

Hearing Officer Transmittal Checklist

Hearing Date
March 17, 2015
Agenda Item No.
5

Project Number: PROJECT NO. R2014-01071-(5)
Case(s): CONDITIONAL USE PERMIT NO. 201400152
Planner: Gretchen Siemers

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Other (Delete row if not used)

- Other (Delete row if not used)

- Other (Delete row if not used)

Reviewed By: 



Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER
 R2014-01071

HEARING DATE
 March 17, 2015

REQUESTED ENTITLEMENTS
 Conditional Use Permit No. 201400152

PROJECT SUMMARY

OWNER / APPLICANT
 Jeff Ruffner

MAP/EXHIBIT DATE
 12/12/12

PROJECT OVERVIEW

The project is a conditional use permit for the continued use and operation of a mobilehome park. The mobilehome park has been in operation since 1966, and no changes are currently proposed. The previous case that authorized the most recent renewal of the use is Project No. 03-156-(5).

LOCATION
 30000 Hasley Canyon Road, Saugus

ACCESS
 Via Hasley Canyon Road

ASSESSORS PARCEL NUMBER(S)
 3247 033 016

SITE AREA
 38.6 Acres

GENERAL PLAN / LOCAL PLAN
 Santa Clarita Valley Area Plan

ZONED DISTRICT
 Castaic Area

LAND USE DESIGNATION
 RL2 (Rural Land, One Dwelling Unit per Two Acres)

ZONE
 A-2-2 (Heavy Agriculture, Two Acre Minimum Lot Area)

PROPOSED UNITS **MAX DENSITY/UNITS**
 0 N/A

COMMUNITY STANDARDS DISTRICT
 Castaic Area

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1 Categorical Exemption – Existing Facilities

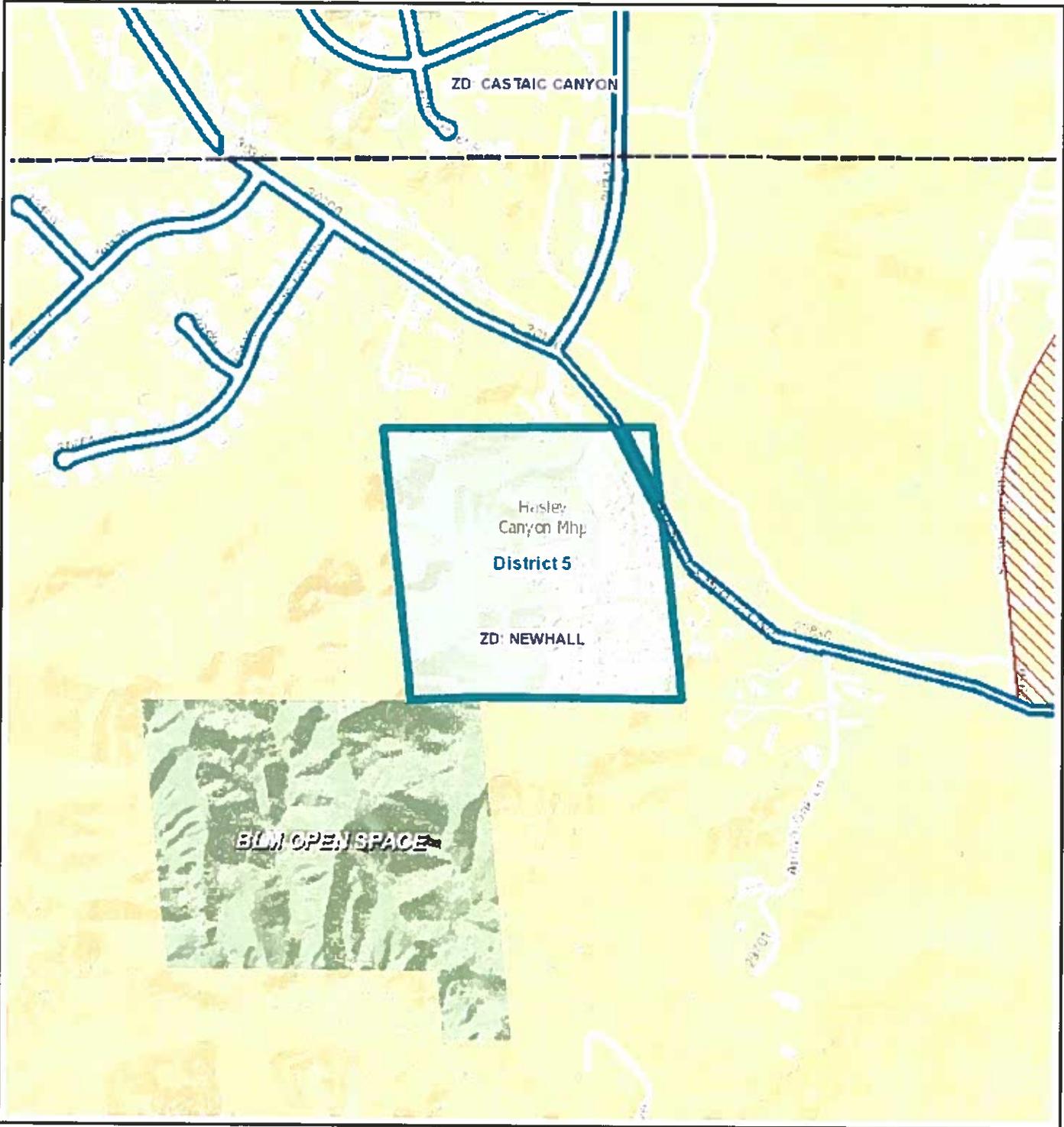
KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Consistency with the Santa Clarita Valley Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.137(Castaic Area CSD requirements)
 - 22.24.150 (A-2 Zone Development Standards)

