

RPC MEETING DATE 6/17/09
AGENDA ITEM NO 7

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST

PROJECT NO: R2008-00866-(5)

CASE NO. Conditional Use Permit No. 200800094-(5)

CONTACT PERSON: Mi Kim (213) 974-6443
mkim@planning.lacounty.gov

- STAFF REPORT
- DRAFT CONDITIONS (If Recommended For Approval)
- DRAFT FINDINGS (If Recommended For Approval)
- BURDEN OF PROOF STATEMENT (CUP Request)
- ENVIROMENTAL DOCUMENTATION
- THOMAS BROTHERS MAP (Identifying Subject Property)
- LAND USE RADIUS MAP
- SITE PLAN
- PHOTOGRAPHS
- CORRESPONDENCE
- ATTACHMENTS
- VICINITY/GIS MAP
-

Reviewed By: *Mark Chung*





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

PROJECT NO. R2008-00866-(5)

CASE NO. RCUP 200800094-(5)

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	7.
PUBLIC HEARING DATE	June 17, 2009

APPLICANT Ms. Gillian Lange	OWNER Lange Foundation	REPRESENTATIVE Mr. Bill Crowe
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REQUEST
 A conditional use permit to authorize a caretaker's unit in an A-2-2 zone (Heavy Agriculture – 2 Acre Minimum Required Area).

LOCATION/ADDRESS
 27567 Oak Spring Canyon Road, Santa Clarita

ACCESS Oak Spring Canyon Road	ZONED DISTRICT Mount Gleason
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ASSESSORS PARCEL NUMBER 3210-023-001	COMMUNITY Santa Clarita Valley
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SIZE 4.25 acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Animal Sanctuary	A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Area)
North	Ranch-single family residence, vacant land	A-1-20,000(Light Agriculture – 20,000 Square Feet Minimum Required Area); W (Watershed)
East	Ranch-single family residence, vacant land	A-2-2
South	Angeles National Forest	W (Watershed)
West	Robinson Ranch Country Club	City of Santa Clarita

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Santa Clarita Valley Area Plan	O-NF National Forest	N/A	See Staff Analysis

ENVIRONMENTAL DETERMINATION
 Categorical Exemption Class 1 – Existing Facilities

PROJECT DESCRIPTION
 The property is already developed with the caretaker's unit. This request is to authorize the existing caretaker's unit in accordance with the zoning ordinance, which requires a conditional use permit in the A-2 zone. The subject property is 4.25 acres and located within the Angeles National Forest and accessed via the Oak Spring Canyon Road.

- KEY ISSUES**
- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code, conditional use permit burden of proof requirements.
 - Satisfaction of Section 22.24.170 of Title 22 of the Los Angeles County Code, development standards for the A-2 zone.
 - Satisfaction of Section 22.52.550 of Title 22 of the Los Angeles County Code, conditions for mobile homes used by caretakers.
 - Consistency with the Santa Clarita Valley Area Plan.

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*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

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

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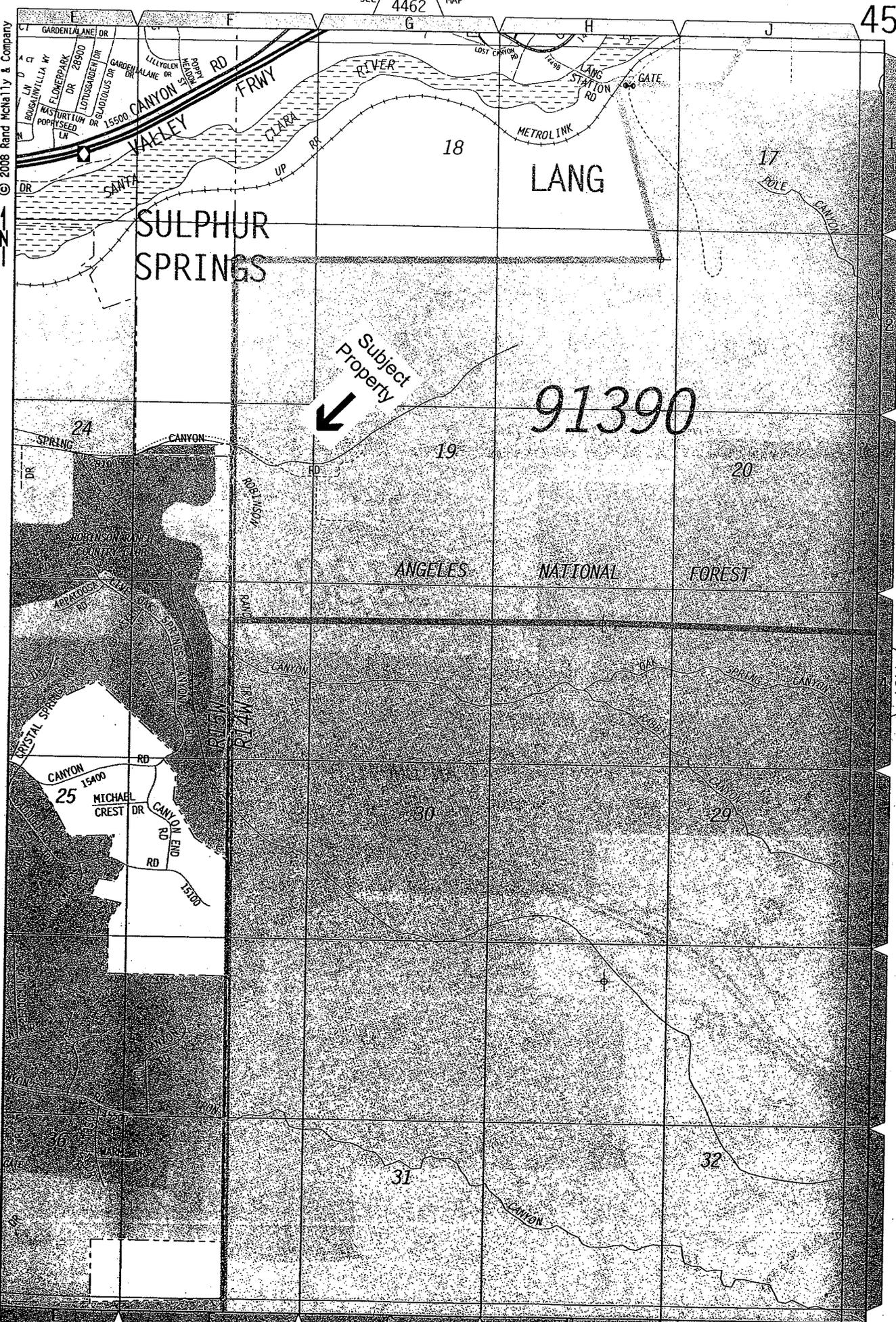


N

SEE 4462 MAP

4552

LOS ANGELES CO

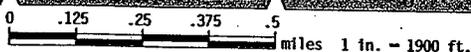


Subject Property

91390

SEE 4464 MAP

SEE 4642 MAP



Map taken from:
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Project No. R2008-C0866-L5
Case No. RCLUP 200800094-L5

STAFF ANALYSIS
PROJECT NUMBER R2008-00866-(5)
CONDITIONAL USE PERMIT NO. 200800094-(5)

PROJECT DESCRIPTION

The Lange Foundation requests authorization for an existing mobilehome for use by a caretaker and the caretaker's immediate family for a property to be developed with an animal sanctuary. The dog kennel for the animal sanctuary was approved administratively by Plot Plan 200800664 in September 2008. The Zoning Ordinance requires a conditional use permit for the caretaker's mobilehome.

