



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

March 6, 2013

ERNEST URIOSTE  
14548 EDGEVIEW PLACE  
CANYON COUNTRY CA 91387

**REGARDING: PROJECT NO. R2012-01036-(5)  
CONDITIONAL USE PERMIT NO. 201200067  
24233 THE OLD ROAD, NEWHALL (APN 2826-023-019)**

The Regional Planning Commission, by its action of March 6, 2013, has **APPROVED** the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on March 20, 2013. **Appeals must be delivered in person.**

**Appeals:**

**To file an appeal, please contact:**  
Executive Office of the Board of Supervisors  
Room 383, Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles, CA 90012  
(213) 974-1426

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Rob Glaser of the Zoning Permits North Section at (213) 974-6443 or by email at [rglaser@planning.lacounty.gov](mailto:rglaser@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

Susan Tae, Supervising Regional Planner  
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)

c: Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;  
SMT:rg

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-01036-(5)  
CONDITIONAL USE PERMIT NO. 201200067**

**1. ENTITLEMENT(S) REQUESTED.**

The applicant, Redding Properties, is requesting a Conditional Use Permit ("CUP") to authorize the construction of a private historical vehicle collection ("HVC") facility and conversion of an existing single-family residence to a caretaker's residence located in the A-2-1 (Heavy Agricultural – One Acre Minimum Required Lot Area) zone pursuant to Section 22.24.150 of the Los Angeles County ("County") Code, and for development within the Santa Susana Mountains Significant Ecological Area (SEA) pursuant to Section 22.56.215 of the County Code.

**2. HEARING DATE: March 6, 2013**

**3. PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing was held on March 6, 2013 before the Regional Planning Commission. Staff presented the applicant's request.

The Commission asked if the water tower and windmill were non-functioning and whether a wireless telecommunication facility (WTF) can be located on them. Staff replied the windmill or water tower were non-functioning and that the heights of both structure were not tall enough for WTF reception in relation to the location the area. The Commission asked if there was flexibility in the permit for cars of non-historic character to be allowed in the facility, and staff replied that there is flexibility in the permit. The applicant spoke in regards to the compatibility of the facility in relation to the SEA, and answered the Commission's concerns about privacy of the facility. With no testimony from the public, the public hearing was closed. The Commission adopted the Negative Declaration and approved the CUP with the findings and recommended conditions.

**4. PROJECT DESCRIPTION.**

The applicant is requesting a CUP to authorize the construction of a 9,400 square foot, single-story, private HVC facility located on a 2.87-acre property in the A-2-1 zone and within the Santa Susana Mountains SEA. The construction and operation of the private HVC facility is authorized under Sections 22.24.150 and 22.56.1761 of the County Code. The construction of a private HVC facility is also subject to a CUP as development within an SEA pursuant to Section 22.56.215 of the County Code. This project request is required to be presented to the SEA Technical Advisory Committee ("SEATAC") for their review and recommendation for project compatibility within the SEA. In addition, the applicant is requesting authorization to convert an existing residence into a caretaker's residence on the subject property. A CUP is required for a caretaker's residence in the A-2-1 zone pursuant to Section 22.24.150 of the County Code.

The proposed development footprint, which covers the approximate east half of the subject property, is located outside the boundaries of the SEA boundary as adopted on November 27, 2012, and is located entirely within a relatively flat and previously disturbed area. The relatively undisturbed portions on the approximate west half of the property contain steep slopes and several oak trees, walnut trees, pepper tree and Trees of Heaven.

The project will provide a paved 22-foot wide fire lane access driveway to access the HVC facility. The project includes 377 cubic yards of cut and 377 cubic yard of fill (2,155 cubic yards for overexcavation) for a total 754 cubic yards of grading for the HVC facility. The project will also consist of removing several previously occupied trailers, recreational vehicles, and animal pens from the subject property. In addition, the project proposes the renovation of eight large animal pens for some future farm animals, planting of a vineyard, installation of a 34-foot tall decorative (non-functioning) windmill, installation of a decorative (non-functioning) water tower and the facade improvements on a existing 960-square foot office/storage building to simulate an old gas service station, which will remain as an office (photo sample attached). The half-bathroom in the proposed storage facility will require a new on-site wastewater treatment system to be installed on the subject property within the previously cleared area. The existing residence is served by public water and utilizes on-site wastewater treatment. One cargo container will remain on the property for storage of yard maintenance equipment. The subject property is surrounded by seven-foot high chain linked fence with barbed wire at the top, along the side and rear yard of the property.

