



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



November 18, 2015

Richard J. Bruckner
Director

Bo Zarnegin
Residential Fund 1347, LLC
801 North Sierra Drive
Beverly Hills, CA 90210

**REGARDING: PROJECT NO. R2012-02978-(5)
CONDITIONAL USE PERMIT NO. 201200166
36200 PARADISE RANCH ROAD (3247-005-036)**

The Regional Planning Commission, by its action of **November 18, 2015**, 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 **December 2, 2015**. **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. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. 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 Gretchen Siemers of the Zoning Permits North Section at (213) 974-6443, or by email at gsiemers@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


Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),
c: Agent; Board of Supervisors; DPW (Building and Safety); Zoning Enforcement;

RG:GS

CC 060412

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02978-(5)
CONDITIONAL USE PERMIT NO. 201200166**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201200166 ("CUP") on September 2, 2015 and November 18, 2015.
2. The permittee, Residential Fund 1347, LLC ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing 94-unit mobilehome park ("Project") on a property located at 36200 Paradise Ranch Road in the unincorporated community of Santa Clarita Valley ("Project Site") in the R-R-DP (Resort and Recreation – Development Program) zone pursuant to Los Angeles County Code ("County Code") section 22.40.220.
3. The Project Site is 21 acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle sloping topography and is developed with a mobilehome park.
4. The Project Site is located in the Castaic Canyon Zoned District and is currently zoned R-R-DP.
5. The Project Site is located within the U2 – Urban 2 land use category of the Santa Clarita Valley Area Plan (1984) Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2 (Heavy Agricultural – Two Acre Minimum Required Lot Area), W (Watershed)
 - South: A-2-5 (Heavy Agricultural – Five Acre Minimum Required Lot Area)
 - East: A-2-2, A-2-5
 - West: A-2-2, W
7. Surrounding land uses within a 500-foot radius include:
 - North: National Forest
 - South: Interstate 5 Freeway
 - East: National Forest
 - West: National Forest
8. CUP No. 00-211-(5) approved the continued operation and maintenance of an existing 94-unit mobilehome park and the construction, operation and maintenance of an additional 30 spaces (a total of 124 mobilehome sites). It was approved on February 21, 2002 and expired on June 20, 2011. The existing 94-unit mobilehome park was established in 1971 and was existing park was non-conforming due to

standards as it exceeded the allowable density in the original A-2-5 zone at 4.5 dwelling units per acre.

A Zone Change was also approved from A-2-5 to R-R-DP. The zone change only applied to 21 of the 343 acres where the mobilehome park was developed. An additional 21 acres of mitigation land was rezoned from A-2-5 to O-S (Open Space).

A Plan Amendment was approved from Open Space land use category to the Urban 2 classification on 21 acres in order to expand the existing mobilehome park and increase the density to 5.9 dwelling units per acre.

The approved expansion of additional 30-units was never constructed. On June 26, 2002, the permittee paid \$18,690.00 in library mitigation fees. Condition No. 34 of CUP No. 00-211-(5) required the permittee to deed 21 acres of mitigation land to a public agency. This mitigation measure was a result of the approved expansion. On April 11, 2002, the permittee submitted a letter to Regional Planning, stating their intent to deed the mitigation land to a public agency. The deed was never executed after the Zone Change ordinance was adopted by the Board of Supervisors. The current property owner and mobilehome park operator owns the mitigation land and remains to be undeveloped.

9. The site plan for the Project depicts an existing 94-unit mobilehome park. The mobilehome park is located on a 21 acre parcel. At the center of the mobilehome park is an existing recreation center and property management office. The recreation center includes a clubhouse with various meeting rooms, barbeque area, kitchen, restrooms, shuffleboard area and a swimming pool. The management office supports two full-time property management staff and a maintenance/janitorial workroom. A minimum of two resident parking spaces for each mobilehome site for a total of 188 spaces and a minimum of one guest parking space per four mobilehome sites (24 spaces) are provided. All existing resident parking is provided adjacent to each mobilehome unit and all guest parking is evenly dispersed through the park. There will be no impacts to existing oak trees on the property. There are no proposed changes or expansions.
10. The Project Site is accessible via Paradise Ranch Road to southeast. Primary access to the Project Site will be via an entrance/exit on Templin Highway.
11. The County Fire Department reviewed the project and recommends clearance of this project to proceed to public hearing. The County Department of Public Works ("Public Works") recommends approval of this CUP. Public Works recommended a condition for the applicant to make a dedication of right of way that was required in the previous CUP No. 00-211. The original condition was never complied with, so a similar requirement is required for this CUP. The County Department of Public Health ("Public Health") recommends approval of this CUP. Public Health determined that the waste water disposal is not under the jurisdiction of Public Health since the project is serviced by a State of California approved waste water treatment plant. The potable water system is under the jurisdiction of the State of

California Department of Public Health (CDPH) and will need to meet CDPH requirements.

12. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is maintaining the existing mobilehome park with no expansion of use.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. A duly noticed public hearing was held on September 2, 2015 before the Commission. Commissioners Valadez, Louie, Pincetl, Pedersen, Modugno were present. Staff presented the facts of the case and recommended the item be continued to a date certain to allow time for staff and the applicant to resolve an issue related to the provision of water from a well on an adjacent parcel. There being no public testimony, the Commission continued the public hearing to November 18, 2015. On November 18, 2015, the continued public hearing was held. Commissioners Modugno, Pederson, Louie, and Smith were present. Staff presented revised Findings and Conditions to reflect the resolution to the water system issue. The revised Conditions required the well on the adjacent parcel to be abandoned, and limited the grant term to five years to reevaluate the appropriateness of utilizing hauled water for a residential use of this size. There being no public testimony, the Commission closed the public hearing, adopted the Categorical Exemption, and approved the Project.
15. The Commission finds that the Project is consistent with the goals and policies of the General Plan and the Santa Clarita Valley Area Plan. The project site is located within the U2 – Urban 2 land use category of the 1984 Santa Clarita Valley Area Plan ("Area Plan"). This designation is intended for residential uses with densities from 3.4 to 6.6 dwelling units per acre. The existing mobilehome park is legal non-conforming since the use was legally established prior to the adoption of the current Area Plan in 2012 and is therefore consistent with the 2012 Area Plan. The Land Use category was changed from Open Space to Urban 2 through a Plan Amendment in 2002. The current Area Plan adopted in 2012 changed the Land Use designation to OS-NF (National Forest).

The application for this CUP was filed prior to the effective date of the 2012 Area Plan. The 2012 Area Plan allows for completed applications filed prior to the effective date to be reviewed for consistency with the previously adopted Area Plan. The application was filed on December 26, 2012 and the effective date of 2012 Area Plan was December 27, 2012. The 2012 Area Plan also allows the project to be subject to the 1984 Area Plan since the project does not propose a change of use or intensity.

The following policies of the General Plan and Area Plans are applicable to the proposed project:

- *General Plan Land Use Policy 1: Concentrate well-designed high density housing in and adjacent to centers to provide convenient access to jobs and services without sacrificing livability or environmental quality.*

The mobilehome park provides higher density housing in a rural area that is close to many commercial centers in the nearby communities of Castaic, Valencia and Saugus. The mobilehome park is located adjacent to the Golden State Freeway, which allows the mobilehome park easily accessible by vehicles and within close proximity to a major freeway.

- *General Plan Housing Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.*

Santa Clarita Valley Area Plan (2012) LU-3.1.5: Promote development of housing that is affordable to residents, including households with incomes in the very low, low, and moderate income classification through provisions of adequate sites on the Land Use Map, allowance for density bonuses and other development incentives.

Santa Clarita Valley Area Plan (1987) Housing Element Policy 3.1: Encourage the development of manufactured housing and mobilehome parks as a means of augmenting the availability of affordable housing.

The project is an existing mobilehome park with no proposed changes. Approving the CUP for the continued operation and maintenance of the mobilehome park will secure the availability of affordable housing for the residents of the Santa Clarita Valley. Mobilehomes provide residents an affordable alternative in a rural area but with community amenities, such as the swimming pool and recreation center.

16. The Commission finds that the Project is consistent with the development standards of the R-R-DP Zone, as set forth in Section 22.20.450 and the Mobilehome Parks Development Standards, as set forth in Section 22.52.500 of the County Code. The mobilehome park maintains the zone R-R-DP that was adopted through a Zone Change in 2002. The application for this project was filed before the effective date of the 2012 Area Plan. The property is allowed to maintain the zone that was established prior to the 2012 Area Plan. The 2012 Area Plan changed the zone for this property from R-R-DP to A-2-2 but this update will not apply to the subject project for this request.