The subject property is a private inholding within the Angeles National Forest. The property is 4.25 acres and zoned A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Area). It is developed with a single family residence, pool, caretaker's mobile home, fencing, and parking. These facilities will be utilized to shelter impound animals rescued from Los Angeles County and City animal shelters. The rescued animals will be housed and cared for by staff at the subject property before being transported to the foundation's animal shelter in West Los Angeles for adoption.

The caretaker's mobile home is already established on the property. The mobilehome will house staff who will support the operations of the sanctuary. The caretaker's unit is 1,723 square feet and consists of two bedrooms and two bathrooms with a 438 square feet patio.

ENTITLEMENT REQUEST

A conditional use permit to authorize an existing caretaker's unit in an A-2-2 Zone.

DESCRIPTION OF SUBJECT PROPERTY

Location: 27567 Oak Spring Canyon Road, Santa Clarita Valley, within the Mount Gleason Zoned District.

Physical Features (topography, vegetation): The subject property is 4.25 acres, nearly rectangular in shape, and relatively flat. The property has landscaped areas and limited areas of natural vegetation.

Access: The property is accessed via Oak Spring Canyon Road.

Services: Domestic water service to the property is provided by the Oak Springs Mutual Water Company. Sewage disposal is provided by three septic tanks.

EXISTING ZONING

Subject Property: A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Area).

Surrounding Properties:

North: A-1-20,000 (Light Agricultural – 20,000 Square Feet Minimum Required Area)

East: A-2-2

South: W (Watershed)

West: City of Santa Clarita

EXISTING LAND USES

Subject Property: The property is developed with a single-family residence, a caretaker's mobile home, fencing, and parking.

Surrounding Properties:

North: Ranch, vacant land

East: Ranch, vacant land

South: Vacant land

West: Robinson Ranch Country Club

PREVIOUS CASES/ZONING HISTORY

- On September 30, 2008, Plot Plan 200800664 approved a 2,508 square feet dog kennel.
- On November 2, 1993, Plot Plan 43215 approved a one-story addition to the single-family residence.
- On April 23, 1992, Plot Plan 41853 approved a remodel and addition to the single-family residence.
- On April 2, 1991, Certificate of Compliance was approved.

CONSISTENCY WITH THE SANTA CLARITA VALLEY AREA PLAN

Land Use Policy Map

The Santa Clarita Valley Area Plan's land use policy designation for the subject property is O-NF (National Forest). The designation denotes that the property is located within the Angeles National Forest boundaries. This designation also identifies land suitable for non-urban uses, such as low density residential uses and low intensity commercial uses, which are primarily managed for recreational activities, protection of natural resources, or safeguarding of public health and safety. The caretaker's mobilehome for the animal sanctuary is consistent with this land use policy as it will maintain the non-urban character of the area. The density on the property inclusive of the caretaker's mobile home is .47 units per acre, two dwelling units on 4.25 acres.

SITE PLAN DESCRIPTION

The subject property is 4.25 acres and takes access from Oak Spring Canyon Road located along the northern property boundary. The site plan depicts an existing single family residence, pool, caretaker's mobile home, barn, sheds, and the proposed dog

kennel approved by a plot plan. The area around the single family residence and the caretaker's residence is landscaped. The rest of the property is divided into dirt fields by fencing. The site plan also depicts the existing septic tanks and leach field.

The caretaker's mobilehome is 1,723 square feet and consists of two bedrooms and two bathrooms with a 438 square feet patio.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

A-2-2 (Heavy Agriculture--2 Acre Minimum Required Area) Zone

The minimum lot area required for the subject property is two acres. The subject parcel exceeds the minimum lot area requirement. The A-2 zoning also requires the following minimum development standards for a residential use:

- Lot width: 20 feet
- Front yard setback: 20 feet
- Side yard setback: 5 feet
- Rear yard setback: 15 feet

The caretaker's unit exceeds these minimum development standards.

Mobilehomes Used by Caretakers

Section 22.52.550 of the County Code requires the following specific conditions for the caretaker's mobilehome:

- The caretaker's unit may not exceed density permitted by the zoning ordinance or the Area Plan.

For the O-NF land use category, the Area Plan allows density to occur at nonurban (.5 dwelling units per acre). There are two dwelling units on the subject property--existing single family residence and the caretaker's mobilehome--for a density of .47 dwelling units per acre. Therefore, the continuation of the caretaker's residence is consistent with the Area Plan's density requirement.

- The mobilehome may contain not more than one dwelling unit.

The mobilehome is a single dwelling unit consisting of two bedrooms and two bathrooms.

- The mobilehome must be located where a residential structure would be allowed.

The caretaker's unit is adjacent to the existing single family residence.

- The mobilehome must be removed at the end of five years unless a different time is specified in the conditional use permit.

The caretaker's residence will house staff who will oversee the operations of the animal sanctuary. Staff recommends that the caretaker's unit remain in conjunction with the operations of the animal sanctuary. A condition of approval is recommended requiring that the caretaker's unit be removed in the event that the animal sanctuary no longer operates. To ensure that the caretaker's unit is used in conjunction with the sanctuary's operations to house staff, a condition of approval is recommended prohibiting charging rent for the use of the caretaker's residence.

Parking

Section 22.52.1220 allows the director to determine the amount of parking required for uses not specified for parking purposes. Parking is not specified for a caretaker's mobilehome and Staff recommends that one on-site parking space be provided.

BURDEN OF PROOF/FINDINGS

Conditional Use Permit Burden of Proof

The applicant is required to substantiate to the satisfaction of the Regional Planning Commission the facts as provided in Section 22.56.040 of the Los Angeles County Code. The applicant's response to the Burden of Proof is attached. It is Staff's opinion that the applicant has met the Burden of Proof.

Applicant's Burden of Proof responses are attached.

ENVIRONMENTAL DOCUMENTATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 (Existing Facilities), is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements as the caretaker's unit is existing.

COUNTY AGENCY COMMENTS AND RECOMMENDATIONS

Fire Department

In a letter dated April 9, 2009, Fire Department noted that fire flow and access are adequate. (Letter attached.)

Department of Public Works

In a letter dated April 10, 2009, Department of Public Works recommends approval with conditions. (Letter attached.)

Department of Public Health

In a letter dated April 3, 2009, Department of Public Health provided conceptual approval of the proposed project with conditions. (Letter attached)

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Department of Animal Care and Control

The Los Angeles County Department of Animal Care and Control wrote a letter supporting the establishment of the Lange Foundation's animal sanctuary on the subject property, for which the caretaker's mobilehome is requested. Animal Care and Control is familiar with the foundation's rescue operations at another facility in West Los Angeles noting that the other facility is well maintained, clean, and organized with animals receiving individual attention. (Letter attached)

United States Department of Agriculture, Forest Service, Santa Clara/Mojave Rivers Ranger District

In the letter dated May 21, 2009, Forest Service expressed general concern about unauthorized encroachment on Forest land where private property adjoins Forest land. Some property owners have trespassed on Forest land by either building or making improvements to Forest land or by clearing vegetation for insurance purposes. The Acting District Ranger clarified in a follow-up email on June 2, 2009 that these are general issues and are not specific to this property. The Forest Service has no such concerns with the subject property as the property does not share a border with Forest land. (Letter attached)

LEGAL NOTIFICATION/COMMUNITY OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department or Regional Planning website posting.

PUBLIC COMMENTS

At the time of this report, staff received two letters of support from neighbors. The letters state that the caretaker's unit is "nicely landscaped" and maintained in good condition. (Letters attached.)

STAFF EVALUATION

The proposed project is the permitting of the existing caretaker's mobile home. The permitting of the caretaker's unit is requested to support the operations of the animal sanctuary. The animal sanctuary is allowed by right in the A-2 zone and was approved through the administrative plot plan process in September 2008. The zoning ordinance requires a conditional use permit for the caretaker's mobilehome.

