lot on the southern portion of the property, which provides parking for approximately 15 cars, although these spaces are not striped.

The project site is located within the Palmdale Boulevard Commercial Area of the Southeast Antelope Valley Community Standards District. The project conforms to all requirements of this CSD, including setbacks and property maintenance issues.

Section 21.24.200 of the County Code requires that all mobile home parks have interior driveways of no less than 30 feet in width. Because this mobile home park has a driveway that varies in width between 21'6" and 26', an NCR is required to allow the use to continue in its current design.

Section 22.52.200 of the County Code states that "No site within the mobile home park shall have direct vehicular access to a public street bordering the development." Because eight (8) of the 17 mobile homes have direct access to 88th Street East via locking gates, an NCR is required to allow the use to continue in its current design.

BURDEN OF PROOF

As required by Section 22.56.1550 of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate to the satisfaction of the Hearing Officer and/or the Commission, the following facts:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fence, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. That the proposed site is adequately served:
 - 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - 2. By other public or private service facilities as are required.
- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property, and
- E. That such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

The applicant's Burden of Proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that the project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

A total of 80 public hearing notices were mailed out to property owners located within the 1,000-foot radius of the subject property on March 10, 2009, regarding the subject proposal. The notice was published in the *Antelope Valley Press* and *La Opinion* on March 14, 2009. Case-related materials were also sent to the Littlerock County Library at 35119 80th Street East, Littlerock. The public hearing notice was posted at the project site on March 20, 2008.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff sent requests for consultation to the Los Angeles County departments of Fire, Public Works, and Public Health regarding the project proposal. County Fire and Public Health both cleared the project for public hearing and had no additional comments (enclosed). Public Works was consulted on two (2) separate occasions regarding the project proposal. At this time, staff has still not received comments from this department.

PUBLIC COMMENTS

At the time of this report, staff has received no public comments regarding this project.

STAFF EVALUATION

The applicants, Jung and Yeli Bae, are proposing to continue to operate and maintain a 17-unit mobile home park located on a 1.3-acre parcel in the Littlerock zoned district. The project site is zoned C-3 (Unlimited Commercial). The development standards listed in the County Code for C-3 zoning indicate that mobile home parks are permitted upon issuance of a Conditional Use Permit. The land-use classification of the property in the Antelope Valley Area Plan—"C"—allows for the development of residential uses, through "a design review process pending findings that the proposed use is compatible with the surrounding area, that no significant negative environmental impacts will result from the development, and that the project will be adequately served by necessary public services and facilities."

However, Section 21.24.200 of the County Code requires that mobile home parks have interior driveways that are 30 feet in width or greater. Because the width of this mobile home park's driveway varies between 21'6" and 26', an NCR is required. In addition, Section 22.52.200 of the County Code states that "No site within the mobile home park shall have direct vehicular access to a public street bordering the development." Because eight (8) of the 17 mobile homes have direct access to 88th Street East via locking gates, an NCR is required to allow the use to continue in its current design.

The current use was originally established on the site approximately 50 years ago. After the adoption of the Antelope Valley Area Plan in 1986, the underlying land-use classification was established as "N-1" (Non-urban 1), which has a normal maximum density of one dwelling unit per five acres. Because of this, a Nonconforming Review application was filed for the project site in 1994 (NCR 94-170-[5]). Some modifications were made to the project as conditions of approval, including rearranging the mobile homes to allow individual access and parking for each home, gating of the property to Fire Department regulations, and crime mitigation measures (See enclosed 94-170-[5] Conditions of Approval). This Nonconforming Review was approved on October 16, 1995 and expired on October 16, 2005.

At some point between 1995 and today, the underlying land-use classification was changed from "N-1" (Non-urban 1) to "C" (Community Commercial). Unlike the previous land-use category, this classification allows residential developments of any density, provided that the proposed development first goes through a "design review process." However, because of the aforementioned inadequacies in interior driveway width and separate access of individual mobile homes to the public road, an NCR is still required.

There was one zoning enforcement complaint regarding the property in April 2007. Abandoned vehicles and other debris were reported to be on the site. During the inspection of the property, it was revealed that the previous Nonconforming Review had expired in 2005. The applicant subsequently filed for a new entitlement. During a staff inspection on March 26, 2008, staff observed that several large pieces of debris and an abandoned vehicle still existed on the site. Staff contacted the applicant, who informed staff in September of 2008 that the debris had been cleared away. Staff later confirmed this during a follow-up site inspection.