This HVC facility will be for private use only. The proposed facility is 9,400 square feet with multiple garage doors, 35 feet tall at the highest point, and will contain areas inside for vehicle storage and a half-bathroom. A 300-square foot patio cover is attached at the eastern end of the HVC facility. Currently 12 cars are proposed by the applicant for the HVC, including historic cars from the 1930s through the 1960s.

Access to the property is through 22-foot wide driveway from The Old Road, an existing Major Highway on the County Master Plan of Highways, with 166 feet of right of way. Several oak trees are located on the subject property, and will remain undisturbed.

**5. LOCATION.**

24233 The Old Road, Newhall CA 91321. (APN 2826-023-019)

**6. EXISTING ZONING.**

The subject property is zoned A-2-1 and zoned O-S (Open Space) in the Newhall Zoned District.

Surrounding properties are zoned as follows:

North: City of Santa Clarita

South: IT (Institutional) and O-S

East: M-1 (Light Manufacturing)  
West: O-S

**7. EXISTING LAND USES.**

The subject property is developed with an existing single-family residence (to be converted to a caretaker's residence), an existing office and an existing cargo storage container.

Surrounding properties are developed as follows:

North: Unoccupied ranch with abandoned buildings and City of Santa Clarita open space (Ed Davis Park)

South: Post Office.

East: Single-family residences, dog kennels, construction companies and Interstate 5 Freeway

West: Vacant Land

**8. PREVIOUS CASES/ZONING HISTORY.**

Certificate of Compliance No. 2012-00069 – Recorded on May 30, 2012. Verified that the subject property was legally created.

Zone Change Ordinance 7168 – Approved on June 4, 1957. Established the A-2-1 zone for the subject property.

Zone Change Ordinance No. 2012-0055Z – Adopted on November 27, 2012. Changed a portion of the property from A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area) to O-S.

Ordinance No. 2012-0054 – Adopted on November 27, 2012. Modified the delineation of the SEA boundaries set forth in Section 22.56.215 of the County Code. A portion of the Santa Susana Mountains SEA boundary was realigned through the subject property as also adopted under the Santa Clarita Valley Area Plan through General Plan Amendment No. 2009-00006-(5) on November 27, 2012.

**9. SANTA CLARITA VALLEY AREA PLAN / GENERAL PLAN CONSISTENCY.**

The project site is located within the RL-1 (Rural Land 1 – One Dwelling Unit per Acre) of the Santa Clarita Valley Area Plan ("Area Plan") as adopted on November 27, 2012. The RL-1 land use designation is intended for low density single-family residential on large lots. The existing single-family residence to be converted as a caretaker's residence and its lot size along with the addition of a proposed private historic vehicle collection facility is consistent with the land use designation and is therefore consistent with the permitted uses of the underlying land use category. The subject property outside the proposed development area is designated OS-PR (Open Space – Parks and Recreation)

As the project was a complete application prior to November 27, 2012 adoption of the current Area Plan, the project is eligible to be reviewed for consistency with the

previously adopted Area Plan. However, particularly with respect to the SEAs, the current Area Plan has recognized the disturbed nature of the subject property and as such, the SEA boundaries have been adjusted with the current Area Plan to reflect the existing developed area. In addition, the following policies of the Area Plan as adopted on November 27, 2012 apply to the proposed project:

- Policy CO-3.1.1: "On the Land Use Map and through the development review process, concentrate development into previously developed or urban areas to be protected through the use of fencing and other means as appropriate, so as to prevent damage by grading, soil compaction, pollution, erosion or other adverse construction impacts." (Page 178 )

The proposed development of the private HVC facility takes place on an already disturbed portion of the subject property that contains no environmentally-sensitive resources. Since this portion of the property is relatively flat, the project will require minimal grading and soil compaction. The planting of the vineyard in front of the private HVC facility will minimize erosion since this portion of the property is relatively flat and soil will be more permeable. During the construction of the HVC facility, the oak trees on the subject property are required to have a protective fencing around them to prevent construction equipment to drive near or be stored near them. The construction impact will be minimal. The western portion of the property where the hillsides and sensitive environmental resources are contained will remain undisturbed as part of this project.