It is staff's opinion that the caretaker's unit is consistent with the Santa Clarita Valley Area Plan and the zoning code, and meets the conditional use permit burden of proof. The caretaker's residence is consistent with the "National Forest" land use policy. The proposed use will retain the rural, non-urban character of the area. The continuation of

the caretaker's residence is compatible with the surrounding land use. Land use to the north and east of the subject property is ranches, which combine residential use with keeping of animals, similar to the proposed use on the subject property. The caretaker's unit also meets the development standards for a residence in the A-2 zone. It is developed with the requisite setbacks and landscaping. In addition, the continuation of the caretaker's unit is supported by neighbors who note that the unit is well maintained and landscaped. The Department of Animal Care and Control also supports the establishment and operations of the animal sanctuary and thus the permitting of the caretaker's residence.

FEES/DEPOSITS

If approved as recommended by staff, the following fees will apply:

Department of Regional Planning, Zoning Enforcement:

Cost recovery deposit of \$450 to cover the cost of three recommended zoning enforcement inspections. Additional funds would be required if violations are found on the subject property.

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.

If the Commission finds the request satisfies the conditional use permit burden of proof requirements, then staff recommends **APPROVAL** of Conditional Use Permit No. 200800094-(5) subject to the attached conditions.

SUGGESTED APPROVAL MOTION

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION APPROVES CONDITIONAL USE PERMIT NO. 2008-00094-(5) WITH FINDINGS AND CONDITIONS."

Prepared by Mi Kim, Principal Regional Planning Assistant
Reviewed by Mark Child, AICP, Supervising Regional Planner

Attachments:

Factual

Vicinity Map

Draft Conditions of Approval and Other Department Conditions and Comments

Conditional Use Permit Burden of Proof

Site Plan, Floor Plan and Elevations

Land Use Map

GIS Map

Site Photos

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-00866-(5)
CONDITIONAL USE PERMIT NO. 200800094-(5)**

REQUEST:

The applicant, Lange Foundation, requests a conditional use permit to authorize an existing caretaker's mobilehome in an A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Area) Zone.

The Lange Foundation proposes to establish an animal sanctuary on 4.25 acres in Canyon Country, Santa Clarita, within the Angeles National Forest. The primary use on the property is the animal sanctuary approved through Plot Plan 200800664 in September 2008. The Zoning Ordinance allows a caretaker's mobilehome to be used by the caretaker and his immediate family in the said zone with a conditional use permit.

The caretaker's mobilehome will house staff who will oversee the operations of the animal sanctuary. The sanctuary will shelter, evaluate, and treat impound animals rescued from Los Angeles County and City animal shelters before being transported to the foundation's animal shelter in West Los Angeles for adoption. The sanctuary will not be open to the public. The caretaker's mobilehome is a one-story 1,723 feet triple wide mobile home consisting of two bedrooms and two bathrooms with a 438 square feet patio.

REGIONAL PLANNING COMMISSION HEARING DATE: June 17, 2009

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant requested a conditional use permit to authorize the existing caretaker's mobile home on a 4.25 acre parcel in an A-2-2 (Heavy Agriculture – 2 Acre Minimum Required Area) Zone.
2. The subject property is located at 27567 Oak Spring Canyon Road, Santa Clarita, within the Mount Gleason Zoned District, an inholding within the Angeles National Forest.
3. The subject property is developed with a single family residence, pool, fencing, parking, and caretaker's mobile home. The construction of a 2, 508 square feet dog kennel was approved by Plot Plan 200800664 on September 30, 2008. These facilities will be utilized for the animal sanctuary.

4. The caretaker's mobilehome will not be a rental but will house staff who will oversee the operations of the sanctuary. The sanctuary will shelter impound animals rescued from Los Angeles County and City animal shelters. The animals will be evaluated and treated by staff before being transported to the foundation's animal shelter in West Los Angeles for adoption.
5. An animal sanctuary is allowed by right in the A-2 Zone; however, pursuant to Section 22.24.150, Title 22 of the Los Angeles County Code ("Zoning Ordinance"), a mobilehome for use by a caretaker and the caretaker's immediate family requires a conditional use permit subject to the conditions listed in Section 22.52.550 of the Zoning Ordinance.
6. In accordance with Section 22.52.550 of the Zoning Ordinance, the caretaker's mobilehome does not exceed density permitted by the Zoning Ordinance or by the General Plan and the mobilehome does not contain more than one dwelling unit.
7. The caretaker's mobilehome is permitted to continue in conjunction with the animal sanctuary. To ensure that the caretaker's mobilehome is used as intended (to support the operations of the animal sanctuary), the caretaker's mobilehome may remain on the subject property as long as the animal sanctuary operates.
8. The project site is classified as Open Space National Forest in the Santa Clarita Valley Area Plan. This land use policy category identifies land suitable for non-urban uses such as low density residential uses and low intensity commercial uses. The caretaker's mobilehome is consistent with the National Forest land use policy as the proposed use will retain the rural, non-urban character of the area.
9. The subject property is 4.25 acres and takes access from Oak Spring Canyon Road located along the northern property boundary. The site plan depicts existing single family residence, pool, caretaker's mobile home, barn, sheds, fields, and the proposed kennel approved by the plot plan. The area around the single family residence and the caretaker's residence is landscaped. The rest of the property is divided into dirt fields by fencing. The site plan also depicts existing septic tank and leach field. The site plan shows that the caretaker's mobilehome meets development standards for a residence in the A-2 zone and is developed with the requisite setback and landscaping.
10. The caretaker's mobilehome and the primary use on the property, animal sanctuary, are compatible with the surrounding land use. Land use to the north

and east of the subject property consists of ranches, which combine residential use with keeping of animals, similar to the proposed use on the subject property. The land use to the south is vacant. The land use to the west is a country club.

11. The zoning on the subject property is consistent with surrounding zoning. Zoning to the north is A-1-20000 (Light Agriculture – 20,000 Square Feet Minimum Required Area) and W (Watershed); to the east, A-2-2; to the south, W; to the west, is the City of Santa Clarita.
12. Continuation of the caretaker's mobilehome is supported by at least two neighbors. The neighbor's letters state that the caretaker's mobilehome is "nicely landscaped" and maintained in good condition.
13. Section 22.52.1220 of the Zoning Ordinance allows the director to determine the amount of parking for uses not specified to prevent traffic congestion and excessive on-street parking. The caretaker's mobilehome is not a specified use for parking purposes and the director finds that one parking space is adequate. The property is 4.25 acres and on-site parking is not an issue for parcels that provide more than one acre per dwelling unit.
14. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 (existing facilities) is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements as the caretaker's mobilehome is existing.
15. The Los Angeles County Department of Animal Care and Control wrote a letter supporting the establishment of the Lange Foundation's animal sanctuary. The letter notes that the said department is familiar with the foundation's rescue operations at another facility, which is well maintained, clean, and organized with animals receiving individual care.
16. Los Angeles County Department of Fire, Public Health, Public Works, and Animal Care and Control have no objections to the approval of the proposed project to permit the existing caretaker's mobilehome.
17. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Ordinance, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of

such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

REGARDING THE CONDITIONAL USE PERMIT:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;
- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings of the conditional use permit as set forth in Section 22.56.090 of the Los Angeles County Code.