CASE PLANNER:
 Gretchen Siemers

PHONE NUMBER:
 (213) 974 - 6443

E-MAIL ADDRESS:
 gsiemers@planning.lacounty.gov



Vicinity Map

Printed: Mar 09, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
 Printed with permission from the Los Angeles County Dept of Regional Planning.



ENTITLEMENTS REQUESTED

Conditional Use Permit (CUP) for the continued use, operation, and maintenance of an existing mobilehome park in the A-2-2 (Heavy Agricultural-Two Acre Minimum Lot Area) Zone pursuant to County Code Section 22.24.150.

PROJECT DESCRIPTION

The Project is a 113-space mobilehome park on a 38.6 acre property. The park contains a manager's office, and a recreation facility with a pool and laundry room. There are 226 resident parking spaces and 47 guest parking spaces shown on the site plan. Due to the topography of the area, the mobilehomes are clustered within a plateau surrounded by hillsides to the west. There are six existing oak trees located throughout the easterly portion of the project site; there will be no new encroachments within the protected zones of any oak tree.

EXISTING ZONING

The subject property is zoned A-2-2.

Surrounding properties are zoned as follows:

North: A-2-2

South: A-2-2

East: A-2-2

West: A-2-2

EXISTING LAND USES

The subject property is developed with a mobilehome park.

Surrounding properties are developed as follows:

North: Vacant land, single-family homes

South: Vacant land

East: Vacant land, single-family homes

West: Vacant land

PREVIOUS CASES/ZONING HISTORY

The subject use was established on the property in 1960 with the approval of Zone Exception Case ("ZEC") No. 5313 on September 1, 1959 for a mobilehome park with 60 spaces. Subsequently, ZEC No. 8293 was approved by the Regional Planning Commission on October 31, 1967 to expand the mobilehome park from 60 to 167 spaces. The site was developed to 113 spaces. The ZEC expired in 1992 and a conditional use permit ("CUP") was filed in 2003. Although a CUP was filed, the Regional Planning Commission approved the project as a Non-Conforming Review ("NCR"). The NCR was approved and expired on June 9, 2014. A CUP is the appropriate permit type, as mobilehome parks are an allowable use in the A-2-2 zone, provided a CUP is first obtained.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project involves no new construction. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Rural Land 2 (RL2) land use category of the Santa Clarita Valley Area Plan. This designation is intended for low density rural and residential uses. The existing mobilehome park is low density residential and is therefore consistent with the permitted uses of the underlying land use category.