- Policy CO-3.2.4: "Protect biological resources in the designated Significant Ecological Area (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources." (Guiding Policy #10) (Page 178)

The western portion of the subject property falls within the boundary of the Santa Susana Mountain SEA as adjusted on November 27, 2012, and the proposed private HVC facility is being developed on the eastern portion of the property away from any sensitive resources. The hillsides and SEA portion of the property will remained undisturbed as part of this project. The location of the HVC facility will be on the relatively flat, disturbed portion of the property to reduce the amount of necessary grading while preserving the significant natural resources.

The following policies of the County General Plan, of which the Area Plan is a component, are applicable to the proposed project:

- Conservation and Open Space Policy No. 7: "Preserve significant ecological areas and habitat management areas by appropriate measures, including preservation, mitigation and enhancement." (Page II-27)

The subject property contains an SEA designation which required the project to be reviewed by SEATAC. SEATAC met on June 4, 2012 for this project and during the meeting, SEATAC recommended several protective measures to preserve the SEA on the subject property. See the attached minutes from SEATAC.

- General Goal and Policies Policy No. 66: "Maintain non-urban hillside area in open space and low density non-urban uses." (Page I-32)

The SEA resource on the subject property is contained within the hillside areas and will remain undisturbed in perpetuity. The proposed private HVC facility is to be developed on the flat non-hillside portion of the property. In addition a major portion of this resource was redesignated as OS-PR with the November 27, 2012 adoption of the Area Plan, and rezoned to O-S as part of the accompanying zone change. The open space category and zone will limit further residential development from intruding into this resource area.

**10. ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.**

Pursuant to Section 22.24.170 of the County Code, establishments in the A-2 Zone are subject to the following development standards:

**A. Front, side and rear yards shall be provided as required in Zone R-1.**

The existing single-family residence, existing office and the proposed private historic vehicle collection (HVC) facility all sited to adhere to the required setbacks for Zone R-1 with minimum 20 feet for the front yard, 5 feet for the side yards, and 15 feet for the rear yard. The setbacks as depicted on the site plan show a minimum 117-foot setback in the front, minimum 6-foot setback in the side yard, and more than 200 feet in the rear. Existing 7-foot high chain-link fences are also depicted in both sides and rear yard, which exceeds the six-foot maximum height permitted. The project will be required to either comply with the existing fence height requirements if the fences onsite are proposed to remain, or go through the yard modification process to allow the existing chain-link fences to remain and/or for any new walls and fences within the front yard that exceed the maximum height of 3½ feet. The chain-link fence at the rear of the property will be conditioned to be removed as recommended by SEATAC.

**B. Single-family residential uses shall be subject to a development standards applying to Zone R-1, except as otherwise specified in the Title 22.**

The existing single-family residence to be converted to a caretaker's residence is designed to adhere to the required development standards for Zone R-1. One covered parking space is available on the north side of the structure. The proposed private HVC facility as well as the office are also less than a maximum height of 35 feet.

- C. Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The subject property is 2.87 acres in size which meets the one acre required minimum lot size requirement of the A-2-1 Zone.

A private HVC is also subject to the development standards pursuant to Section 22.56.1761 of the County Code, including that all vehicles and parts fall within the definition of a HVC, that the area for the HVC is less than 10 percent of the total lot area, and that the HVC is located no less than five feet from any building or structure and not within any required yard. The applicant has provided additional information for the HVC, including a list of vehicles that are proposed. Under a CUP, the applicant may modify any of the development standards listed in Section 22.56.1761 of the County Code. As the cars within the HVC may change over time, the CUP is intended to allow flexibility for the applicant while ensuring the project continues to meet the intent of the HVC provisions.

**11. NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.**

The proposed private HVC facility will have a minimal impact on the surrounding neighborhood. The properties to the north contain an abandoned building and a park. The properties to the west are permanent open space lots within the Santa Susana Mountains SEA. The property to the south is a U.S. Post Office. The properties to the east which contain dog kennels and construction companies have sent in letters of support for the proposed use. Access to the site is relatively easy for the transport of the historical vehicles since access is off of an existing improved Major Highway on the County Master Plan of Highways, is in close proximity to the Interstate 5 Freeway, and the onsite driveways are wide enough for a vehicle trailer to load and unload the historic vehicles as well as for ease in County Fire Department access. The proposed HVC facility is private and will not require a need for additional parking for the public and will not create an increase in traffic to impact the neighborhood.