The project is not subject to the Castaic Area Community Standards District (CSD) since the mobilehome park and its structures were established and constructed prior to the adoption of the CSD in 2004.

17. The Commission finds that the Project is consistent with the development standards of the Mobilehome Parks Development Standards, as set forth in Section 22.52.500 of the County Code. Pursuant to Section 22.52.500 of the County Code, mobilehome parks are subject to the following development standards:

A. *Density*

- i. *The total number of dwelling units within a mobilehome park shall not exceed the number of dwelling units per net acre specified in the zone or in the adopted General Plan, whichever is less.*
- ii. *In those zone or General Plan categories where residential densities have not been established the density shall be established by the hearing officer.*
- iii. *Density bonuses shall apply to mobilehome parks.*

The current density of existing mobilehome park is 4.5 dwelling units per acre. The mobilehome park was established in 1971 with this density. In 2002, a Plan Amendment and a Zone Change was approved to accommodate the density increase to 5.9 dwelling units due to an expansion. The Land Use category was changed from Open Space to Urban 2 and the zone was changed from A-2-5 to R-R. However, the expansion was never constructed so the density remains at 4.5 dwelling units per acre and is considered to be legal nonconforming due to standards.

B. *Single-family and Two-family Mobilehomes. Mobilehomes shall contain not more than one dwelling unit per mobilehome site, except that two-family dwelling units may be allowed in mobilehome parks if located in zones other than R-1 and R-A.*

The mobilehome sites maintained by the permittee are only for one dwelling unit mobilehomes.

C. *Access and Circulation*

- i. *Driveway width and Layout. Driveways within mobilehome parks shall be designed to conform to the minimum widths specified in Section 21.24.200.*
- ii. *Access*
 - *No site within the mobilehome park shall have direct vehicular access to a public street bordering the development.*
 - *At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.*

The existing mobilehome park satisfies this standard in that the access and circulation were reviewed by the County of Los Angeles Fire Department. The Fire Department recommended approval of the project.

- D. Vehicular Parking. Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of this chapter.*
- i. Every mobilehome site shall have two standard automobile parking spaces, plus adequate access thereto. Such spaces, if developed in tandem, shall be a minimum of eight feet wide and a total of 36 feet long.*
 - ii. In addition, guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobilehome sites.*
 - iii. Required parking spaces may be covered or uncovered.*

The sizes of the mobilehome pads are large enough to accommodate the two resident parking spaces. These spaces are provided in tandem, adjacent to the mobilehome unit. Each mobilehome unit has two tandem resident parking spaces. The County Code requires the mobilehome park to maintain 24 guest parking spaces and 188 resident parking spaces. There are 47 guest parking spaces provided onsite, more than the required amount.

- E. Screening. Public street frontages of a new mobilehome park shall be screened to a height of not less than five feet and not more than eight feet with either a wall, a decorative fence, an opaque hedge of shrubs or trees, or a landscaped berm. Such screening shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.*

Although this project is not a new mobilehome park, the standard is met in that the existing mobilehome park is screened from the public road due to the natural topography of the site, which consists of a flat valley surrounded by hilly terrain. The nearest public road is Templin Highway. Paradise Ranch Road is a private street and is used to access the mobilehome park, which is located at the far north and west portions of the parcel. The mobilehome park is not visible from any public streets.

- F. Signs.*
- i. Each mobilehome park, including mobilehome parks located in commercial zones, may display only the following signs:*
 - One wall-mounted sign not exceeding 20 square feet in sign area, or not more than one freestanding sign not exceeding 20 square feet in sign area or 40 square feet in total sign area to identify the mobilehome park may be located at each principal entrance; and*
 - One freestanding sign, not exceeding six square feet in sign area or 12 square feet in total sign area advertising property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance; and*
 - Temporary subdivision sales, entry and special features signs shall be allowed as specified in Section 22.52.980; and*
 - A directional or informational sign indicating the location of each residence by number shall be located at each principal entrance and at other appropriate locations for use by emergency vehicles, as well as*

- the convenience of guests. The size, location, and number of such signs shall be established by the hearing officer.*
- ii. *No source of illumination for any such signs shall be directly visible from adjoining streets or residential property, and no such signs shall be erected within five feet of any exterior property line.*

A 4' x 4' sign is depicted at the primary entrance on Paradise Ranch Road. The 16 square foot sign is in compliance with the mobilehome sign regulations. There is an 8' x 32' sign visible from the Golden State Freeway and is not in compliance with the sign regulations. This 256 square foot sign was conditioned to be removed in the previous CUP but the applicant failed to remove the sign. A new condition of approval for this CUP will require the permittee to remove the noncompliant sign.