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission finds that the property is Class 1 (Existing Facilities) Categorically Exempt from California Environmental Quality Act (CEQA) reporting requirements.
2. In view of the findings of fact presented above, Conditional Use Permit No. R200800094-(5) with findings and conditions is **APPROVED**.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring:

Dissenting:

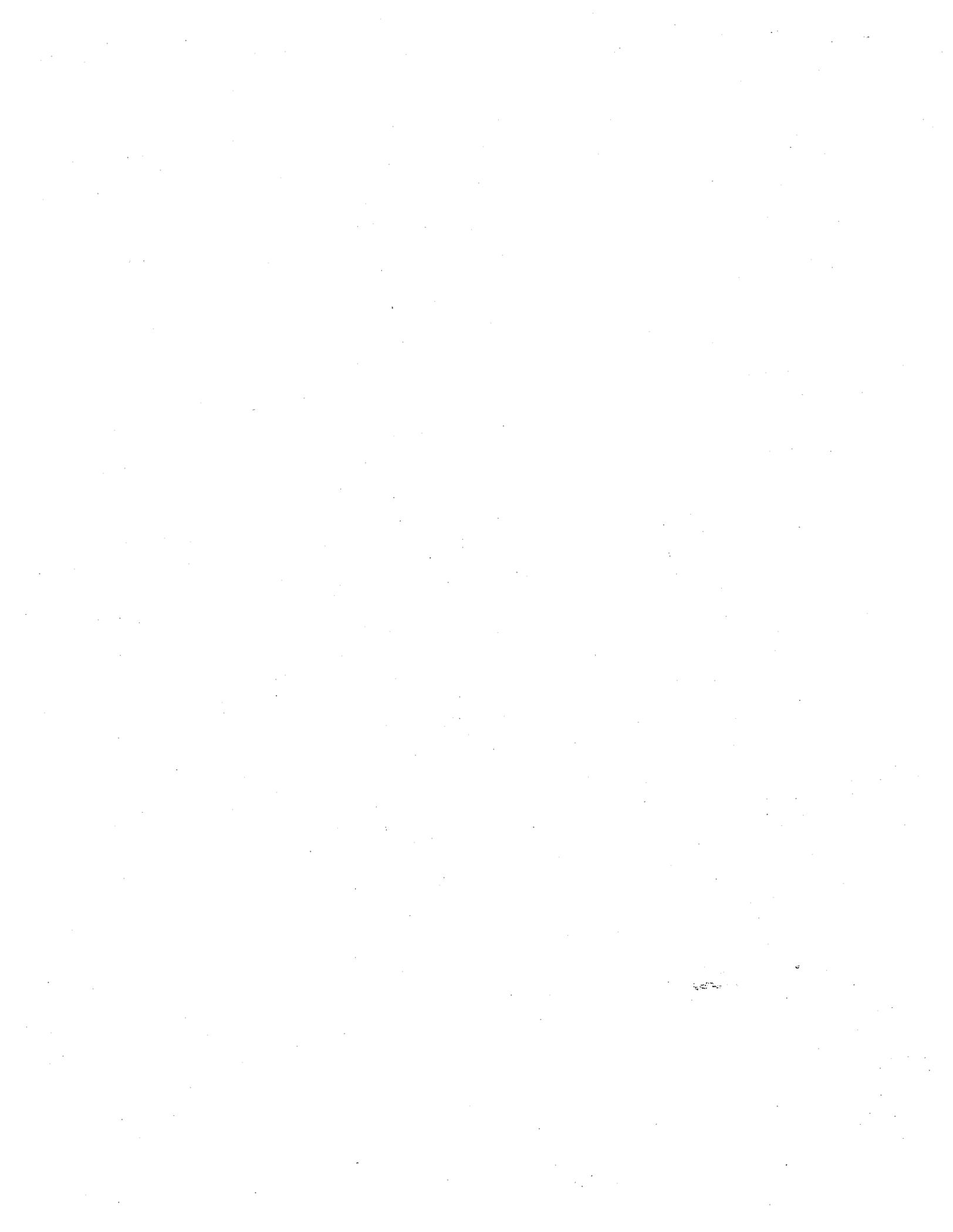
Abstaining:

Absent:

Action Date:

MC:MKK
6/2/09

DRAFT



This grant authorizes the caretaker's mobilehome for use by the caretaker and the caretaker's immediate family subject to the following conditions of approval.

1. 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.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have 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 and Condition No. 19.
3. 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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. 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 according to Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 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.
6. 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.
7. Prior to the use of this grant, the property owner or permittee shall **record the terms and conditions** of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant will terminate on the date that the animal sanctuary ceases to operate on the subject property.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. In the event that the permittee intends to continue the caretaker's mobilehome, then at least six (6) months prior to the closing of the animal sanctuary, a new Conditional Use Permit application shall be filed with the Department of Regional Planning.
9. 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. The permittee shall deposit with the County of Los Angeles the sum of **\$450.00**. The deposit 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. The deposit provides for **three (3) annual** 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 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 \$150.00 per inspection, or the current recovery cost, whichever is greater.

10. 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's health or safety or so as to be a nuisance.
11. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
14. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works.
15. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage that was approved by the Department of Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.
19. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
20. This grant authorizes the existing caretaker's mobilehome subject to the following conditions:
 - a. One parking space for the caretaker's mobilehome shall be provided on the subject property.
 - b. The caretaker mobilehome is permitted to continue in conjunction with the

animal sanctuary. Should the property cease to function as an animal sanctuary, the caretaker's residence shall be removed within six months of the demise of the animal sanctuary, or file an application for a new conditional use permit subject to the rules and regulations then in effect.

- c. Only bonafide caretakers and the caretaker's immediate family shall occupy said caretaker's mobilehome. No rent of any kind shall be charged for use of the caretaker's residence.
- d. The caretaker mobilehome shall not contain more than one dwelling unit.

MC: MKK
6-3-09

DRAFT

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.

