



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

July 21, 2010

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

John Dewey
8447 Wilshire Blvd., Suite 100
Beverly Hills, CA 90211

**REGARDING: SKY TERRACE MOBILE HOME PARK CLOSURE IMPACT REPORT
PROJECT NUMBER R2010-00286-(5)
RMIS 201000001
12089 Lopez Canyon Road, Sylmar**

Dear Applicant:

The Regional Planning Commission, by its action of Wednesday, July 21, 2010, **APPROVED** the above described project. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on Monday, August 2, 2010.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Anita Gutierrez at (213)974-6443 or by e-mail at AGutierrez@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner
Director

Mark Child, Supervising Regional Planner
Zoning Permits Section I Section

Enclosures: Findings and Conditions, Affidavit (Permittee's Completion)

c: BOS; Zoning Enforcement,

MC:ag

Hearing Footage: 7/21/2010-Item 7

This Sky Terrace Mobile Home Park Closure Impact Report is approved, 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 approval.
2. The permittee shall implement all mitigation measures as specified in the Closure Impact Report and Closure Impact Report Addendum, prepared by Overland, Pacific & Cutler, Inc., including but not limited to monetary and advisory assistance. Such mitigation measures are incorporated herein by reference.
3. The permittee shall convert, close, or cease the use of the park within 36 months from the date of the mailing of the final approval of the impact report. If the permittee has failed to convert, close, or cease the use of the park within 36 months, the approval of the impact report shall become null and void. Thereafter, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. However, upon application of the management, filed with the Regional Planning Commission ("Commission") on or before the date of expiration, the impact report may be extended by the Commission up to an additional 36 months. An application for an extension shall be subject to the notice and hearing procedures described in subdivision 3 of subsection (D) of section 8.57.300.
4. Any time prior to the closure of the mobile home park, the Commission may, in its discretion, and upon good cause shown, initiate proceedings for the revocation or amendment of an impact report. Good cause may include, but is not limited to, change of circumstances that render the conditions or requirements of the impact report no longer necessary or appropriate, negligent or fraudulent misrepresentation of fact relating to the impact report, or noncompliance with the conditions of the impact report. Prior to revoking or amending an impact report, the Commission shall conduct a hearing in accordance with the procedures set forth in subdivision 3 of subsection (D) of section 8.57.300. Upon revocation, the permittee shall not convert, close or cease the use of the park until such time as a new impact report is approved. Such revocation or amendment is subject to the same request for hearing as is provided in subdivision 5 of subsection (D) of section 8.57.300.
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 according to Los Angeles County Code Section 2.170.010.

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

PROJECT NUMBER: R2010-00286-(5)

PERMIT NUMBER: RMIS201000001

REQUEST

Pursuant to Title 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2), SE Sky Terrace, LLC ("the applicant") has filed with the Department of Regional Planning ("DRP") a Mobile Home Park Closure Impact Report ("CIR") for Sky Terrace Mobile Home Park ("the Park").

REGIONAL PLANNING COMMISSION HEARING DATE: July 21, 2010

A duly noticed public hearing was held on July 21, 2010 before the Regional Planning Commission. Commissioners Rew, Bellamy and Mondugno were present. Commissioners Valadez and Helsley were absent. The applicant's representative, William Ross presented testimony in favor of the request and answered questions presented by the Commission.

Three residents of the mobile home park presented testimony related to the age and condition of their mobile homes. The Commission found the CIR to be adequate.

There being no further testimony, the Regional Planning Commission closed the public hearing and approved the permit with changes to the findings and conditions as agreed to by the applicant.

FINDINGS

1. The Mobile Home Park is located at 12089 Lopez Canyon Road, Sylmar within the M-1.5 (Restricted Heavy Manufacturing) Zone.
2. The owner intends to lease the area currently occupied by the Park as open storage upon completion of the mobile home park closure. This use as outside storage and a caretaker mobile home is allowed by right in the zone and would be consistent with the surrounding industrial open storage uses on the property. Closure of the mobile home park will allow the property to be in compliance with the property's zoning and the Los Angeles County General plan's Industrial land use designation. No discretionary permits are being requested at this time.
3. The Park was allowed to operate in the M-1.5 Zone pursuant to a zone exception case that was initially granted by DRP in 1960 (Zone Exception Case Number 8980-(5)). In 1966, DRP extended the zoning exception for an additional 20 years. ZEC 8980-(5) expired on January 25, 1986.
4. The impact report addresses the availability of adequate replacement housing in other mobile home parks and relocation costs for each resident of the mobile home park. It specifies steps to be taken by management to mitigate any adverse impact of the proposed closure on the residents who will be displaced.

5. Pursuant to the provisions of Sections 8.57.300(D)3 of the County Code, the management and residents of the mobile home park were appropriately notified of the public hearing by mail.
6. 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 of the Los Angeles County Department of Regional Planning.
7. The Commission finds that the CIR contains all information required by California Civil Code Section 798.56(g)2.
8. The Commission has reviewed the relocation benefits detailed in the CIS and finds that the benefits offered are consistent with the County guidelines adopted in 1991.
9. Closure of the mobile home park requires that the applicant submit a CIR to DRP. The CIR was prepared by Overland, Pacific, & Cutler, Inc. The relocation costs were calculated using the LA County Community Development Commission's (CDC) guidelines for Mobile Home Park Closure/Conversion, approved in 1991 by the Board of Supervisors, which included guidelines for relocation benefits. The relocation benefits were adjusted to reflect 2010 rates by using the U.S. Department of Labor, Bureau of Labor statistics, Los Angeles-Riverside-Orange County, California Consumer Price Index, which equated to a 59.7% increase from the 1991 rates in the CDC guidelines.
10. Under a third-party agreement with the County, Epic Land Solutions, Inc. was retained to review the CIR and determine its compliance with state and local relocation regulations.
11. Upon review, Epic Land Solutions, Inc. concluded that the CIR was found to be in compliance with governing regulations. Furthermore, Epic Land Solutions, Inc. had three recommendations to enhance the CIR: 1. Provide photos of the coaches that have to be relocated be included to help document the conditions of the park before closure 2. Include additional information on temporary housing for those households which may have a more difficult time finding a replacement and 3. Add additional language on how to handle possible evictions. This additional information has been compiled into an addendum to the CIR. These items were included in an addendum to the Closure Impact Report.
12. DRP staff has reviewed the CIR and has found it to be in compliance with Section 8.57.300 of the County Code and California Civil Code Section 798.56(g)(2).
13. The appeal date for this project will end at 5:00 p.m. on Monday, August 2, 2010. Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

That the impact report contains the information required pursuant to section 8.57.300 of the County Code.

REGIONAL PLANNING COMMISSION ACTION

1. In view of the findings of fact and conclusions presented above, the Sky Terrace Closure Impact Report is approved subject to the attached conditions.

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VOTE

Concurring: Rew, Bellamy and Modugno

Dissenting: none

Abstaining: none

Absent: Valadez and Helsley

Action Date: July 21, 2010

c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:ag
7/08/10