- G. *Local Park Space Obligations. Local park space, which may be private, shall be provided to serve the mobilehome park, or a fee shall be paid in lieu thereof, as required for subdivisions by Title 21 of this code.*

The mobilehome park provides a recreation center onsite. The recreation center includes a clubhouse with various meeting rooms, barbeque area, kitchen, restrooms, shuffleboard area and a swimming pool. There is also 2.4 acres of open space on the parcel. These amenities fulfill the park requirement.

- H. *Design Principles. In addition to the required development standards contained in the preceding subsections, the mobilehome park should be designed in keeping with following design principles, as applicable:*

- i. *Access*
- a. *Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles.*
 - b. *Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes, traffic signals and/or traffic dividers shall be required where existing or anticipated heavy flows indicate need. In general, driveways shall be designed in such a way as to discourage substantial amounts of through traffic.*
- iii. *Walkways and Bikeways*
- *Walkways to be used by substantial numbers of children as routes to school, bus stops, or other destinations shall be so located and safeguarded as to minimize contacts with normal automotive traffic.*
 - *If substantial bicycle traffic is anticipated and an internal walkway system is provided away from driveways, bicycle paths shall be incorporated in the walkway system.*
 - *Driveway crossings shall be held to a minimum of walkways and shall be located and designed to provide safety, and shall be appropriately marked and otherwise safeguarded.*

- *Ways for pedestrian and cyclists, appropriately located, designed, and constructed may be combined with other easements and used by emergency, maintenance, or service vehicles, but shall not be used by other automobile traffic.*

The site plan conforms to the design principles for access driveways, walkways and bikeways as applicable to the mobilehome park. Some of the standards do not apply to the project since access to the park is through a private street utilized only by the residents of the mobilehome park. The access ways and walkways are sufficiently designed to handle the traffic generated by the park use only.

I. Prohibitions.

- i. A recreation vehicle may not be occupied in a mobilehome park, except within an area designated as a travel trailer park developed in accordance with Section 22.52.540.*
- ii. A mobilehome shall not be used for any commercial purpose.*
- iii. A mobilehome shall not support a building.*
- iv. A mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or a manager responsible for maintaining or operating the property.*
- v. Vehicles shall not be parked within required driveways.*
- vi. There shall be no commercial uses, except those uses approved by the hearing officer and which are necessary to facilitate the operation of the mobilehome park.*

The existing mobilehome park is in compliance with these restrictions. These restrictions are reflected in the conditions of approval to maintain compliance.

- J. Travel Trailer Park Within a Mobilehome Park. Where a travel trailer park is located within a mobilehome park, it shall be separate section of the mobilehome park. Such section shall be so designated and shall be developed pursuant to Section 22.52.540.*

There is no travel trailer park onsite and is not being proposed as a part of this project request.

- K. Other Regulations. Approval of a conditional use permit for a mobilehome park shall not relieve the applicant of his successors in complying with all other applicable statutes, ordinances, rules and regulations, including Title 25 of the state Administrative Code and Part 2.1 of Division 13 of the Health and Safety Code of the State of California.*

The applicant has been made aware that the conditions imposed through the grant of this permit are not the exclusive source of all State of California regulations pertaining to the operation of the mobilehome park.

- L. *Renewals. When a mobilehome park, which is constituted only of spaces rented to mobilehomes, has not incurred excessive rent increases and is in substantial compliance with all of the conditions of approval, the permit, at the request of the property owner and upon investigation and verification by the director, may be extended for additional periods of time; each extension shall not exceed five years. Excessive rent increases shall be determined by the Los Angeles County mediation panels, mandatory groups established to formulate nonbinding resolutions to rental disputes.*

The applicant is not requesting a time extension of the grant.

- M. *Short-term Renewals for Periods of Conversion. When a mobilehome park, which has been constituted of only rental spaces is in substantial compliance with all conditions of approval and steps have been taken toward conversion to an ownership form of mobilehome park, the permit may be extended for additional periods of time in increments of one year at the request of the property owner and upon investigation and verification by the planning director.*

The applicant is not requesting a short-term time extension of the grant.