In order to ensure continuing good use of the property, staff recommends conditions that are substantially similar to those imposed upon the Nonconforming Review (NCR 94-170-[5]), which was maintained with few problems for the County or applicant. This will include maintenance of the accessibility, signage, and lighting measures recommended by the Fire and Sheriff's departments in 1995. County Fire recently reviewed the layout of the project again and concluded no additional improvements were required. Other than the one issue regarding debris on the property, the facility has operated without major incident for 50 years, and staff has received no opposition from property owners in the area. Therefore, the project is not likely to adversely affect the health, peace, or welfare of area residents. In addition, the project site is adequately served by its access to 88th Street East, which was recently improved from an unpaved road to a paved road.

Requiring the applicant to alter the design of the current mobile home park is likely infeasible, as space limitations on the property would require elimination of housing units in order to achieve an interior driveway with a 30-foot width. In addition, the separate, gated access of eight (8) of the units directly to 88th Street East was requested by County Fire during the previous public hearing process in 1995 in order to better facilitate fire department access.

Due to the aforementioned factors, staff believes that the applicant has met the burden of proof for a Nonconforming Review.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Hearing Officer:

Zoning Enforcement

1. Inspection fees of \$750.00 to cover the costs of 5 recommended biennial zoning enforcement inspections.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **approval** of Project No. 94-170-(5) / Nonconforming Review No. 200700006-(5), subject to the attached conditions.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Phillip Estes, AICP, Principal Regional Planner,
Zoning Permits Section II

Attachments:

Findings

Draft Conditions of Approval

Applicant's Burden of Proof statement

County Fire clearance, dated 01/28/09

Public Health clearance, dated 12/19/08

Site Photographs

PE:TM

04/09/09

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: Pursuant to the provisions of Section 22.56, Part 1 of the Los Angeles County Code, a Nonconforming Review to authorize the continued operation and maintenance of a mobile home park on a 1.3-acre parcel within the C-3 (Unlimited Commercial) zone.

PROCEEDINGS BEFORE THE HEARING OFFICER:Findings

1. The applicants, Jung Bae and Yeli Bae, are requesting a Nonconforming Review (NCR) to continue the operation and maintenance of an existing mobile home park. The facility consists of 17 mobile homes, including a resident caretaker, on a site of approximately one (1) acre. An 8,000 square-foot unpaved paved parking lot is located on the southern portion of the lot. The facility is located in a C-3 (Unlimited Commercial) zone, within the Littlerock Zoned District of Los Angeles County.
2. The subject project is located on a rural parcel, approximately 1 acre in area, containing a 17-unit mobile home park. The site is located at 8807 East Palmdale Boulevard, within the community of Antelope Valley in the Littlerock Zoned District of unincorporated Los Angeles County.
3. The project site is zoned C-3 (Unlimited Commercial) and is located within the Southeast Antelope Valley Community Standards District.
4. The subject property is approximately 1.3 acres and is relatively level. Eight (8) of the existing mobile homes have direct gated access to 88th Street East, while the other nine (9) take access from an interior driveway, which runs the eastern length of the property and connects to a parking lot to the south. The parking lot is a 8,000 square-foot unpaved area on the southern portion of the parcel, with landscaping screening it from Palmdale Boulevard to the south. The lot takes access from a gated driveway on 88th Street East.
5. Surrounding properties are zoned as follows:
 - North: R-A-10,000 (Residential Agricultural—10,000 square-foot min. lot size)
 - South: C-3 (Unlimited Commercial)
 - East: C-3 (Unlimited Commercial)
 - West: C-3 (Unlimited Commercial)
6. The surrounding land uses consists of the following:
 - North: Single-family residences
 - South: Vacant land, Equipment storage yard
 - East: Vacant land, Funeral home
 - West: Vacant land, Convenience store

