



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

July 24, 2018

TO: Supervisor Sheila Kuehl, Chair  
Supervisor Hilda L. Solis  
Supervisor Mark Ridley-Thomas  
Supervisor Janice Hahn  
Supervisor Kathryn Barger

FROM: Amy J. Bodek, AICP  
Director

**REPORT ON BOARD MOTION REGARDING THE ROWLAND HEIGHTS MOBILE  
ESTATES MOBILE HOME PARK (AGENDA ITEM NO. 4, OCTOBER 24, 2017)**

On October 24, 2017, the Los Angeles County Board of Supervisors (Board) took the following actions in relation to the Rowland Heights Mobile Estates mobile home park located at 1441 Paso Real Avenue in the unincorporated community of Rowland Heights:

1. Instructed the Acting Director of the Department of Regional Planning (Acting Director) and County Counsel to ensure that 24 guest parking spaces are added to bring the total number of guest parking spaces to 82, as required by County Code, Section 22.52.1150.B, which dictates that "guest parking spaces shall be provided at the ratio of one standard size automobile parking space for each four mobile home sites," as recommended by the Regional Planning Commission;
2. Instructed County Counsel, the Director of the Public Works and the Fire Chief to ensure that all the appropriate easements have been obtained for the access way to be used as a fire lane for emergency pedestrian access and that the Department of Public Works constructs any required fence and/or gate to separate the access way from the flood channel;
3. Instructed the Acting Director to include the following in the Conditional Use Permit (CUP) Conditions of Approval:

The permittee shall provide emergency pedestrian access to the County's fire access lane that connects to a public street, and indicate a minimum ten foot wide access on the approved Exhibit A in the Board letter; the portion of the emergency pedestrian access within the mobile home park shall be kept free from any obstructions at all times in the posted signage that

designates such as a fire lane; the emergency access shall be incorporated into the Emergency Preparedness Plan and shall be submitted to the California Department of Housing and Community Development for its approval; and the gates at the emergency access point shall be kept locked, but shall have the ability to be opened at the site by anyone during emergency situations; a sign shall also be posted at the gate indicating "For Emergency Use Only"; and

4. Instructed the Acting Director to report back to the Board in 30 days, and every 60 days thereafter, on the progress of implementing all of the conditions of approval of the CUP, as well as the communication and quality of life issues raised by the mobile home park residents.

On November 22, 2017, January 25, 2018, March 22, 2018, and May 24, 2018, the first four reports were submitted to the Board pursuant to Action Item No. 4 above. This report is being submitted to the Board pursuant to the same Action Item No. 4 above and consists of activities undertaken between May 12, 2018, to July 23, 2018.

**I. Guest Parking Spaces**

The required actions for this item have been completed. No additional updates.

**II. Secondary Access**

In the last report it was indicated that the Fire Department, in conjunction with the Department of Public Works, will provide the permittee the language for the signs to be placed on the gate. The sign will be created and posted at the gate when the draft language is received by the permittee. The permittee will assume the cost of putting up the sign. This action item is still pending completion.

**III. Conditions of Approval**

The Affidavit of Acceptance for the conditions of approval has been signed and recorded by the applicant. The required Zoning Enforcement Inspection Fees Deposit has also been paid. The Department's Zoning Permits staff has stamped-approved the Site Plans as the Exhibit A of the project. The CUP is now officially in effect.

The Department's Zoning Enforcement staff has been notified of the start of effectivity of the CUP and will take over the monitoring and management of the permit, including future Board reports.

The Board of Supervisors  
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**IV. Communication and Quality of Life Issues**

The Mandarin interpreter provided by the mobile home park management has conducted translation services for a number of residents in the past two months. Attached is a log used by the mobile home park management to track the work of the provided interpreter.

The next report will be provided to you no later than September 24, 2018. Should you have any questions about this report, please contact Maria Masis or Carl Nadela at (213) 974-6435 or [mmasis@planning.lacounty.gov](mailto:mmasis@planning.lacounty.gov), or [cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov).