**12. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.**

County Department of Parks and Recreation – Letter dated December 12, 2012. Determined that the proposed HVC facility will have no impact on their facilities. (Attached)

County Department of Public Health, Environmental Health Division – Letter dated December 26, 2012. The Program has no objection to the approval of the CUP project contingent to the attached provisions, including review of the septic feasibility prior to building permit issuance. (Attached)

County Fire Department (“Fire”) – Letter dated January 8, 2013. Fire has cleared the proposed project for public hearing with the attached conditions related to access. (Attached)

County Department of Public Works ("Public Works") – Letter dated January 9, 2013. Public Works recommends approval of the CUP with the attached conditions, including review of the grading plan, soils plan and drainage concept/Standard Urban Stormwater Management Plan ("SUSMP") prior to grading and/or building permits. (Attached)

13. **LEGAL NOTIFICATION AND PUBLIC 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 and property posting.
14. **PUBLIC COMMENTS.**  
Letters of support were received on May 21, 2012 from two neighbors who are in support of the construction of a private HVC facility, and confident that this project will bring no adverse effect to their family, home or business.
15. **SEATAC COMMENTS AND RECOMMENDATIONS**  
SEATAC held a meeting on June 4, 2012, to discuss the applicant's request. The subject property is located within the Santa Susana Mountains SEA. Attached are SEATAC's comments and recommendations, and address such areas as lighting, oak tree fencing, oak woodland, grassland, vegetation map and fuel modification.

**ACTION:** SEATAC recommended that the BCA be corrected, augmented as directed, and incorporated into a Biota Report. The Biota Report shall include lists of impacts and mitigations.

Since the SEATAC meeting, the BCA was corrected and included the list of impacts and mitigations. (Attached)

#### **CONDITIONAL USE PERMIT SPECIFIC FINDINGS**

16. The requested is for the construction of a private historic vehicle collection facility which will be appurtenant to the proposed caretaker's residence on the subject property. The use will remain as a low density single-family development and is consistent with the Santa Clarita Valley Area Plan.  
  
Therefore, the proposed use will be consistent with the adopted general plan for the area.
17. The proposed development will improve the aesthetic of the subject property by enhancing the property from the existing abandoned mobile home, dog kennel, and various storage containers to a newly constructed structure designed with a barn exterior, to house the HVC. All the existing debris and invasive plants (i.e. Tree of Heaven) will be permanently removed from the site. The SEA designated portion of the property will remain undisturbed and the existing oak trees onsite will

be protected during the construction of the HVC facility. In addition, the applicant has provided letters of support from the surrounding neighbors in the area. The existing residence will be converted to a caretaker's residence, and is available for a caretaker to oversee the HVC and maintenance of the 2.34-acre property. The proposed construction of the HVC facility and the conversion to a caretaker's residence will not adversely affect the health, peace, comfort or welfare of person residing or working in the surrounding area, and is not detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity. The proposed use will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare of the community.

Therefore, the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.

18. The subject property is 2.87 acres and is adequate size and shape to accommodate the proposed private HVC facility and existing single-family residence as a caretaker's residence. This residence contains a covered parking space on the north side of the structure. The existing residence, existing office and proposed HVC facility meet all setback and building height standards. The subject property contains a seven-foot high chain-link fence within the property along the north, south and west boundaries of the property within the required side yard and rear yard setback respectively, and will be required to bring the fences into compliance or apply for a yard modification to approve the existing overheight fences,. The seven-foot high fence along the western boundary of the property will be removed. The proposed six-foot high wall in the front yard will also require a yard modification. The landscaping will consist of native and/or drought tolerant species and the non-native invasive tree species such as "Tree of Heaven" will be removed while all native species located on the hillsides within the SEA will be preserved in perpetuity.

Therefore, 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area.

19. The subject property takes access from The Old Road, an existing Major Highway on the County Master Plan of Highways, which has 166 feet of right-of-way and is sufficient to carry the kind of traffic the proposed use would generate. The HVC is for private use and as it will not generate traffic from public visitors, the amount of traffic would be limited. The site is adequately served by utilities, including public water and conditioned to provide adequate onsite sewage disposal.