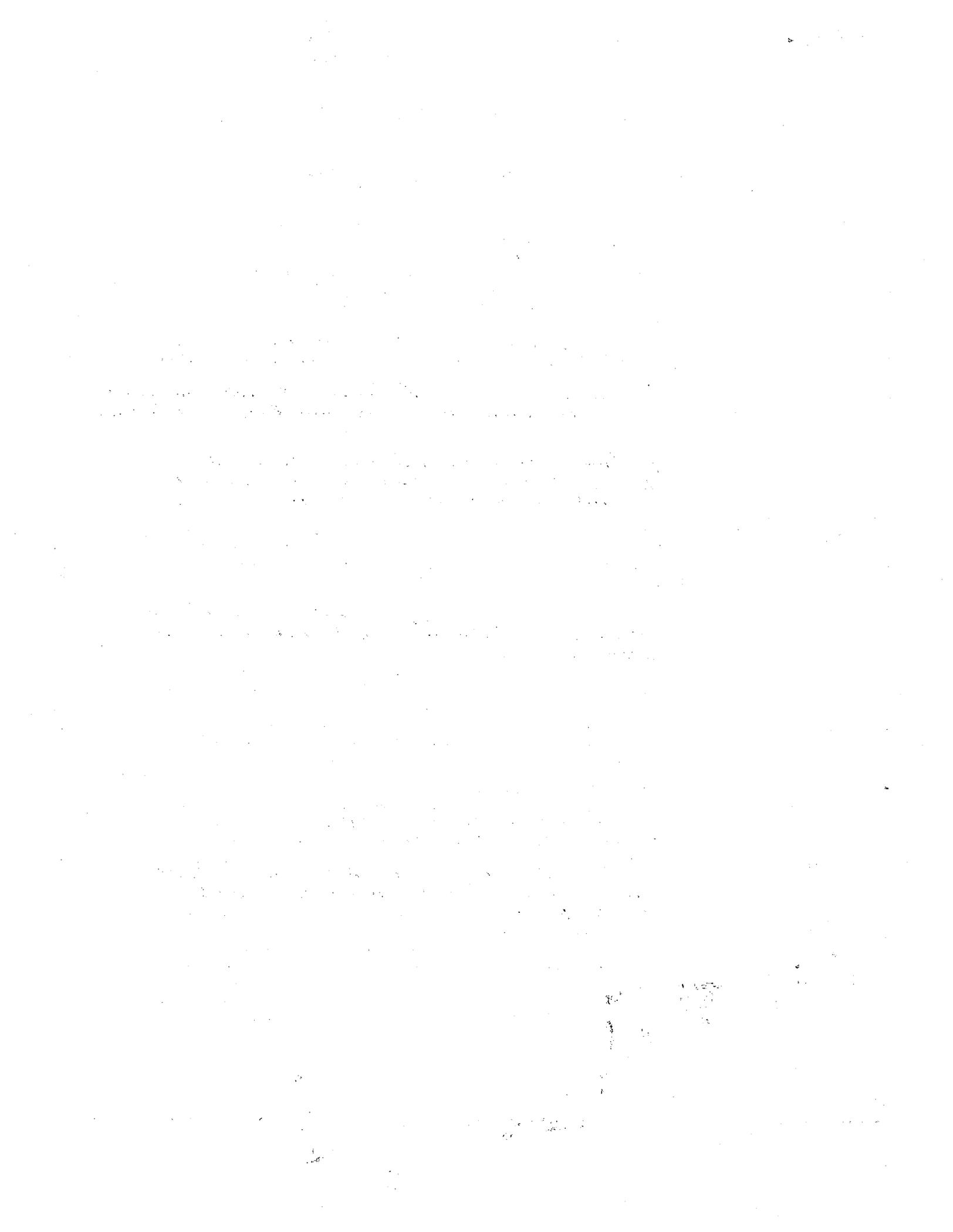
CORRECT 1. ALL CARE AND TREATMENT WILL BE CONTAINED INSIDE OF SANCTUARY BLDG
2. THE DESIGN AND FUNCTION OF THE SANCTUARY WILL FIT RIGHT IN WITH THE EXIST COMMUNITY
3. THERE WILL BE THE SAME TYPE OF CARE AND FEEDING OF THE ANIMALS THAT ARE AT THE SURROUNDING RANCHES

- 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

CORRECT ALL FENCES, PARKING, LOADING AND UNLOADING FACILITIES ARE ALL READY IN PLACE

- 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

CORRECT THE ROADS ARE ALL READY HANDLING LIKE WISE HORSE-TRAILERS AND FEED TRUCKS





GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

APR - 9 2009

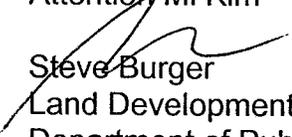
ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 6, 2009

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child, AICP
Zoning Permits I Section
Department of Regional Planning

Attention: Mi Kim

FROM:  Steve Burger
Land Development Division
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENT
CARE TAKER UNIT FOR ANIMAL SANCTUARY
PROJECT NO. R2008-00866
CUP NO. RCUP T200800094
UNINCORPORATED LOS ANGELES NATIONAL FOREST AREA**

- Public Works recommends approval of this CUP.
- Public Works does **NOT** recommend approval of this CUP.

We reviewed the site plan for the subject CUP. The CUP is for the unpermitted existing mobile home on site being used as care taker unit for an animal sanctuary. The animal sanctuary was approved under ~~CUP~~ ^{lot-plan} No. 200800664 on September 30, 2008.

Upon approval of the site plan, we recommend the following conditions:

Building and Safety

Building permits including drainage clearance are required for all structures including the unpermitted mobile home on-site. Submit one set of As-built floor plans for all buildings to Public Works' Building and Safety Division, Santa Clarita District office, for verification and inspection.

For any questions regarding building permit, please contact James Gustin at (661) 222-2940.

Mark Child
April 6, 2009
Page 2

Grading

Applicant shall remediate all the building/grading violations to the satisfaction of Public Works. Drainage/grading clearance will be required from Building and Safety Division for all nonpermitted work.

For any questions regarding grading, please contact Andy Narag at (626) 458-4921.

If you have any other questions or require additional information, please contact Simin Agahi at (626) 458-4910.

SA SA:ca
P:/LDPUB/SUBMGT/CUP/PROJECT R2008-00866_RCUP T200800094_Lange Foundation Animal Sanctuary_Denial



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

MIMI KIM
RP-ZONING PERMITS
REVISED

DATE: April 9, 2009
TO: Department of Regional Planning
Permits and Variances
PROJECT #: RCUP 2008-00866
LOCATION: 27567 Oak Springs Canyon Road, Santa Clarita

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1000 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- Verify (Flow test) 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.
- 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.
- This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone (VHFHSZ). Contact the Fuel Modification Unit if a Fuel Modification Plan is required to be submitted. The Fuel Modification Unit is located at Fire Station 32, 605 North Angeleno Avenue, Azusa, CA 91702-2904. They may be reached at (626) 969-5205.
- Comments: The fire flow for this CUP is adequate per the fire flow from received on March 19, 2009.
- Location:
- Access: Access is adequate as shown on the site plan dated November 13, 2008 on file in this office.
- 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: Wally Collins WC

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

Land Use Program

Patrick Nejadian, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 3, 2009

Mi Kim
Zoning Permits I Section
320 West Temple Street
Los Angeles, CA 90012

RE: Project No. R2008-00866-(5); 27567 OAK SPRING CANYON RD., SANTA CLARITA

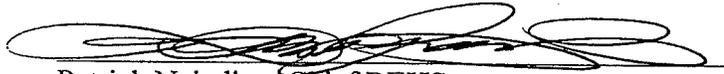
This is in response to your request for comments regarding the project identified above. Land Use Program has reviewed the information provided and has no objection to the approval of this project. This conceptual approval is intended for the project review process only that encompasses the requirements applicable to an Onsite Wastewater Treatment System (OWTS), and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to the issuance of any construction permit, the feasibility study shall be completed to confirm that an OWTS in compliance with the Los Angeles County Plumbing Code can be installed. Detailed plans drawn to scale in accordance with the Application Procedures for Approval of an OWTS and a Service Request Application shall be submitted to this Department for final review and wet stamp approval.
2. The design and installation of OWTS shall be in conformance with the guidelines established by this Department and other applicable regulations. The Proposed Caretaker unit shall be served by a new and independent OWTS, sized according to the number of bedrooms and bedroom equivalents.
3. If due to the proposed development, grading, geological limitations, required setbacks and flood related concerns or for any other related reasons, conformance with all applicable requirements can not be achieved, this conceptual approval shall be rendered void and consequently no construction permits shall be issued.

Mi Kim
Project No. R2008-00866-(5)
April 3, 2009
Page 2 of 2

If there are any questions or further information is needed, please contact me at 626-430-5380.

Respectfully,

A handwritten signature in black ink, appearing to read 'Patrick Nejadian', written over a horizontal line.

Patrick Nejadian, Chief REHS
Land Use Program



Marcia Mayeda
Director

County of Los Angeles
Department of Animal Care and Control
Administrative Office
5898 Cherry Avenue
Long Beach, California 90805
(562) 728-4610 • Fax (562) 422-3478
<http://animalcare.lacounty.info>



April 28, 2009

Shelter Locations

Downey Shelter
11258 S. Garfield Ave.
Downey, CA 90242
(562) 940-6898

Carson Shelter
216 W. Victoria St.
Gardena, CA 90248
(310) 523-9566

Baldwin Park Shelter
4275 N. Elton St.
Baldwin Park, CA 91706
(626) 962-3577

Lancaster Shelter
5210 W. Avenue I
Lancaster, CA 93536
(661) 940-4191

Castaic Shelter
31044 N. Charlie Cyn.
Road
Castaic, CA 91384
(661) 257-3191

Agoura Shelter
29525 Agoura Rd.
Agoura, CA 91301
(818) 991-0071

Major Case Unit
11258 S. Garfield Ave.
Downey, CA 90242
(562) 658-2000

Bill Crowe
Foundation Director
Lange Foundation
499 North Canon Drive, 4th floor
Beverly Hills, CA 90210

Who it may concern:

LANGE FOUNDATION RESCUE FACILITY

I am pleased to write a letter of support for the proposed new Lange Foundation rescue facility in Canyon Country. I have reviewed the plans for the state-of-the-art sanctuary, which will enable them to expand their life saving work.

