

## DIRECTORS'S REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	September 25, 2025	
HEARING DATE:	October 8, 2025	AGENDA ITEM: 5(a)
PROJECT NUMBER:	PRJ2025-004291-(3)	
PERMIT NUMBER(S):	Emergency Coastal Development Permit ("Emergency CDP") No. RPPL2025003693	
SUPERVISORIAL DISTRICT:	3	
PROJECT LOCATION:	433 Encinal Canyon Road, Malibu	
OWNER:	Los Angeles County	
APPLICANT:	Stephanie Bagwell	
CASE PLANNER:	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov	

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### **DIRECTOR'S ACTION**

The Director of Planning, by her action of September 3, 2025, has **APPROVED** the above-referenced Emergency CDP pursuant to the Emergency Projects provisions contained within County Code Section 22.44.960. This report is informational only; the decision to issue the Emergency CDP is solely at the direction of the Director. There is no appeal period for this decision.

### **PROECT DESCRIPTION**

The Employee CDP authorizes temporary housing and shower / restroom accommodations for employees with mobile trailers on an existing basketball court at Camp Kilpatrick ("Project Site"). An Emergency CDP is required due to the immediate need for temporary employee housing to facilitate depopulating the Los Padrinos Juvenile Hall facility, as directed by the Los Angeles Superior Courts in compliance with the Department of Justice and the Board of State and Community Corrections. Employee housing is needed at the Project Site to ensure the safety of the County staff and youth at the facility during the renovations needed to facilitate its conversion into a Female Program for pre-disposition and post-deposition youth. Within ninety (90) days of issuance of the Emergency CDP (**December 2, 2025**), the permittee shall submit a complete application for a regular CDP, consistent with the requirements of the Santa Monica Mountains Local Implementation Program.

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Report  
Reviewed By: Rob Glaser  
Robert Glaser, Supervising Regional Planner

Report  
Approved By: M. Glaser  
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Emergency CDP
EXHIBIT B	Approved Exhibit "A"

## EMERGENCY COASTAL DEVELOPMENT PERMIT

**Approval Date:** September 3, 2025

**Expiration Date:** December 2, 2025

**Project No.:** PRJ2025-004291-(3)

**Permit No.:** RPPL2025003693

**Permittee:** Stephanie Bagwell (“Permittee”)

**Location:** 433 Encinal Canyon Road, Malibu (Assessor's Parcel Number 4471-004-902)

**Work Proposed:** To provide temporary housing and shower / restroom accommodations for employees with mobile trailers on an existing basketball court (“Project”) at Camp Kilpatrick (“Project Site”).

By her action of September 3, 2025, the Director of Regional Planning (“Director”) authorized this Emergency Coastal Development Permit (“Emergency CDP”) for the Project. An Emergency CDP is required due to the immediate need for temporary employee housing to facilitate depopulating the Los Padrinos Juvenile Hall facility, as directed by the Los Angeles Superior Courts in compliance with the Department of Justice and the Board of State and Community Corrections. In accordance with Public Resources Code section 30624 and County Code Section 22.44.960(E), which is a component of the Santa Monica Mountains Local Implementation Program (“LIP”), the Director hereby finds that:

### RECITALS:

1. Employee housing is needed at the Project Site to ensure the safety of the County staff and youth at the facility during the renovations needed to facilitate its conversion into a Female Program for pre-disposition and post-deposition youth.
2. In order to address the immediate need for employee housing, the Permittee determined it is necessary to place temporary place mobile trailers on the Project Site.
3. The Project entails placing mobile trailers on the Project Site with mobile shower / restroom accommodations. The mobile trailers will be provided with temporary power and water connections.
4. Based upon the circumstances, the Director has determined that an emergency exists that requires action more quickly than permitted by the procedures for a Coastal Development Permit (“CDP”) administered pursuant to the provisions of Part 10 of County Code Chapter 22.44 and Public Resources Code section 30600.5.
5. Due to the existing need for immediate housing for essential County staff to ensure the health and safety of the staff and youth at the Project Site, the Director finds that the

placement of the temporary mobile trailers with mobile shower / restroom accommodations has been designed appropriately.

6. Because the Project requires coordination with multiple County agencies, including the County Department of Public Works ("Public Works"), the expiration date of this Emergency CDP shall be December 2, 2025, which is ninety (90) days after the date of approval.
7. The emergency nature of the request did not allow for public comment.
8. The Emergency CDP is adequately conditioned to ensure that the mobile trailers are temporary in nature and the minimum size necessary to provide crucial employee housing. A CDP will be required to formalize the Project, subject to the applicable provisions of the LIP.