Therefore, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

20. The proposed construction of the private historic vehicle collection (HVC) facility and the other ancillary project features including the vineyard are located in an already disturbed, flat portion of the subject property. While not considered development subject to these SEA provisions, the conversion of an existing single-family residence to a caretaker's residence is also located within the existing disturbed area. This portion of the property is located outside the SEA boundary as adopted on November 27, 2012 and has no oak tree or other biotic resources that will be directly affected. The SEA and oak trees on the subject property will remain undisturbed.

Therefore, the requested development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas.

21. There are no water bodies, watercourses or tributaries located on or near the subject property. Natural rain runoff will be minimized by the planting of the proposed vineyard in front of the HVC facility, which will capture the rain runoff and be used for watering as well as groundwater recharge.

Therefore, the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state.

22. The subject property is located on the edge of the Santa Susana SEA boundary and the western portion of the property lies within the SEA. The western portion of the property also contains a seven-foot high chain link fence. During the June 4, 2012 SEATAC meeting, SEATAC recommended that the fence on western portion of the property be taken down to enhance wildlife movement through this SEA corridor. This recommendation will be included in the draft conditions of approval for the Commission's consideration. However, the requested development of the HVC facility is not located near this western portion of the property and was designed not to intrude on the SEA resources.

Therefore, the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state.

23. The subject property contains a lot of natural vegetation cover, including oak trees on the western portion of the property where the SEA has been designated on November 27, 2012. The proposed development of the HVC facility is located in an already disturbed portion of the property a minimum of 20 feet from natural vegetative cover. The vegetative cover will remain in its natural state and continue to buffer the natural open space from the disturbed eastern portions of the property.

Therefore, the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development.

24. The fence on the western portion of the property (rear yard) is recommended to be removed by SEATAC. The rest of the property's chain linked fencing to the north and south of the property is proposed to remain and must either be lowered to comply with fence height requirements or by approved through a subsequent yard modification approval.

Therefore, where necessary, fences or walls are provided to buffer important habitat areas from development.

25. The subject property takes access via The Old Road with an internal improved driveway that includes a Fire Department turnaround for sufficient access, all within the existing disturbed portions of the property and outside the SEA boundary as designated November 27, 2012. Utilities serving the property include public water, and an onsite sewage disposal system. The Old Road is located on the most eastern end of the property and does not conflict with critical resources located within the SEA boundary on the western property of the property.

Therefore, the roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

#### **ENVIRONMENTAL DETERMINATION**

26. The Initial Study concluded that there is no evidence that the project may have a significant impact on the environment.

Therefore, the project qualifies as a Negative Declaration and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

27. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 30 years.
28. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Regional Planning Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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 North Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use will be consistent with the adopted general plan for the area; and
- B. That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare; and
- C. 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, of as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the requested development is designed to be highly compatible with biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas, and
- F. That the requested development is designed to maintain water bodies, watercourses, and their tributaries in a natural state, and
- G. That the requested development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state, and
- H. That the requested development retains sufficient natural vegetative cover and/or open spaces to buffer critical resource areas from said requested development, and
- I. That where necessary, fences or walls are provided to buffer important habitat areas from development, and
- J. The roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas or migratory paths.

THEREFORE, the information submitted by the applicant and presented at the public hearing/meeting substantiates the required findings for a Conditional Use Permit as set

forth in Sections 22.56.090 and 22.56.215 of the Los Angeles County Code (Zoning Ordinance).

**REGIONAL PLANNING COMMISSION ACTION:**

1. The Regional Planning Commission has considered the Negative Declaration for this project and certifies that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit No.201200067 is approved subject to the attached conditions.

**VOTE: 5 0 0 0**

**Concurring: Valadez, Louie, Helsley, Pedersen, Modugno**

**Dissenting: 0**

**Abstaining: 0**

**Absent: 0**

**Action Date: March 6, 2013**

SMT:rg  
3-6-13

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2012-01036-(5)  
CONDITIONAL USE PERMIT NO. 201200067**

**PROJECT DESCRIPTION**

The project is for the authorization to construct and operate a private historic vehicle collection facility and convert an existing single-family residence to a caretaker's residence in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Size) zone and for development within the Santa Susana Mountain Significant Ecological Area ("SEA"). The project also includes the removal of debris, an abandoned office trailer, and dog kennels. There will be grading involved with about 377 cubic yards of cut and 377 cubic yard of fill to be retained on-site. An existing office will have facade improvements to resemble an old gas station and a new septic system will be installed for the restroom for the HVC facility. A vineyard will also be planted and the entire project will be subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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 Los Angeles County ("County") Department of Regional Planning ("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. 7, and until all required monies have been paid pursuant to Condition Nos. 10, and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate 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.