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

- Policy LU-1.1.4: "Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate." This policy is applicable because the project does not propose any changes or new development, and the existing hilly topography shields the mobilehome park from view and provides for a natural separation between the mobilehome park and the surrounding single-family homes.
- *Policy LU-3.4.4: "Within higher density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high quality living environment." This policy is applicable to the Project, as the mobilehome park provides a recreation center with a pool and laundry area as amenities to the residents of the park.*
- *Policy LU-3.1.2: "Provide a mix of housing types within neighborhoods that accommodates households with varied income levels." As a mobilehome park, the project provides a traditionally affordable housing typology.*

Zoning Ordinance and Development Standards Compliance

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

- Front, side and rear yards shall be provided as required in Zone R-1.
- Single-family residential uses shall be subject to all development standards applying to Zone R-1, except as otherwise specified in this Title 22.
- Premises in Zone A-2 shall provide the required area as specified in Part 2 of Chapter 22.52.

The Project is consistent with these development standards.

Pursuant to Part 2 of 22.52 of the County Code, establishments in the Castaic Area Community Standards District (CSD) are subject to specific development standards. The Project is located within the Hasley Canyon Sub-Area of the Castaic CSD. This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek. The CSD requires that fences along any public or private road shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the director. The Project does in fact have chain link perimeter fencing without landscaping to shield the chain link from view. Thus, a condition to require the landscaping or replacement of chain link is included in the attached conditions.

Site Visit

Staff visited the Project site on December 12, 2014. There were no zoning violations and the property appeared to be in good condition.

Burden of Proof

The applicant is required to substantiate all facts identified by Section(s) 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The existing mobilehome park is compatible with the site and area. The mobilehome park has existed at this location since 1960. No zoning complaints have been received by the Department of Regional Planning regarding the project site. The site provides adequate access to Hasley Canyon Road and good internal circulation, as well as vehicle parking spaces to accommodate all residents, staff, and guests. The mobilehome park provides an affordable housing type for the community. Therefore, the use will not be detrimental to the enjoyment or valuation of nearby properties.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff has not received any comments at this time.

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, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project No. R2014-01071-(5), Conditional Use Permit No. 201400152, subject to the attached conditions.

SUGGESTED APPROVAL/DENIAL MOTION:

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NO. 201400152
SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Gretchen Siemers, Zoning Permits North Section
Reviewed by Paul McCarthy, Supervising Regional Planner, Zoning Permits North Section

Attachments:

Draft Findings, Draft Conditions of Approval [if applicable]
Applicant's Burden of Proof statement
Correspondence
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