**BASED ON THE FOREGOING, THE DIRECTOR CONCLUDES:**

- A. An emergency exists that requires action more quickly than permitted by the procedures for a CDP administered pursuant to the provisions of Part 10 of County Code Chapter 22.44 and Public Resources Code section 30600.5, and the Project can and will be completed within 30 days unless otherwise specified by the terms of the Emergency CDP.
- B. The Project is the minimum size necessary to provide critical employee housing and is consistent with LIP requirements.
- C. The Project is the minimum action necessary to address the emergency and, to the maximum extent feasible, is the least environmentally damaging temporary alternative for addressing the emergency.
- D. The Director shall not issue an Emergency CDP for any work that falls within the provisions of Public Resources Code section 30519(b) because a CDP application must be reviewed by the California Coastal Commission ("Coastal Commission") pursuant to the provisions of California Public Resources Code section 30600.5.

**THE PROJECT SHALL COMPLY WITH THE FOLLOWING CONDITIONS:**

1. This Emergency CDP only the authorizes the Project specifically described above on the Project Site listed above, subject to the conditions set forth below. Any additional work requires separate authorization.
2. An Emergency CDP Acceptance Form must be signed by the Permittee and returned to the County Department of Regional Planning ("Regional Planning") within fifteen (15) days after September 3, 2025, which is this Emergency CDP's approval date.
3. The Project must be completed no later than **December 2, 2025**, which is the expiration date of this Emergency CDP.
4. Any development or structures constructed pursuant to this Emergency CDP shall be considered temporary until authorized by the subsequent CDP. The issuance of this Emergency CDP shall not constitute an entitlement to the construction of permanent development or structures.

5. This Emergency CDP is valid until a CDP is issued or until it is revoked by the Director.
6. The Permittee shall submit a complete CDP application in compliance with the LIP's requirements no later than December 2, 2025, which is ninety (90) days after this Emergency CDP's approval date, and the Project shall be removed unless the complete CDP application is submitted by the deadline. The Director may extend the deadline, for good cause, if the Permittee requests and substantiates an extension.
7. The Permittee shall submit a complete CDP application for any additional activities associated with the Project, including but not limited to, the removal of environmentally sensitive habitat area(s), oak tree encroachments, or any other impacts or development activities requiring a CDP.
8. If a CDP authorizing the Project on a permanent basis is denied, then the Project, or the denied portion of the Project, must be removed.
9. If equipment staging and activity associated with the Project interferes with or impacts the protected zone of any native trees or native vegetation, a qualified biologist shall be present to document the pre-impact and post impact conditions.
10. Any impacts to native trees shall be documented with photographs and a detailed description of the tree species, the diameter of the pruned limbs, and the total percent of the tree canopy removed by the pruning. Any impacts to native vegetation shall be documented with photographs, a list of the vegetation species, and a description of the total area of impacted vegetation. The pre-impact and post-impact report(s) shall be submitted as part of the complete CDP application pursuant to Condition No. 6 above.
11. A pre-construction nesting bird survey shall be conducted by a qualified biologist prior to any native vegetation removal or native tree impacts. If nesting birds are found, all work shall be postponed until the nest is vacated with further attempts at nesting being made, as determined by the qualified biologist and consistent with County Code Section 22.44.1920.F.6.
12. The Permittee shall implement any required erosion and sediment control plan and any applicable best management practices pursuant to County Code Section 22.444.1340, and as required by Public Works, to prevent erosion and sedimentation or pollution runoff resulting from the Project.
13. In exercising this Emergency CDP, the Permittee agrees to indemnify and hold harmless the County and its agents and employees from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the Project.
14. The Permittee shall obtain any necessary approvals from Public Works, the County Fire Department, and the County Department of Public Health. Approvals from other County Departments may be needed prior to the issuance of a building permit.
15. This Emergency CDP does not eliminate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S.

Army Corp of Engineers, the California Regional Water Quality Control Board, and the State Lands Commission, as applicable.

16. The Project Site shall be maintained and operated in full compliance with the conditions of this Emergency CDP and any law, statute, ordinance, or other regulations applicable to any development or activity on the Project Site. Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
17. If inspections are required to ensure compliance with the conditions of this Emergency CDP, or if any inspection discloses that the Project Site is being used in violation of any one of the conditions of this Emergency CDP, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the Project Site into compliance. The amount charged for inspections shall be \$456.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

For questions regarding this Emergency CDP, please contact Shawn Skeries of the Coastal Development Services Section by email at [sskeries@planning.lacounty.gov](mailto:sskeries@planning.lacounty.gov).