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 make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 6, 2043.** 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, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$400.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one (1) inspection after the first year of this grant and one (1) inspection a year before the expiration date of this grant.** 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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. 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 ("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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department set forth in the attached County Fire Department letter dated January 8, 2013.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said

department set forth in the attached County Public Works letter dated January 9, 2013.

15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

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 notification 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.

18. 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, **4 copies of a modified Exhibit "A"** shall be submitted to Regional Planning within sixty (60) days of the date of final approval. In addition, the permittee must show the location of the proposed windmill and water tower on the Exhibit "A" and 4 copies are required to be submitted to the Department before final approval.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **4 copies of the proposed plans** to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize the construction and operation of private historic vehicle collection (HVC) and the conversion of an existing single-family residence to a caretaker's residence in the A-2 zone, and for development within the Santa Susana Mountains SEA.
21. The permittee shall be in compliance with the following standards and conditions:

- a. That all such vehicle and parts kept or maintained on the premises constitute an historic vehicle collection as defined in this title 22 (Section 22.56.1761); and
- b. That all such vehicles and parts are legally owned by the applicant proposing to keep or maintain an historic vehicle collection; and
- c. That the area proposed on the lot or parcel of land for the collection of such vehicles occupies or constitutes less than 10 percent of the total area of said lot or parcel of land; and
- d. That said collection is kept or maintained so as not to constitute a health or safety hazard; and
- e. That said collection is fully screened from ordinary public view by means of a fence, trees, shrubbery or opaque covering determined to be suitable by the director, or by other appropriate means determined to be suitable by the director; and
- f. That no portion of an historic vehicle collection is located within five feet of any building or structure, or within any required yard area, unless otherwise permitted by the director; and
- g. That site plans for the keeping and maintenance of the historic vehicle collection have been submitted to and approved by the director; and
- h. That the person proposing to keep or maintain an historic vehicle collection has signed a covenant and agreement indicating that he or she has read and understands the standards and conditions enumerated above and such other conditions that the director may impose, and will faithfully abide by each and every one of said standards and conditions, except as modified herein.

22. The list of vehicles authorized for this HVC grant are as follows:

	<u>Year</u>	<u>Make</u>	<u>Color</u>	<u>License Plate No.</u>
a.	1934	Ford 5 Window Sedan	Black	PFT519
b.	1939	Chevrolet 3 Window Coupe	Orange	6MXX193
c.	1952	Chevrolet 5 Window Pickup	Yellow	5WNDO
d.	1955	Chevrolet Bel Air 2 Door H/T	Orange/White	SHAKER
e.	1955	Chevrolet Bel Air 2 Door	Black	US55
f.	1955	Chevrolet Bel Air 2 Door	Orange/Beige	55BBC
g.	1957	Chevrolet Bel Air 2 Door H/T	Black	3XGV656
h.	1957	Chevrolet Bel Air 2 Door	Black	3UWF713
i.	1960	Ford Starliner 4 Door Sedan	Blue	6HED325
j.	1961	Buick Lasabre 4 Door Sedan	Blue	6SLD409
k.	1965	Ford Mustang Coupe	Black	6RNB569
l.	1976	Chevrolet Camaro Funny Car	Red	Not – Registered
m.	1997	Toyota Turbo Supra	Black	3WQB304

23. The permittee may add additional vehicles to the collection or replace vehicles so long as a minimum of 75 percent of the vehicle and parts comply with Section

- 22.56.1761 A.1. of the County Code. When historic vehicles get replaced or added, the permittee must submit a report to the Department with a log of all historic and non-historic vehicles being maintained on the property. The report shall specify which vehicles are being replaced or added to ensure they meet the 75 percent requirement and compliance with Section 22.56.1761.
24. The permittee shall not cause light pollution into natural areas on the western portion of the property.
  25. The permittee shall remove the invasive plants know as "Trees of Heaven" from the subject property.
  26. During the construction phase of the HVC facility the permittee shall place protective fence around all oak trees that might be impacted at the dripline plus five feet, which is considered the protective zone.
  27. The permittee shall use a fine mesh screen to cover the cavities in trees near structures that excludes bees but allows air exchange.
  28. The permittee shall remove the chain link fencing from the hilly natural areas on the western portion of the subject property in the rear yard within one (1) year from the effective date of this grant. A replacement split rail fence may be permitted in the rear yard.
  29. The existing chain liked fences in the side yard shall be required to comply with code requirements within one (1) year from the effective date of this grant. A yard modification may be filed in order to meet code requirements.
  30. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated December 26, 2012.