Our Deputy Director, Derek Brown has personally inspected Ms. Lange's kennel facility in West Los Angeles over the years, when he worked for Los Angeles Animal Services. He said her kennels were always clean, organized and the animals received a remarkable amount of individual attention.

Over the years Ms. Lange's foundations have rescued and placed over 20,000 dogs and cats, that would have otherwise been destroyed. Many of these animals came from Los Angeles County and City animal shelters.

We support this rescue facility and look forward to the relief it will provide to homeless animals and to our high volume in Lancaster Shelter. I hope that you will give Ms. Lange and her dedicated volunteers the opportunity to branch out into this new strategic location.

Sincerely,

MARCIA MAYEDA
Director

MM:DB:pb



United States
Department of
Agriculture

Forest
Service

Santa Clara/Mojave
Rivers Ranger District

28245 Ave Crocker, Suite 220
Santa Clarita, CA 91355
661-296-9710 Voice
626-447-8992 TTY

File Code: 1900

Date: May 21, 2009

Ms. Mi Kim
Regional Planning Commission
3230 West Temple Street, Room 1350
Los Angeles, CA 90012

RE: Project No. R2008-00866-(5)
Conditional Use Permit No. 200800094-(5)

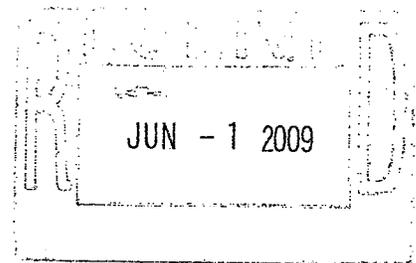
Dear Ms. Kim

I have reviewed the Notice of Public Hearing for the above Project. The Angeles National Forest surrounds this portion of Robinson Ranch. Our chief concern with any proposed improvement in this area is that the improvement is not located on National Forest System lands. Several landowners in the area have trespassed onto the Angeles National Forest in terms of building or other improvement construction or through unauthorized exclusionary uses. Another concern is that any building constructed on private land will not need vegetation clearance on Forest Service lands to meet fire or insurance clearance requirements. If these concerns are addressed, then the Forest would have no problem with the proposed project.

If you need additional information or clarification of the above, please do not hesitate to contact me at the above location or by email, mmcintyre@fs.fed.us.

Sincerely,

MICHAEL J. MCINTYRE
Acting District Ranger



From: Mike McIntyre
To: Kim, Mi
Subject: RE: R2008-00866 - permitting of caretaker's unit @ 27567 Oak Spring Canyon Road
Date: Tuesday, June 02, 2009 8:38:45 AM

Thank you for sharing our concerns with other planning staff. Yes, i have no concerns since the property does not share any borders with the Forest and is located far enough away from the Forest that any vegetation clearance requirements will not involve Forest land.

Michael J. McIntyre
District Ranger
Los Angeles River Ranger District
12371 North Little Tujunga Canyon Road
San Fernando, CA 91342
(818) 899-1900 ext. 223
(818) 896-6727 (FAX)

"Don't Accept The Norm.....It is
Somebody Else's Compromise"

"Kim, Mi" <MKim@planning.lacounty.gov>

06/02/2009 08:16 AM

To "Mike McIntyre" <mmcintyre@fs.fed.us>

cc

Subject RE: R2008-00866 - permitting of caretaker's unit @ 27567 Oak
Spring Canyon Road

Thank you very much for the clarification and the speedy response.
I will share this information with other planners so that we are cognizant of these issues when we review cases.

I take it take you have no issues with this particular property?

Thank you,
Mi Kim
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, CA 90012
Phone: (213) 974-6443
FAX: (213) 626-0434
mkim@planning.lacounty.gov

May 23, 2009

27538 N. Oak Spring Cyn Rd.
Canyon Country, CA 91387

Ms Kim
Regional Planning Commission
320 W. Temple St.
Room 1350
Los Angeles, CA 90012

Re: 27567 Oak Spring Cyn. Rd. Conditional Use Permit

We would like to let you know we have no objections for the use of the caretakers unit on the above property.

It is landscaped and is kept in good order at all times.

Roger and Gayle Myers

A handwritten signature in cursive script that reads "Roger and Gayle Myers".

MAY 27 2009

27500 Oak Spring Canyon Road
Canyon Country, CA 91387

Ms. Mi Kim
Regional Planning Commission
320 West Temple St., Room 1350
Los Angeles, CA, 90012

Dear Ms. Kim

I am writing to express my support of a conditional use permit for an existing caretaker's unit located at 27567 Oak Spring Canyon Road, up here in the National Forest in Canyon Country.

When we moved here in 1963, there were only seven homes here in this little enclave at the end of Oak Spring Canyon Road. Now there are fifteen and I am pleased to tell you that with very rare exceptions we've been able to maintain a live-and-let-live very pleasant neighborhood. The owners of the property at 27567 are very welcome.

The caretaker's unit is nicely landscaped and fits in very well with the rest of the neighborhood. Given the need for "affordable housing," it's too bad that more similar units aren't available in the County.

Again, I hope the Planning Commission expedites approval of the conditional use permit for this caretaker's unit.



Ruth Kelley

MAY 14 2009

MAY 27, 2009

**MS. MI KIM
REGIONAL PLANNING COMMISSION
320 WEST TEMPLE ST., RM 1350
LOS ANGELES, CA. 90012**

DEAR MS KIM:

**WE ARE VERY MUCH IN FAVOR OF YOUR APPROVAL
OF THE CONDITIONAL USE PERMIT AT 27567 OAK
SPRING CYN. RD. , CANYON COUNTRY, CA.**