- N. *Waiver of Time Limits. When a mobilehome park, which has been constituted of only rental spaces, has completed a conversion to 51 percent owner-occupancy, all time limits established by the original permit may be waived at the request of the property owner and upon investigation and verification by the director.*

The applicant is not requesting a waiver of time limits of the original permit.

- O. *Long-term Leases. All conditional use permits for new mobilehome parks shall require as a condition of approval that all rental agreements have, in bold print not less than one-half inch high, the following statements: "There is no rent control for mobilehome parks in Los Angeles County. Potential residents may wish to secure long-term leases for their own protection." The Department of Regional Planning shall be provided with a sample copy of the rental agreement prior to occupancy of the mobilehome park.*

The applicant will be required to submit a sample copy of the rental agreement to the Department of Regional Planning upon request as a condition of approval.

18. The Commission finds that the Project is consistent with the surrounding area in the unincorporated community of Santa Clarita Valley. The project is compatible with its environment. The Project is located in a rural area that is adjacent to the freeway and is surrounded by the National Forest. The applicant owns 318 acres of the adjacent properties and is not developed. There are no other established land uses within 1,000 feet from the mobilehome park. The remoteness of the parcel allows for the mobilehome park to feel less dense with the existing 94 units. There have not been any known violations regarding this mobilehome park. The mobilehome park has been in operation since it was established in 1971.

There are several utility easements that run through the subject property. The mobilehome park is outside of any active easements. A portion of the property was sold to the Burbank Rifle and Revolver Club located at the far north end of APN 3247-005-034. A recorded easement for the Burbank Rifle and Revolver Club runs through the parcel with the mobilehome park.

19. The Project currently utilizes hauled water for a majority of its potable water needs. Currently, neither the County nor the State has policies or standards for the use of hauled water for residential uses. Therefore, a condition of approval requires that the grant term be reduced to five (5) years in order for the County and the applicant to reevaluate the appropriateness of utilizing hauled water for a residential use of this size.
20. A new water well (Well #18) for the mobilehome park's use was drilled in the adjacent APN 3247-005-034. The permittee shall be required to abandon this well and remove the well's connection to the water system. If, at a later date, the permittee wishes to reconnect the well to the water system, a covenant will be required to hold the subject parcel APN 3247-005-036 and the neighboring parcels APN 3247-005-034 and 3247-005-035 as one parcel to maintain access to this water well (Well #18).
21. The Commission finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing mobilehome park is an asset to the Castaic area, as it provides needed affordable housing to population of the area. The mobilehome park is generally surrounded by undeveloped open space and the Interstate 5 Highway, and will not adversely impact any neighboring residents or workers. The site is located within a relatively flat valley surrounded by hilly terrain and is screened from all public highways and roads due to the natural topography of the site. The applicant owns approximately 318 acres of land to the north, west and east of the subject site, for which there are no development proposals at this time. Mobilehomes are not a deleterious use. Mobilehome parks such as Paradise Ranch allow for an alternative to city living, providing families with needed affordable housing nestled within a canyon with scenic hillside views from the streets within the park. The park attracts residents who wish to live in a rural environment, with the convenience of living only minutes from Castaic, Valencia and Saugus, and 15 miles from San Fernando Valley. The State of California Department of Housing and Community (HCD) regulates mobilehome parks with specific requirements concerning lot identification, lighting, roadway width, plan and permit requirements, as well as earthquake safety requirements. The applicant will continue to comply with all such HCD regulations.

22. The Commission finds 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.

The subject site adequately accommodates the existing mobilehome park use and no changes are proposed to the current use. Resident and guest parking spaces will continue to be provided per County Code at the minimum rate of two resident spaces per unit and one space per four units. Guest parking spaces are dispersed throughout the mobilehome park for east access by guests. Landscaping throughout the park will continue to be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. The existing use is adequately integrated into the surrounding area as it is located within a valley surrounded by hilly terrain and screened from surrounding uses by the natural topography of the site.

23. The Commission finds 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.

The existing use is adequately served by existing highways and streets and no expansion or changes to the current use is proposed. The site is currently accessed via the Interstate 5 Freeway to the Templin Highway exit, to Paradise Road. HCD Division of Codes and Standards regulates mobilehome parks with specific requirements concerning roadway width and lighting. The applicant will continue to comply with all such HCD regulations concerning private streets and driveways within the project site.

24. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use permit to thirty (30) years.

25. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Santa Clarita Valley community. On July 28, 2015, a total of four Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 20 notices to those on the courtesy mailing list for the Castaic Canyon Zoned District and to any additional interested parties.

26. 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, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and 1984 Santa Clarita Valley Area Plan.
- B. The proposed use at the site 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.
- C. 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.
- D. 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.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 21000 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit Number 201200166, subject to the attached revised conditions.

ACTION DATE: November 18, 2015

RG:GS
11/18/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02978-(5)
CONDITIONAL USE PERMIT NO. 201200166**

PROJECT DESCRIPTION

The project is for the continued operation and maintenance of an existing 94-unit mobilehome park with a recreation center for residents and a property management office, 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 No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5 and 9, 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 reasonably 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 reasonably 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 November 18, 2020.** 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 ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mobilehome park and satisfaction of Condition No. 2 shall be considered use of this grant.
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 **\$1,200.00**. 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 **six (6) inspections**, to include one inspection six months after the date of final approval, and annual inspections thereafter for the duration of the grant term. 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. 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.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code 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").
14. 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.
15. 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 such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **January 18, 2015**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". 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

18. This grant shall authorize the continued operation and maintenance of an existing 94-unit mobilehome park.
19. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of two off-street parking spaces for every residential unit and one guest parking space for every four units. The residential parking may be in tandem, adjacent to the mobilehome and the guest parking shall be interspersed throughout the park. A minimum of 24 guest parking spaces shall be provided.

If the permittee changes the operation of mobilehome park so as to require less parking than the minimum requirement, the permittee shall submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

If the mobilehome park substantially changes its mode or character of operation or if the permittee changes the use or occupancy or otherwise modifies the subject property so as to require parking beyond the minimum requirement, the permittee shall submit an application for a minor parking deviation, parking permit, variance, or other applicable permit, as determined by the Director, within 90 days of such occurrence.

20. The existing billboard type sign visible from the Golden State Freeway shall be removed.
21. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated July 30, 2015.
22. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated August 14, 2014.
23. The recreational facilities within the mobilehome park shall be limited to residents and their guests only.

24. The permittee shall provide all park residents with Rules and Regulations, which are consistent with the State of California Mobile Home Residency Laws. Upon request, the permittee shall submit a copy of the Rules and Regulations to the Zoning Enforcement Section of Regional Planning to show compliance.

25. All lease rental agreements shall have in bold print not less than one-half inch high, the following statements:

There is no rent control for mobilehome parks in Los Angeles County. Potential residents may wish to secure long-term leases for their own protection.

Upon request, the permittee shall provide a copy of a rental agreement to Zoning Enforcement Section of Regional Planning to show compliance.

26. Any recreational vehicle stored at the mobilehome park may not be occupied.

27. Any mobilehome within the park may not be used for any commercial purpose.

28. Any mobilehome within the park may not be used to support a building.

29. The mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one dwelling unit for the use of a caretaker or manager responsible for maintaining or operating the property.

30. Vehicles shall not be parked within required driveways or fire lanes.

31. There shall be no commercial uses except for those which are necessary to facilitate the operation of the mobilehome park.

32. The permittee shall abandon Well #18 indicated on the Exhibit "A," and remove the connection of Well #18 to the water system. If, at a later date, the permittee wishes to reconnect the well to the water system, the permittee must first record a covenant to hold the subject parcel APN 3247-005-036 and the neighboring parcels APN 3247-005-034 and 3247-005-035 as one parcel to maintain access to this water well (Well #18).

Attachments:

Public Works Department Letter dated July 30, 2015

Public Health Department Letter dated August 14, 2014



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

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

July 30, 2015

IN REPLY PLEASE

REFER TO FILE: LD-2

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

Attention Iris Chi

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

**CONDITIONAL USE PERMIT (CUP) NO. 201200166
PROJECT NO. R2012-02978
36200 PARADISE RANCH ROAD AND 36059 GOLDEN STATE HIGHWAY
PARADISE RANCH MOBILE HOME PARK
ASSESSOR'S MAP BOOK NO. 3247, PAGE 5, PARCEL NO. 36
UNINCORPORATED COUNTY COMMUNITY OF CASTAIC**

Thank you for the opportunity to review the revised site plan and zoning permit application for the project located at 36200 Paradise Ranch Road and 36059 Golden State Highway in the unincorporated County community of Castaic. The applicant is requesting authorization to continue the use of an existing mobile-home park, which consists of 94 mobile-home units and a clubhouse. There is no proposed construction associated with this project. Previously, the project was proposing to include an additional 30 mobile-home units as part of the CUP, but this aspect of the project is no longer being proposed.