Attachments:

Public Works Department Letter dated January 9, 2013  
Fire Department Letter dated January 8, 2013  
Public Health Department Letter dated December 26, 2012  
SEATAC Recommendations, June 4, 2012

## Affidavit of Acceptance Instructions

**STEP 1:** **NOTARY PUBLIC:** In the presence of a Notary Public, sign the Affidavit of Acceptance form. Complete and sign both applicant and owner sections, even if the applicant is the same as the owner.

**STEP 2:** **COUNTY REGISTRAR-RECORDER:** Go to the Registrar-Recorder's office to record the original Affidavit of Acceptance and Conditions of Approval.

Registrar-Recorder Headquarters: 12400 East Imperial Highway, Norwalk, CA 90650. The following branch offices can also assist you: LAX Courthouse, Lancaster District Office, Van Nuys District Office. For more information call (562) 462-2125 or visit [http://www.lavote.net/Recorder/Document\\_Recording.cfm](http://www.lavote.net/Recorder/Document_Recording.cfm).

- a. Submit the original Affidavit of Acceptance form (wet signature) and Conditions of Approval to the County Registrar-Recorder for recording.
- b. Request one certified copy of the recorded documents for the Department of Regional Planning.

**STEP 3:** **REGIONAL PLANNING:** Schedule an appointment with the case planner to submit the following items in person:

- a. One certified copy of the recorded documents. The certified copy will have an official document number and a purple recordation stamp from the Registrar-Recorder.
- b. Three full-sized copies of the final plans, or as requested by the planner. Plans must be bound and folded to fit into an 8 ½" x 14" folder.
- c. One check payable to "County of Los Angeles" for zoning inspection fees (see Conditions of Approval). Write project number on checks.
- d. One check payable to the "County of Los Angeles" for State Fish and Game CEQA fees ([http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html)), as applicable below:

Not Required (Categorically Exempt)

\$2,231.25 for the issued Negative Declaration or Mitigated Negative Declaration  
Includes \$75.00 Registrar-Recorder processing fee

\$3,070.25 for the Environmental Impact Report  
Includes \$75.00 Registrar-Recorder processing fee

Section 21089 (b) of the Public Resources Code provides that no project approval is operative, vested, or final until applicable California Department of Fish and Game CEQA fees are paid. The Registrar-Recorder will not accept a Notice of Determination (NOD) or Exemption unless applicable Fish and Game fees are paid. Regional Planning will file the NOD or Exemption, as applicable. (Fees rates effective 1/1/13 to 12/31/13)

**STEP 4:** At your final appointment, you will receive a copy of the approved site plan, and approved plans will be routed to the Department of Public Works, Building and Safety, as applicable.

For questions or for additional information, please contact the planner assigned to your case. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.



**Please complete and return to:**  
 Department of Regional Planning  
 320 West Temple Street, 13th Floor  
 Los Angeles, California 90012

**AFFIDAVIT OF ACCEPTANCE**

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES

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**REGARDING: PROJECT NO. R2012-01036-(5)  
 CONDITION USE PERMIT NO. 201200067  
 24233 THE OLD ROAD, NEWHALL ZONED DISTRICT  
 APN: 2826-023-019**

I/We the undersigned state:

I am/We are the permittee/owner of the real property described above. I am/We are aware of, and accept, all the stated Findings and Conditions of Approval for the above-mentioned permit(s).

I/We have enclosed a check in the amount of **\$400.00** payable to the County of Los Angeles as required by the Conditions of Approval for regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

I/We declare under the penalty of perjury that the foregoing is true and correct.

*Complete both Applicant and Owner sections, even if the same.*

*Signatures must be acknowledged by a Notary Public. Affix seal or appropriate acknowledgements.*

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_