**THEY DO A GREAT JOB AS AN ANIMAL REHAB
FACILITY AND ARE VERY GOOD NEIGHBORS.**

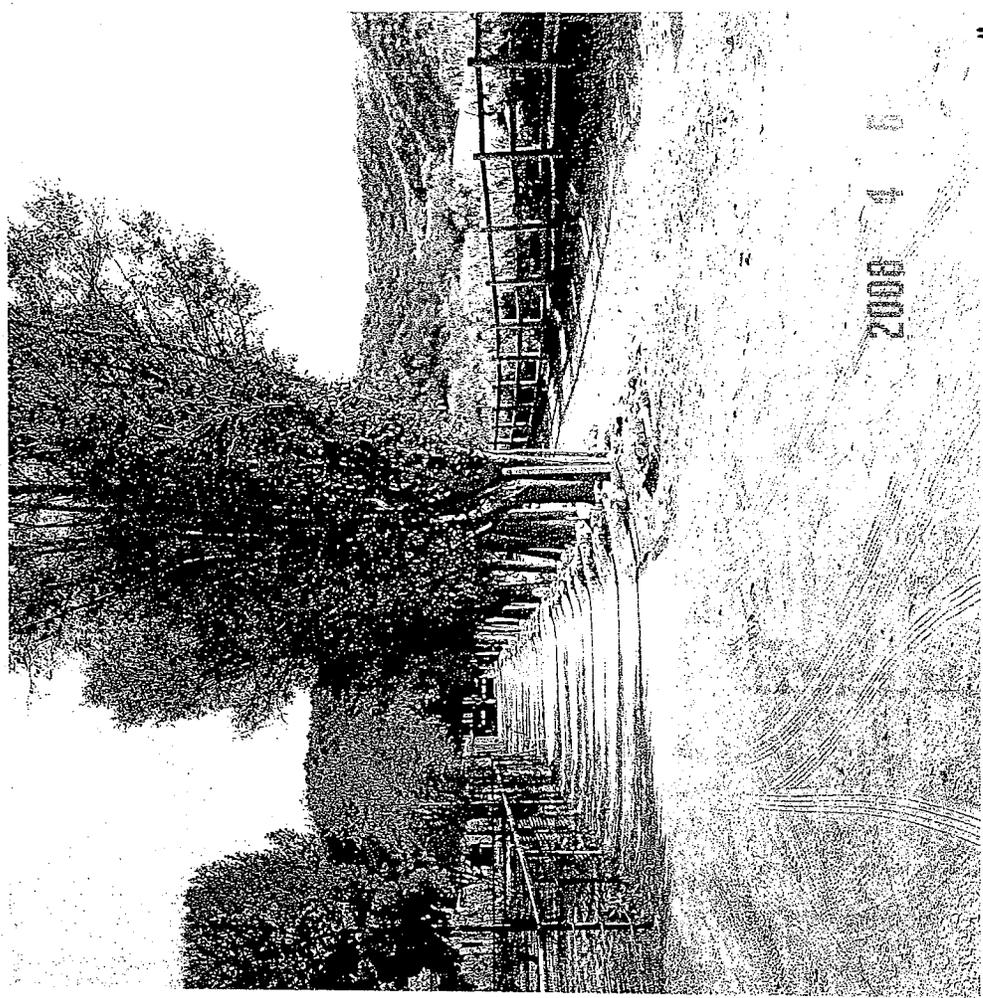
**I HOPE THE PLANNING COMMISSION EXPEDITES
APPROVAL OF THE CARETAKERS UNIT AS IT IS VERY
SUITABLE WITH THE AREA AND WOULD BE A
VALUABLE TO ST BONNIES SNACTUARY**

JEAN AND JOHN COLEMAN 
**PRESIDENT OF OAK SPRING CANYON MUTUAL
WATER CO.**

**27546 OAK SPRING CANYON ROAD.
CANYON COUNTRY, CA 91387
1 818 262 7321**

JUN - 1 2009

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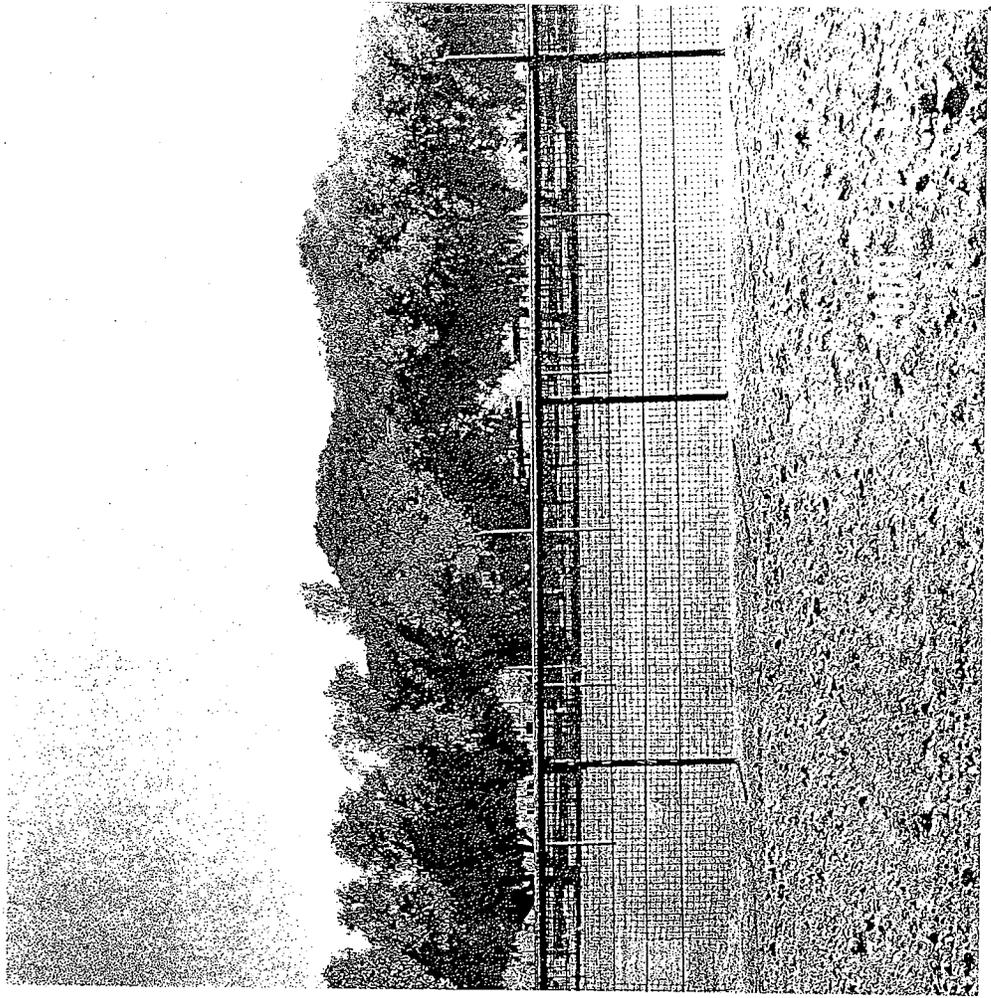