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

Robert Glaser
July 30, 2015
Page 2

Upon approval of the CUP, we recommend the following conditions.

1. Road

- 1.1 Make an offer of private and future right of way 32 feet along the property frontage of Paradise Ranch Road. A fee will be required to process the dedication documents. Please note that condition No. 1 of Public Works' memo dated February 6, 2001, for CUP No. 00-211, which was the original CUP that entitled the mobile-home park, required a dedication of right of way. Since this condition was never complied with, a similar requirement is being required with this request for renewal.

If you have any questions regarding the road condition or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

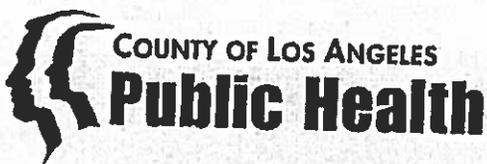
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CONDITIONAL USE PERMIT NO. 00-211

We have reviewed the subject case in the Castaic area in the vicinity of Paradise Ranch Road and Templin Highway. This case is for the expansion of an existing mobile home park to add 30 mobile home spaces.

If this permit is approved, we recommend the following conditions:

1. Dedicate right of way 32 feet from centerline on Paradise Ranch Road, from easterly property line up to westerly line of mobile home park development on an alignment, to the satisfaction of the Department of Public Works.
2. Make an irrevocable offer of future right of way 32 feet from centerline on Paradise Ranch Road, from westerly line of mobile home park development to westerly property line on an alignment, to the satisfaction of the Department of Public Works.
~~Dedicate slope easement on this portion of Paradise Ranch Road to the satisfaction of the Department of Public Works.~~
3. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines to the satisfaction of the Department of Public Works on Paradise Ranch Road from easterly property line to westerly line of mobile home park development.
4. Comply with the following street lighting requirements:
 - Provide street lights on concrete pole with underground wiring on Paradise Ranch Road to the satisfaction of the Department of Public Works.



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

CYNTHIA A. HARDING, M.P.H.
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

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Fifth District

August 14, 2014

TO: Iris Chi
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS **M.T.**
Environmental Health Division
Department of Public Health

SUBJECT: CUP Consultation
PROJECT NO. R2012-02978/ RCUP 201200166
Paradise Ranch
36200 Paradise Ranch Road, Castaic

- Public Health recommends approval of this CUP.
- Public Health does NOT recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The Conditional Use Permit (CUP) request is for the continued operation of a Mobile Home Park of 94 existing units. The Department has no objection to the approval of this CUP since the project is not under its jurisdiction; please see comments below.

Wastewater Disposal

A meeting with Cornell Gillenwater of Waterworks Technology Inc. revealed that the above referenced project is serviced by a state approved/run wastewater treatment plant. As evidence, Mr. Gillenwater submitted a copy of the waste discharge requirements, monitoring and reporting requirements, and cease and desist order for residential fund 1347, LLC (Paradise Ranch Wastewater Treatment Plant) from the California Regional Water Quality Control Board, Los Angeles Region. Therefore, this allows clearance from the Land Use Program since it is not within its jurisdiction.

For questions regarding the above section, please contact Vicente Banada of the Land Use Program at (626) 430-5380 or at vbanada@ph.lacounty.gov.

Potable Water Supply

The Mobile Home Park has its own water system for potable water supply. The water system is under the jurisdiction of the state of California Department of Public Health (CDPH). CDPH recommends approval of the CUP request contingent upon the following requirements being met by the applicant:

1. Submission of a Permit Amendment for new drinking water supply wells.
2. Application for a permit to install a centralized Reversed Osmosis treatment system.

For questions regarding the potable water supply requirements, please contact CDPH Southern California Branch – Drinking Water Field Operations at (818) 551-2004.

For any other questions about this report, please contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.