



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Amy J. Bodek, AICP  
Director

Dennis Slavin  
Chief Deputy Director

September 27, 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 Planning and County Counsel to ensure that 24 guest parking spaces are added to bring the total number of guest 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 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 of Planning to include the following in the Conditional Use Permit 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

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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 (HCD) 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'."

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

On November 22, 2017, January 25, March 22, May 24 and July 24, 2018, the first five 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 July 25, 2018 to September 20, 2018.

**I. Guest Parking Spaces**

On September 17, 2018, Zoning Enforcement conducted an inspection of the subject property and verified that the required 82 guest parking spaces were being provided in accordance with Condition Number 17 of CUP RPPL2016002104.

**II. Secondary Access**

On September 17, 2018, Zoning Enforcement conducted an inspection of the subject property and verified that the emergency access way and access way signage were being provided in accordance with Condition Number 14 of CUP RPPL2016002104.

**III. Conditions of Approval**

On September 17, 2018, Zoning Enforcement conducted an inspection of Rowland Heights Mobile Estates (1441 Paso Real Avenue Rowland Heights, CA 91748) to verify compliance with the approved conditions of CUP RPPL2016002104. The inspection

disclosed that the permittee was not in compliance with the following conditions:

*15. The evacuation access way shall be incorporated into the permittee's Emergency Preparedness Plan and shall be submitted to the California Department of Housing and Community Development (HCD) within 90 days of approval by the Director, for approval from HCD.*

*24. All rental agreements shall have, in bold print not less than one half inch high, the following statements: So long as the County of Los Angeles does not have rent control, potential residents may wish to secure long term leases for their own protection. Regional Planning shall be provided with a sample copy of the rental agreement upon request.*

A notice of violation (attached) was mailed to the property owner and the permittee on September 20, 2018, ordering the permittee to comply within 30 days. The permittee has been in contact with Zoning Enforcement staff and has already provided an updated draft of their emergency preparedness plan to comply with Condition 15. The permittee stated that they are updating their rental agreement and should be able to provide a sample shortly. Zoning Enforcement is actively working with the permittee and will follow-up with the permittee within 30 days to ensure compliance. If the permittee is not in compliance after October 22, 2018 Zoning Enforcement will mail a Final Zoning Enforcement Order to the property owner and permittee.

#### **IV. Mandarin Translation Services**

The permittee indicates that Mandarin translation services have stopped being provided at the site as residents are no longer availing of the service.

Each Supervisor  
September 27, 2018  
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The next report back will be provided to you no later than November 19, 2018. Should you have any questions about this report, please contact Alex Garcia or Steven Jareb, at (213) 974-6483 or [agarcia@planning.lacounty.gov](mailto:agarcia@planning.lacounty.gov), or [sjareb@planning.lacounty.gov](mailto:sjareb@planning.lacounty.gov).

AJB:JS:AG:sj

#### Attachments

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Fire Department  
Department of Public Works

S\_092518\_LUR\_L\_ROWLAND HEIGHTS MOBILE ESTATES

Los Angeles County Department of Regional Planning  
**NOTICE OF VIOLATION**

Please contact the investigating planner Steven Jareb  
Email: [sjareb@planning.lacounty.gov](mailto:sjareb@planning.lacounty.gov)  
Phone Number: (213) 974-6483 – Monday through Thursday before 10am

September 20, 2018

ROWLAND HEIGHTS MOBILE ESTATES LP  
21 BRIDGEPORT ROAD  
NEWPORT COAST, CA 92657

**Code Enforcement Case Number: RPZPE2018005025**  
**Permit Number: RPPL2016002104**

Dear Property Owner/Tenant:

An inspection was conducted at 1441 Paso Real Avenue, Rowland Heights, CA 91748 and it disclosed the following violation(s):

**1. Conditional Use Permit Violation**

One or more conditions of an approved Conditional Use Permit are not being met (Los Angeles County Zoning Code: 22.60.330; 22.60.340)

**15. *The evacuation access way shall be incorporated into the permittee's Emergency Preparedness Plan and shall be submitted to the California Department of Housing and Community Development ("HCD") within 90 days of approval by the Director, for approval from HCD.***

An inspection of the Mobile Home Park disclosed that the evacuation access way has not yet been incorporated into the permittee's Emergency Preparedness Plan. Please demonstrate that the evacuation access way is incorporated into your Emergency Preparedness Plan and submit the updated Emergency Preparedness Plan to HCD for approval.

**24. *All rental agreements shall have, in bold print not less than one-half inch high, the following statements: So long as the County of Los Angeles does not have rent control, potential residents may wish to secure long-term leases for their own protection. Regional Planning shall be provided with a sample copy of the rental agreement upon request.***

An inspection of the Mobile Home Park disclosed that the current rental agreement does not include the statements required by condition number 24. Please update your rental agreement and provide a sample copy of a rental agreement with the required statements in accordance with condition number 24.



Department of Regional Planning  
Amy J. Bodek, AICP, Director

320 W Temple Street  
Los Angeles, CA 90012

(213) 974-6453

<http://planning.lacounty.gov>

Case Number:  
RPZPE2018005025

APN:  
8761011001

Zone:  
R-3-12U / C-3-BE

Investigating Planner:  
Steven Jareb

Phone Number:  
(213) 974-6483

**Fees Due Now:  
\$0.00**

Also, pursuant to condition No. 10 if more than one (1) additional inspection is necessary to bring your property into compliance, you will be required to reimburse the Department accordingly.

These are not permitted uses in zones R-3-12U / C-3-BE and are in violation of the provisions of the Los Angeles County Zoning Ordinance (Title 22) Section(s) listed above.

Please consider this an order to comply with the provisions of the zoning ordinance by **October 22, 2018**. Failure to correct the violation(s) found at 1441 Paso Real Avenue, Rowland Heights, CA 91748 may result in the imposition of a noncompliance fee of \$773.00 and the collection of further administrative and collection fees totaling approximately \$2,706.00. Continued noncompliance may also cause this matter to be referred to the District Attorney at any time with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense.

For any other inquiries please contact the investigating planner directly as noted by the contact information listed above. Please note that our offices are closed on

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Amy J. Bodek, AICP

Director

Alejandro Garcia

Supervising Regional Planner

Zoning Enforcement East

Los Angeles County Department of Regional Planning  
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September 20, 2018

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Director

Alexandro Garcia

Supervising Regional Planner

Zoning Enforcement East

FOR ALEX  
GARCIA