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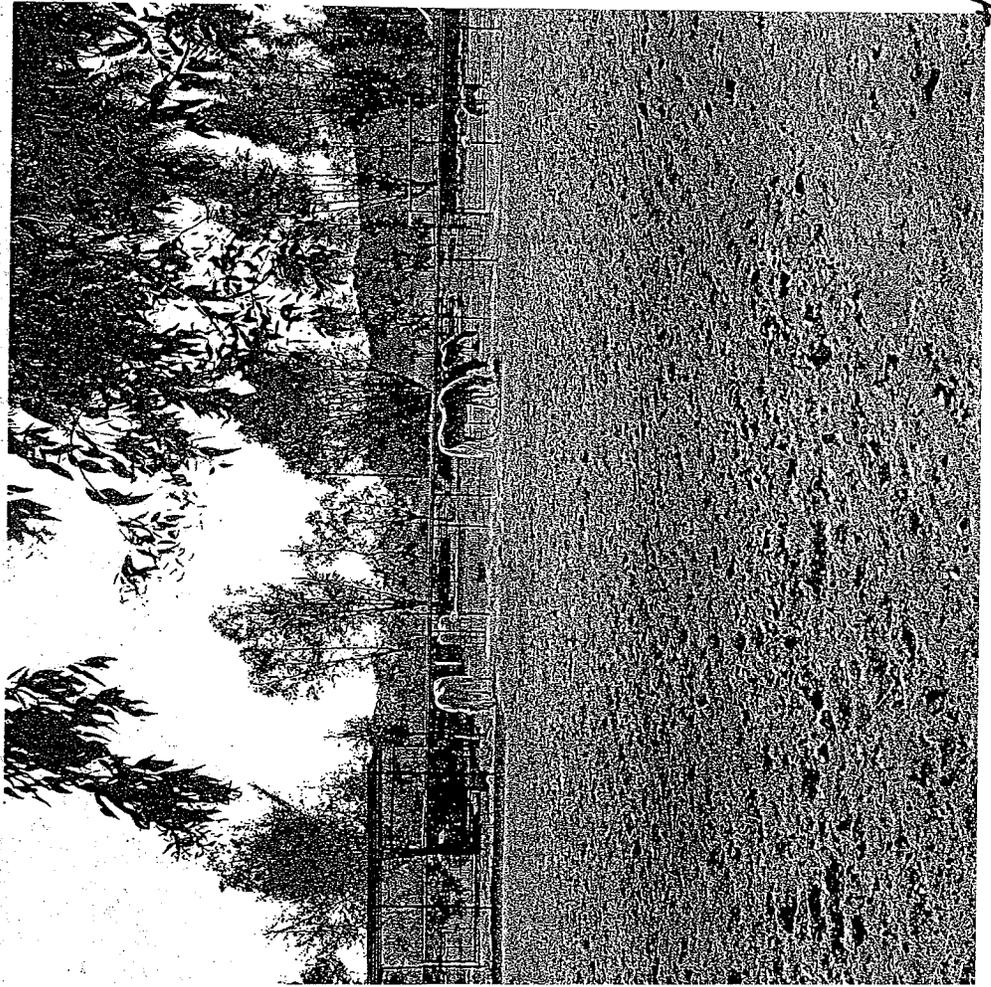
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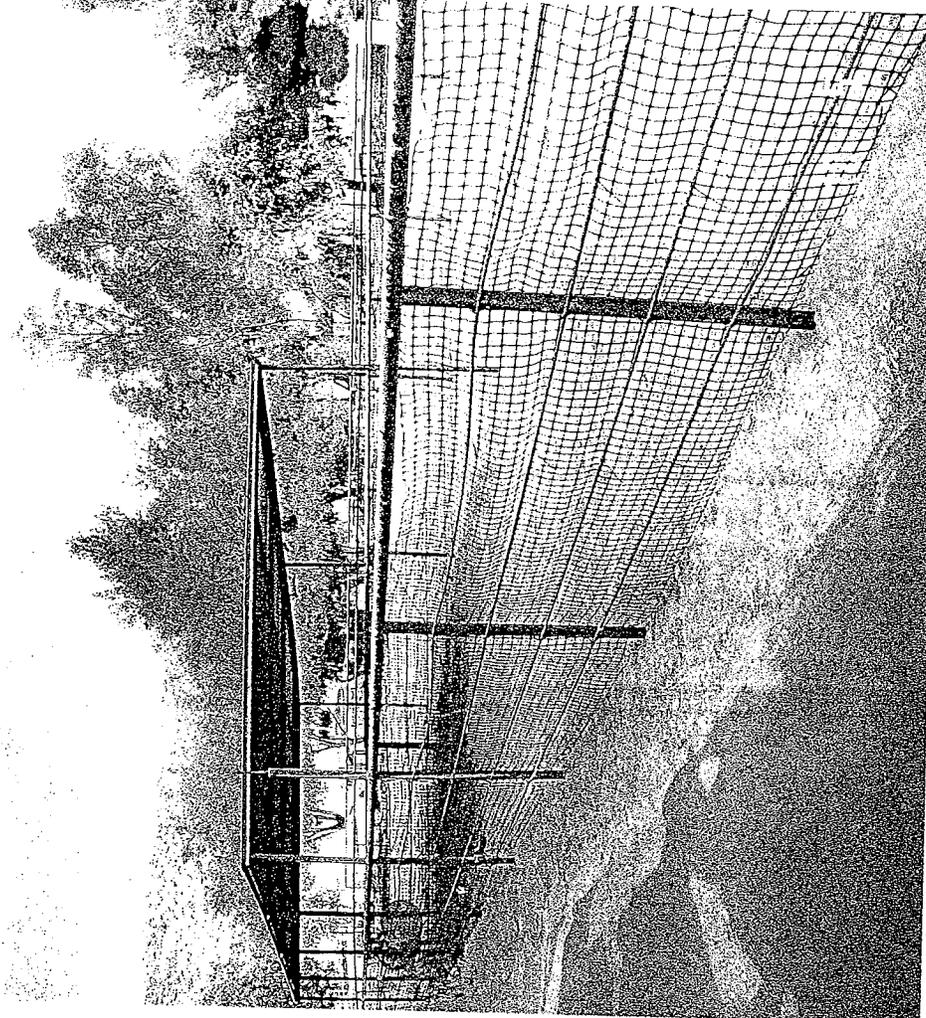
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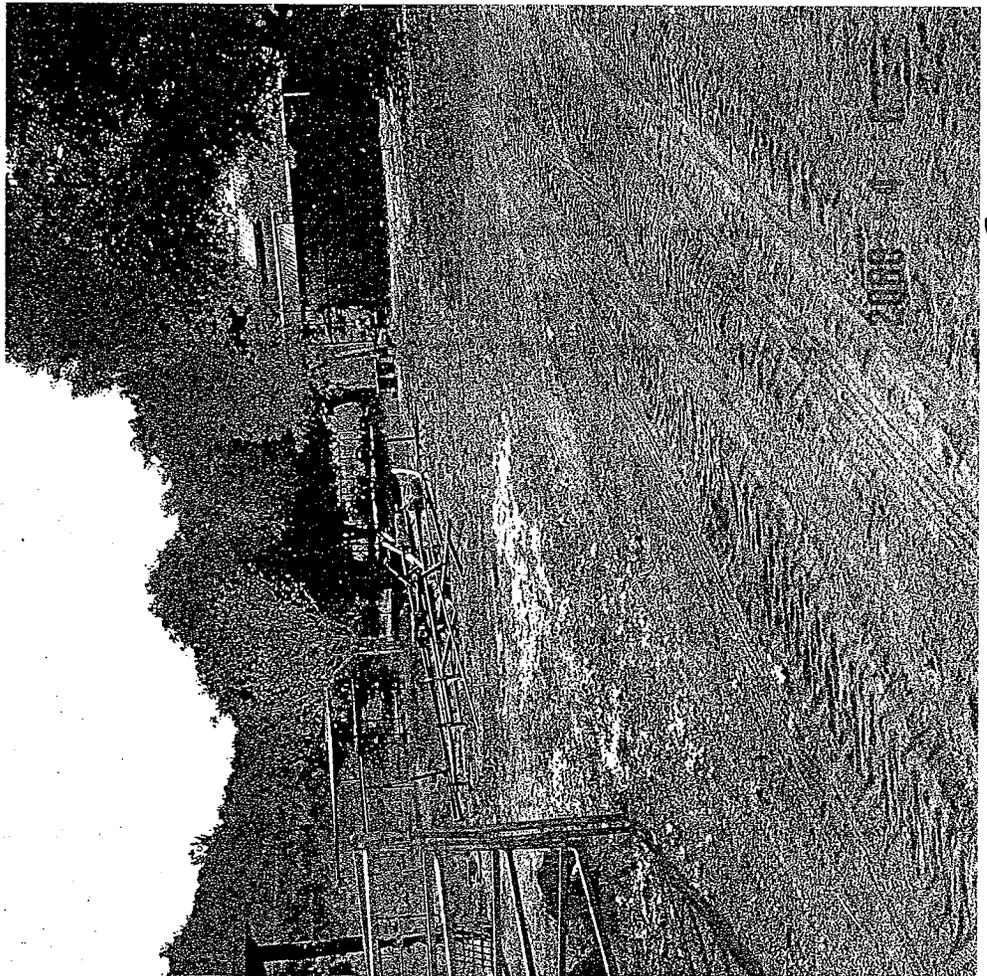


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#7



#8

SANCTUARY SITE PAD