PMC:GS
3/9/2015

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01071-(5)
CONDITIONAL USE PERMIT NO. 201400152**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400152 ("CUP") on March 17, 2015.
2. The permittee, Ruffner Properties ("permittee"), requests the CUP to authorize continued use, operation, and maintenance of a mobilehome park ("Project") on a property located at 30000 Hasley Canyon Road in the unincorporated community of Saugus ("Project Site").
3. The Project Site is 38.6 acres in size and consists of one legal lot. The Project Site is rectangular in shape with hilly topography and is developed with a 113-space mobile home park.
4. The Project Site is located in the Newhall Area Zoned District and is currently zoned A-2-2 (Heavy Agriculture-Two Acre Minimum Lot Area).
5. The Project Site is located within the RL2 (Rural Land, One Dwelling Unit per Two Acres) land use category of the Santa Clarita Valley Area Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: A-2-2
 - South: A-2-2
 - East: A-2-2
 - West: A-2-2
7. Surrounding land uses within a 500-foot radius include:
 - North: Vacant land, single-family homes
 - South: Vacant land
 - East: Vacant land, single-family homes
 - West: Vacant land
8. The subject use was established on the property in 1960 with the approval of Zone Exception Case ("ZEC") No. 5313 on September 1, 1959 for a mobilehome park with 60 spaces. Subsequently, ZEC No. 8293 was approved by the Regional Planning Commission on October 31, 1967 to expand the mobilehome park from 60 to 167 spaces. The site was developed to 113 spaces. The ZEC expired in 1992 and a conditional use permit ("CUP") was filed in 2003. Although a CUP was filed, the Regional Planning Commission approved the project as a Non-Conforming Review ("NCR"). The NCR was approved and expired on June 9, 2014. A CUP is the

appropriate permit type, as mobilehome parks are an allowable use in the A-2-2 zone, provided a CUP is first obtained.

9. The site plan for the Project depicts the property developed as a mobilehome park with 113 mobilehome paces, a manager's office, and a recreation facility with a pool and laundry room. There are 226 resident parking spaces and 47 guest parking spaces shown on the plan. Due to the topography of the area, the mobilehomes are clustered within a plateau surrounded by hillsides to the west. There are six existing oak trees located throughout the easterly portion of the project site; there will be no new encroachments within the protected zones of any oak tree.
10. The Project Site is accessible via a driveway system linking Hasley Canyon Road to the east.
11. Prior to the Hearing Officer'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 involved the continued use, operation and maintenance of a mobilehome park, with negligible or no expansion of use beyond that which was previously existing.
12. 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.
13. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received no correspondence from the public on the project.
14. *To be inserted after the public hearing to reflect hearing proceedings.*
15. The Hearing Officer finds that the existing mobilehome park is consistent with the applicable general plan for the area. The Santa Clarita Valley Area Plan designates the area as Rural Land 2. The mobilehome park is consistent with this designation. The following policies are applicable to the project:

Policy LU-1.1.4: "Preserve community character by maintaining natural features that act as natural boundaries between developed areas, including significant ridgelines, canyons, rivers and drainage courses, riparian areas, topographical features, habitat preserves, or other similar features, where appropriate." This policy is applicable because the project does not propose any changes or new development, and the existing hilly topography shields the mobilehome park from view and provides for a natural separation between the mobilehome park and the surrounding single-family homes.

Policy LU-3.4.4: "Within higher density housing developments, ensure provision of adequate recreational and open space amenities to ensure a high quality living environment." This policy is applicable to the Project, as the mobilehome park provides a recreation center with a pool and laundry area as amenities to the residents of the park.

Policy LU-3.1.2: "Provide a mix of housing types within neighborhoods that accommodates households with varied income levels." As a mobilehome park, the project provides a traditionally affordable housing typology.

16. The Hearing Officer finds that the Project is consistent with Title 22. As a mobilehome park, the Project is permitted with a CUP in the A-2-2 zone. The Project is consistent with the standards and required conditions in Part 6 of 22.52. The Project is located within the Castaic Area Community Standards District ("CSD"). The Project is located within the Hasley Canyon Sub-Area. This area is established to protect and preserve the serene, rural environment of Hasley Canyon. Hasley Canyon is characterized by large lots, equestrian trails, rolling hills, and a number of significant ridgelines. The area also contains the Hasley Canyon Creek. The CSD requires that fences along any public or private road shall be made of split rail, open wood, rock, block, or iron. Chain link may be substituted for these materials but must be landscaped along the entire length of the fence to a height determined appropriate by the director. The Project does in fact have chain link perimeter fencing without landscaping to shield the chain link from view. Thus, a condition to require the landscaping or replacement of chain link is included in the attached conditions.