7. There is one (1) previously recorded zoning entitlement on the subject property:
 - a) Nonconforming Review No. 94-170-(5)
Nonconforming Review to allow the continued operation of a mobile home park in excess of the maximum density permitted in the N-1 (Non-urban 1) land-use category of the Antelope Valley Area Plan.
Approved August 30, 1995; Expired August 30, 2005.
8. The plans and photographs submitted with the application illustrate that the sizes, heights, shapes, colors, and materials of the existing structures integrate fairly well into the surrounding landscape.
9. The Department of Regional Planning has determined that the project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under the California Environmental Quality Act (CEQA) reporting requirements.
10. A total of 80 public hearing notices were mailed out to property owners located within the 1,000-foot radius of the subject property on March 10, 2009, regarding the subject proposal. The notice was published in the *Antelope Valley Press* and *La Opinion* on March 14, 2009. Case-related materials were sent to the Littlerock County Library at 35119 80th Street East, Littlerock. The public hearing notice was posted at the project site on March 20, 2009.
11. Staff sent requests for consultation to the Los Angeles County departments of Fire, Public Works, and Public Health regarding the project proposal. County Fire and Public Health both cleared the project for public hearing and had no additional comments (enclosed). Public Works was consulted on two (2) separate occasions regarding the project proposal. Staff did not received comments from this department.
12. Staff did not receive any comments from the public regarding this project.
13. The development standards listed in the County Code for C-3 zoning indicate mobile home parks are permitted upon issuance of a Conditional Use Permit. However, Section 21.24.200 of the County Code requires that mobile home parks have interior driveways that are 30 feet in width or greater. Because the width of this mobile home park's driveway varies between 21'6" and 26', an NCR is required. In addition, Section 22.52.200 of the County Code states that "No site within the mobile home park shall have direct vehicular access to a public street bordering the development." Because eight (8) of the 17 mobile homes have direct access to 88th Street East via locking gates, an NCR is required to allow the use to continue in its current design.
14. Other than the one issue regarding debris on the property, the facility has operated without major incident for 50 years, and staff has received no opposition from

property owners in the area. Therefore, the project is not likely to adversely affect the health, peace, or welfare of area residents.

15. Requiring the applicant to alter the design of the current mobile home park is likely infeasible, as space limitations on the property would require elimination of housing units in order to achieve an interior driveway with a 30-foot width. In addition, the separate, gated access of eight (8) of the units directly to 88th Street East was requested by County Fire during the previous public hearing process in 1995 in order to better facilitate fire department access.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed locations will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding areas, not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.
- D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property, and
- E. That such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for nonconforming reviews as set forth in Sections 22.56.1550, Title 22, of the Los Angeles County Code (Zoning Ordinance).

HEARING OFFICER ACTION:

1. The Hearing Officer finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). The project is within a class of projects, which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of

the State CEQA Guidelines and Class 1 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G

2. In view of the findings of facts presented above, Project No. 94-170-(5)/ Nonconforming Review Case No. 200700006-(5) is **APPROVED**, subject to the attached conditions.

Attachments: Conditions

Affidavit of Acceptance

c: Each Commissioner, Zoning Enforcement, Building and Safety

PE:TM

04/09/09

1. This grant authorizes the use of the subject property for the continued operation and maintenance of an existing mobile home park. The facility consists of 17 mobile homes, which includes a resident caretaker, on a site of approximately 1.3 acres. An 8,000 square-foot unpaved paved parking lot is located on the southern portion of the lot. All facilities shall be as depicted on the approved Exhibit "A" and subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee has filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant will terminate on April 21, 2019.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Nonconforming Review application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 5 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if

the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health and safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the facility being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. In the event of an occurrence of such extraneous markings, drawings, or signage, the permittee shall remove or cover them within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
16. The subject property shall be developed and maintained in substantial compliance with the approved plans marked Exhibit "A."
17. This grant allows the continued operation of a mobile home park subject to the following restrictions as to use:
 - a. The maximum number of sites in the park shall be limited to no more than 17
 - b. A minimum of 32 off-street parking spaces shall be provided, or a minimum of two (2) off-street parking spaces per unit—whichever is greater;
 - c. Four (4) spaces for guest parking shall be provided, or a minimum of one guest parking space for each four mobile home sites—whichever is greater.
18. Signs permitted for the mobile home park shall be non-flashing and limited as follows, or as modified by the Director of Planning:
 - a. Two (2) 100-square-foot identification signs;
 - b. Incidental signs, not to exceed four (4) square feet in area per sign, with a height limit of four (4) feet;
 - c. One (1) 24-square-foot directory sign.
19. The permittee shall comply with all requirements specified by County Fire, including:

- a. All units shall be numbered with contrasting numerals, with a minimum height of four (4) inches, located on top of each home, or as modified by the Director of Planning;
 - b. A "No Parking: Fire Lane" sign shall be posted on the interior side of the eastern property fence;
 - c. All debris and vegetation shall be removed from underneath and between all units;
20. All exterior lights above wall height shall be shielded and directed away from adjacent properties.
21. Any new utilities for the project site shall be placed underground.
22. A five (5) foot high chain link fence shall be maintained around the perimeter of the project site, unless modified by the Director of Planning.
23. The permittee shall maintain the following improvements to the satisfaction of County Fire and the County Sheriff:
- a. A sign indicating the manager's or caretaker's unit. The sign shall be visible from 88th Street East.
 - b. A manager or caretaker shall reside on the site and be available on a 24-hour basis;
 - c. The permittee shall provide adequate lighting on the subject property;
 - d. The permittee shall provide locked gated access to the subject property.
24. The subject facility shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Public Health. Adequate water and sewer/septic facilities shall be provided to the satisfaction of said department.

PE:TM
04/09/09

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The use has existed at this location for many years and is well maintained. The continued use of the mobilehome park on this property has demonstrated that it does not adversely impact the surrounding properties, the majority of which are developed with industrial uses. The operator will continue to maintain the park in a safe manner assuring that there is no impact to the health, peace, comfort, general welfare or economic viability of the residents, neighboring properties or the general area.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, and loading facilities, landscaping and other development features prescribed in this Ordinance, or as is otherwise required in order to integrate said use with the uses in surrounding area, and

Parking provided exceeds ordinance standards. The site also contains mature landscaping appropriate to this desert environment. Walls and fences are fully developed. No loading facilities are required. The use is also existing. No change in use or construction or expansion is proposed by this application for continued use.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The site is located at the intersection of Palmdale Boulevard and 88th Street East, both of which are adequate to accommodate the existing use. No change is proposed. All other services are in and adequate to accommodate the continued use.

D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property, and

This park, like many others of its kind all over the County provides an affordable housing option that works well where it is situated.

To deny the continued use would cause a great economic hardship and an emotional hardship to the residents, many of whom have lived onsite for many years. Forced closure would harm the applicant who is a new owner of the park, denying this family any means to amortize their investment.

E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

This is a request to continue an existing use. No change is proposed.

The park has continued to be well maintained. The continued use is not detrimental to the public health, safety or general welfare, but remains a vital part of the local industrial area, providing affordable housing to very low, low and moderate income residents. The park remains viable because it is well-managed and well-maintained, both of which help assure it will not have an adverse impact on property values in the area.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040

TRANSMITTAL

DATE: January 28, 2009

TO: ~~DRP - Tyler Montgomery~~, FPD - Lancaster, Agent - Carolyn Ingram-Seitz

FROM: Scott Jaeggi, Inspector 
(323) 890-4243
sjaeggi@fire.lacounty.gov

SUBJECT: CUP 94-170 / 8807 E. Palmdale Blvd., Littlerock

ATTACHED PLEASE FIND THE CONDITIONS OF APPROVAL FOR THE ABOVE REFERENCED PROJECT. IF YOU HAVE ANY ADDITIONAL QUESTIONS PLEASE FEEL FREE TO CONTACT ME BY E-MAIL OR TELEPHONE.

FEB 02 2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: January 28, 2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP 94-170

LOCATION: 8807 E. Palmdale Blvd., Littlerock

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. ___ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify __ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** THIS PROJECT IS CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Location:** Fire Flow performed by L.A. County Waterworks on 01-22-09 is adequate.
- Access:** Access is adequate as depicted on the Site Plan dated 01-27-09 on file.
- Special Requirements:** _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector:

SCOTT JAEGGI 

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Environmental Hygiene Program

Cole Landowski, MS, CIH, REHS, Head
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5430 • FAX (626) 813-3025

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Fifth District

December 19, 2008

Mr. Tyler Montgomery
Zoning Permits II Section
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Montgomery,

**SUBJECT: NOISE COMMENT CUP PROJECT #94-170-(5) 8807 EAST PALMDALE
BLVD., LITTLEROCK CA**

This is to inform you that upon review of the documents provided and site investigation of the existing mobile home park in Littlerock, CA, it appears that there are no significant noise impacts associated with the existing project.

We appreciate the opportunity to be of service on this project and look forward to working with you in the future. If you have any questions, please contact Robert Vasquez at (626) 430-5431.

Sincerely,

Cole Landowski, MS CIH
Head, Environmental Hygiene Program

DEC 29 2008