AJB:SA:CN:lm

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Fire  
Land Use Regulation  
Public Works

Attachments: Chinese Interpreting Service Log from 5/12/2018 to 7/20/18

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**ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG**

<b>DATE</b>	<b>NAME</b>	<b>SPACE</b>	<b>QUESTION</b>
7/20/2018			

**WHAT WAS DISCUSSED?**

**\*\*\* NO TENANTS REQUESTED INTERPRETING SERVICES ON THIS DAY \*\*\***

ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG

DATE	NAME	SPACE	QUESTION
7/13/2018			

WHAT WAS DISCUSSED?

\*\* NO TENANTS REQUESTED INTERPRETING SERVICES ON THIS DAY \*\*

ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG

DATE 7/6/2018 NAME SPACE QUESTION

The tenant came in to the office to give her rent check.

**WHAT WAS DISCUSSED?**

I interpreted as follows: Socorro informed the tenant that because the check was late, there would be a \$35 late fee which could either be paid by check or added to next month's rent. The tenant asked Socorro if she could bring in the rent check early next time, to which Socorro said that she could bring in the check any time after receiving her statement. The tenant asked Socorro if she could use one of her checks instead of one of her son's, because her son frequently comes home late. Socorro told the tenant that because her son is the primary lease holder, his name needs to be on the check.

ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG

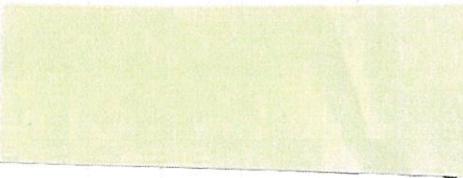
DATE	NAME	SPACE	QUESTION
6/29/2018			

WHAT WAS DISCUSSED?

\*\*\* NO TENANTS REQUESTED INTERPRETING SERVICES ON THIS DAY \*\*\*

**ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG**

<b>DATE</b>	<b>NAME</b>	<b>SPACE</b>	<b>QUESTION</b>
6/22/2018	Li	tial of	



**WHAT WAS DISCUSSED?**

Norma had me translate to the buyer via telephone as follows:  
Norma received an e-mail this morning stating that the \$20,000  
deposit the potential buyer had put down for the purchase of a  
mobile home from the park had bounced. The tenant stated that  
she would come into the office.

**ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG**

**DATE            NAME            SPACE    QUESTION**  
6/8/2018

**WHAT WAS DISCUSSED?**

*\*\*\* no tenants came in for interpretation services on this day \*\*\**

**ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG**

<b>DATE</b>	<b>NAME</b>	<b>SPACE</b>	<b>QUESTION</b>	<b>WHAT WAS DISCUSSED?</b>
6/1/2018	-	319	I interpreted as follows: The tenant came into the office requesting Socorro write a letter as certification of residency.	I interpreted as follows: Another tenant in the office at the time informed the tenant that the tenant did not need a letter from the office, and that her lease agreement or bill would suffice as any proof of residency she needed.

ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG

DATE	NAME	SPACE	QUESTION	WHAT WAS DISCUSSED?
5/18/2018			I interpreted as follows: The tenant came in to provide Norma with documentation regarding her daughter's husband, who currently lives in the home.	I interpreted as follows: Norma informed the tenant that either she, her daughter, or her daughter's husband would need to bring the original marriage certificate into the office (the tenant provided a voided copy). The tenant stated that she did not have the original copy. Norma told the tenant that the daughter's husband would need to come in to the office to sign some documents. The tenant called the daughter's husband, who spoke to Norma via telephone in English. After, Norma informed the tenant that she would need to pay last month's rent, or else she would receive a termination of residency. The tenant stated that she did not want to pay the rent because of the guest charges on her bill. Norma stated that the tenant would have to pay the rent, as the charges were already added to her bill.

ROWLAND HEIGHTS MOBILE ESTATES  
CHINESE INTERPRETING SERVICE LOG

DATE	NAME	SPACE	QUESTION
5/11/2018			

WHAT WAS DISCUSSED?

\*\*\*No tenants came in for interpreting services this day\*\*\*