17. The Hearing Officer finds that the proposed use complies with all applicable development standards of the A-2-2 zone as provided in Section 22.24.170 of the Los Angeles County Code and subject to the requirements of Section 22.52.500, as follows:

- a. The Hearing Officer finds that the use complies with the requirements of Part 6 of Chapter 22.52 related to mobilehome parks.
- b. Density: 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. The Regional Planning Commission approved Zone Exception Case No. 8293 to authorize the expansion of the mobilehome park from 60 spaces to 167 spaces and the applicant currently maintains 113 spaces. At that time, the General Plan for the area did not designate density. The applicant is not proposing to expand the existing facility. The existing General Plan density for the area allows one dwelling unit per two acres. At 38.6 acres, the property is designated to allow 16 dwelling units. Although the density of the existing mobilehome park is higher than what would have been allowed today, the project is not considered "nonconforming" because the Title 22 does not specify a

procedure for authorizing uses nonconforming due to density. Thus, a CUP is the appropriate permit type.

- c. **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 proposed by the applicant are for single-family mobilehomes.
- d. **Access and Circulation:** Driveways within mobilehome parks shall be designed to conform to the minimum widths specified in Section 21.24.200, no site within the mobilehome park shall have direct vehicular access to a public street bordering the development and at least two access points to a public street or highway shall be provided which can be used by emergency vehicles. The existing driveway system providing access to the facility is approximately 23 feet to 26 feet in width. Pursuant to Section 21.24.200, driveways within a mobilehome park shall have minimum width of 30 feet. The conditions of approval for ZEC No. 8293 require that all driveways within the mobilehome park be a minimum of 25 feet in width. Currently, there are two entrance driveways to the mobilehome park.
- e. **Vehicular Parking:** automobile parking shall be provided as Specified in Part 11 of Chapter 22.52.500 and Section 22.52.1150 of the County Code. The parking requirement for mobilehome parks is two standard automobile parking spaces for each mobilehome site, which may be developed in tandem. In addition, guest parking spaces shall be provided at the ratio of one parking space for every four mobilehome sites. Required parking space may be covered or uncovered. The applicant's site plan indicates that there are 226 resident parking spaces. Photographs submitted by the applicant indicate that some spaces have been provided adjacent to the existing mobilehomes; the size of the existing spaces is large enough to accommodate both the mobilehome and the required parking spaces. The 113 space mobilehome park would require 29 guest parking spaces. The applicant's site plan shows 47 guest parking spaces dispersed throughout the mobilehome park.
- f. **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 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. A portion of the existing mobilehome park is screened from the public road due to the natural topography of the site, as the park is located on a plateau above Hasley Canyon Road. The required wall or fence will adequately screen the mobilehome from public view. The applicant will be required to provide a wall or fence along Hasley Canyon Road as a condition of approval to sufficiently screen the mobilehome park from Hasley Canyon Road.
- g. **Signs.** Each mobilehome park, including mobilehome parks located in commercial zones, may display only the following signs:

- i. 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, for the purpose of mobilehome park identification may be located at each principal entrance;
 - ii. One freestanding sign, not exceeding six square feet in sign area or 12 square feet in total sign area advertising the property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance;
 - iii. Temporary subdivision sales, entry and special feature sign shall be allowed as specified in Section 22.52.980; and
 - iv. 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 applicant's site plan depicts a 32-square foot address sign on the main entrance and two small parking restriction signs at the secondary entrance of the project site. The applicant's site plan is in compliance with the sign requirements for a mobilehome park.
- h. 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 applicant is exempt from providing local park space since it is an existing use and the applicant is not proposing to expand or intensify the use.
- i. Design Principles: Design principles, access, walkways and bikeways. The applicant's site plan conforms to the design principles of access driveways, vehicular access points, and walkways as applicable; the site plan is in substantial conformance with the approved Exhibit "A" for Zone Exception No. 8293, which authorized the expansion of the mobilehome park. The applicant is providing two means of access from this facility to Hasley Canyon Road. The existing driveway system has served the mobilehome park since 1967 and the applicant is not proposing to expand the facility. Due to the location of the mobilehome spaces and the configuration of the subject property, widening of the existing driveway to the current standard of 30 feet in width can be construed as hardship to the applicant and the residents of the mobilehome park.
- j. Prohibitions
 - i. A recreational 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 of the County Code;
 - 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 manager responsible for maintaining or operating the property;
 - v. Vehicles shall not be parked within required driveways; and
 - vi. There shall be no commercial uses, except those uses approved by the Planning Commission and which are necessary to facilitate the operation of the mobilehome park. The applicant is aware of the prohibitions on the mobilehome park and is in compliance with the restrictions. There is no record of any zoning violations on the subject property. The conditions of approval will ensure the enforcement of the above prohibitions.
- k. Travel Trailer Park with a Mobilehome Park: Where a travel trailer park is located within a mobilehome park, it shall be a separate section of the mobilehome park. Such section shall be so designated and shall be developed pursuant to Section 22.52.540 of the County Code. There is no travel trailer park included in this request.
- l. Other Regulations: Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or his successors in interest from 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. The applicant notes that he is aware of the State requirements for mobilehome parks.
- m. 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 non-binding resolutions to rental disputes. The applicant is not requesting an extension at this time.
- n. 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 Director of Planning. The applicant is not requesting a mobilehome park conversion.
- o. 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.

- p. 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, stating that "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 applicant is not required to submit a sample copy of the rental agreement to the Department of Regional Planning since is an existing mobilehome park.

18. The Hearing Officer finds that the applicant has met the burden of proof pursuant to Section 22.56.040.
19. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 15 years.
20. The Hearing Officer 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 Castaic community. On February 3, 2015, a total of 43 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 21 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties.
21. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer'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 HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General 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 HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15300 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400152, subject to the attached conditions.

ACTION DATE: March 17, 2015

PMC:GS
3/9/2015

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-01071-(5)
CONDITIONAL USE PERMIT NO. 201400152**

PROJECT DESCRIPTION

The project is the continued use, operation, and maintenance of an existing 113-space mobilehome park, 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 March 17, 2030.** 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 **\$1,600.00**. 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 **8 (eight) biennial** inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse 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 said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. 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").
15. 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.
16. 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.

17. 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, **four (4) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **May 17, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **four (4) 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.

PERMIT SPECIFIC CONDITIONS – MOBILEHOME PARK

19. Density.
 - a. 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.
 - b. In those zones or General Plan categories where residential densities have not been established the density shall be established by the hearing officer.
 - c. Density bonuses, as specified in Part 15 of Chapter 22.56, shall apply to mobilehome parks.
20. 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.
21. Access and Circulation.
 - a. Driveway Width and Layout. Driveways within mobilehome parks shall be designed to conform to the minimum widths specified in Section 21.24.200.
 - b. Access.
 - i. No site within the mobilehome park shall have direct vehicular access to a public street bordering the development.
 - ii. At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.

22. Vehicular Parking. Automobile parking spaces in a mobilehome park shall be provided as specified in Part 11 of this chapter.
23. 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.
24. Signs.
 - a. Each mobilehome park, including mobilehome parks located in commercial zones, may display only the following signs:
 - i. 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
 - ii. 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
 - iii. Temporary subdivision sales, entry and special feature signs shall be allowed as specified in Section 22.52.980; and
 - iv. 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.
 - b. 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.
25. 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.
26. 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:
 - a. Access.

- i. Driveways shall be laid out in a manner to provide safe and convenient access to residences by automobiles, emergency and service vehicles.
 - ii. 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.
- b. Walkways and Bikeways. If bikeways and pedestrian ways are provided in mobilehome parks:
- i. 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.
 - ii. 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.
 - iii. 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.
 - iv. Ways for pedestrians 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.

27. Prohibitions.

- a. A recreational 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.
- b. A mobilehome shall not be used for any commercial purpose.
- c. A mobilehome shall not support a building.
- d. 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.
- e. Vehicles shall not be parked within required driveways.

- f. 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.
28. **Travel Trailer Park Within a Mobilehome Park.** Where a travel trailer park is located within a mobilehome park, it shall be a separate section of the mobilehome park. Such section shall be so designated and shall be developed pursuant to Section 22.52.540.
29. **Other Regulations.** Approval of a conditional use permit for a mobilehome park shall not relieve the applicant or his successors in interest from 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.
30. **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.
31. **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.
32. **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.
33. **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.

PROJECT SITE SPECIFIC CONDITIONS

34. This grant shall authorize the continued use, operation, and maintenance of a 113-unit mobilehome park.

35. The permittee shall ensure proper screening is installed to shield the chain link fencing from view from Hasley Canyon Road, as required by Part 6 of 22.52 of the County Code.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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

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

This application is for a 10-year extension to the original term of the non-conforming use permit, as allowed for in Condition of Approval #10. No material changes to the use of the property have been made since the approval of the permit in 2004. Therefore, no adverse affects will result from approval of the application.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The mobilehome park was constructed in the 1960s and conforms to construction standards in place at the time.

C. That the proposed site is adequately served:

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

The property is served by Hasley Canyon Road, which is adequate for the existing mobilehome park.

Utilities are served by LA County for Water and Sewer, Edison for electricity and So. Cal. Gas for gas. All services are adequate for the existing mobilehome park.



①



②



3



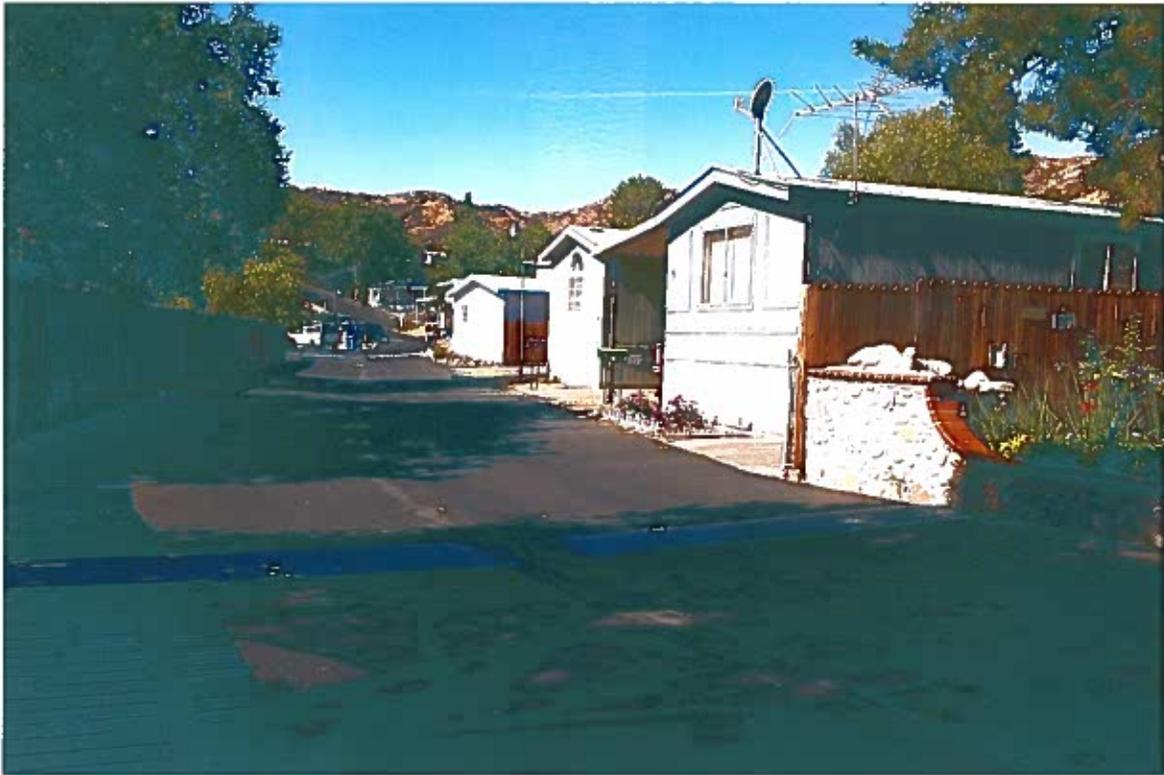
4



5



6



7



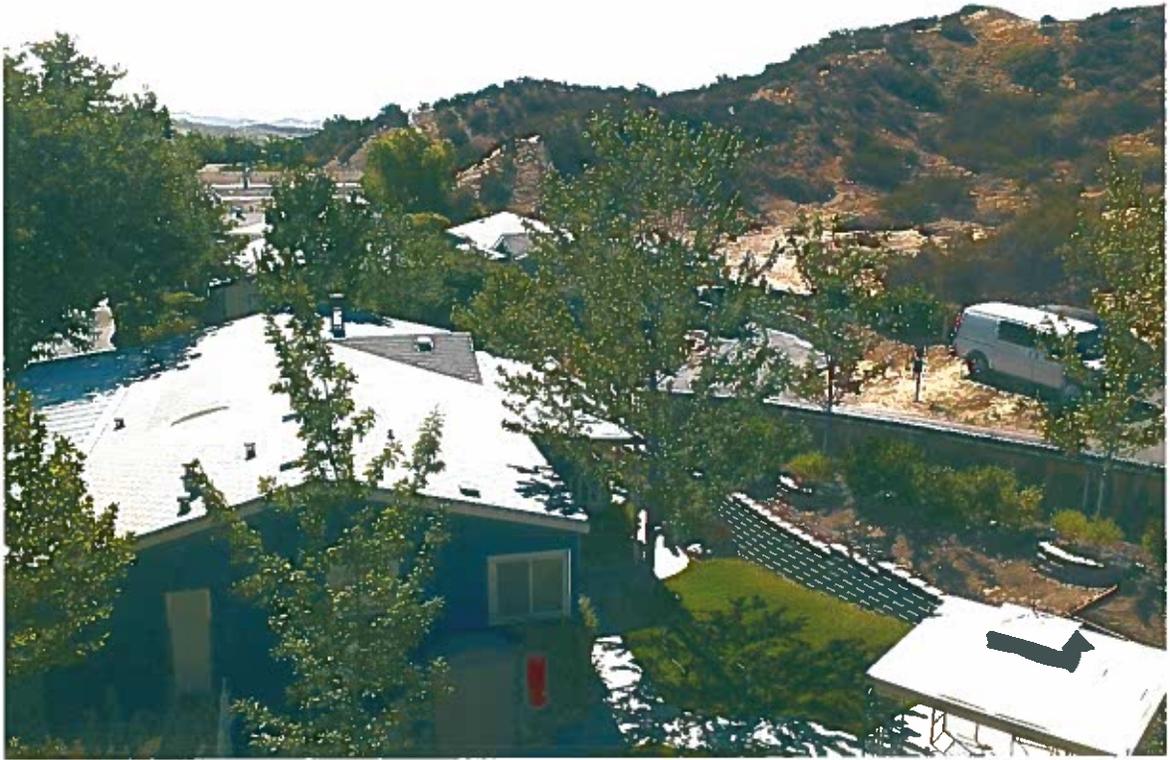
8



9



10



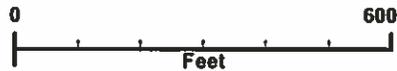
11



Aerial



Printed: Mar 09, 2015



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