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning

A handwritten signature in blue ink, appearing to read "M. Glaser".

Mitch Glaser, AICP, Assistant Deputy Director  
Current Planning Division

Enclosures: Acceptance Form (Permittee's Completion)

c: Public Works (Building and Safety), Coastal Commission (South Central Coast District office)

MG:RG:SS





- Please note: Site plan for fence replacement project. Included in CDP to show trailer placement only.







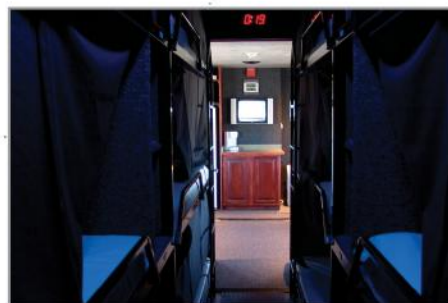
Our Mobile Sleeper Type 3 provides a proper on-site facility to allow up to 12 employees or guests restful sleep, while giving them the amenities of being at home. The uses for these units are unlimited! We are able to provide significant numbers of Mobile Sleeper units for disaster relief efforts, large events and contracted labor.



Exterior view of a unit



Interior view of the lounge



Interior view of the hallway

## FEATURES & SPECIFICATIONS

- 12 Individual private sleeping compartments
- Slideouts on both sides of unit for additional sq ft.
- Separate lounge, conference room and galley
- Comfortable home like conveniences
- Reading lights and USB outlets in each berth
- Storage options within each berth
- Sound proof wall coverings
- LED lighting throughout the inside and outside
- Temperature-controlled interiors with dehumidifier
- Safety steps for all entry points



**GENERATOR**  
20 kW Turbo Diesel



**SAFETY**  
CA Fire Marshall Compliant

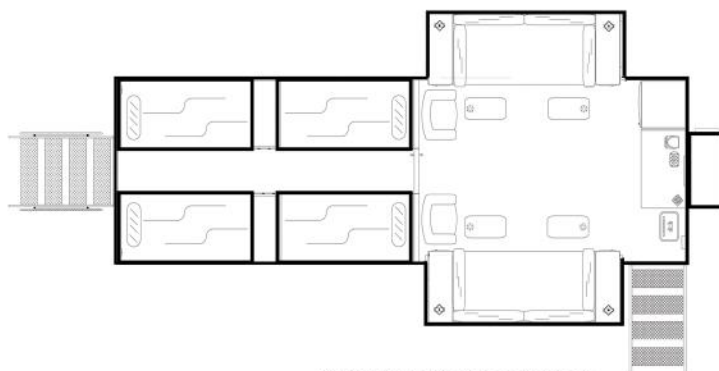


**HVAC**  
Single Unit

## AIRBORNE PATHOGEN PROTECTION

- Mitigates risk of exposure to airborne viruses such as COVID-19
- MERV 13 Filtration
- 98% filtration of particulates measuring 0.3-1.0 micron
- Triple filtration with ultraviolet C wave air sterilization
- Calculated inactivation of 50+ pathogens
- 1,900 Cubic Feet per minute airflow
- Completely fresh filtered air every 3-4 minutes

DIAGRAM



Main Trailer: 14-foot 28-foot

DEPARTMENT OF  
REGIONAL PLANNING APPROVED

SS





Porta Kleen's 6-Stall Mobile Shower Trailer is a versatile solution for small events, festivals, and job sites. The trailer is divided into two separate sides with showers and a flushing private stall, easily accommodating both genders.



6-Stall Shower Trailers on location



View of the two sink vanity



View of one shower and one toilet

## FEATURES & SPECIFICATIONS

- Separate entrances for men and women
- Three private shower stalls with dressing area per side
- One private toilet stall per side
- Two sink vanity per side
- Fiberglass stalls with non-skid flooring
- Paper towel and soap dispensers
- Skylights, interior and vanity lights, and LED exterior lighting
- Heating and air-conditioning
- Propane-fired on-demand tank less water heaters for an endless supply of hot water

### REQUIRED



#### ELECTRIC REQUIREMENTS

(3) 110 VAC 30A single phase  
Winterization: Additional plug required  
(30-Foot electric cord provided)



#### WATER SOURCE

Garden hose hookup, municipal fire hydrant, or water tank  
(50' garden hose and 150' hydrant hose provided)



#### STORAGE

300-gallon freshwater tank



#### STORAGE

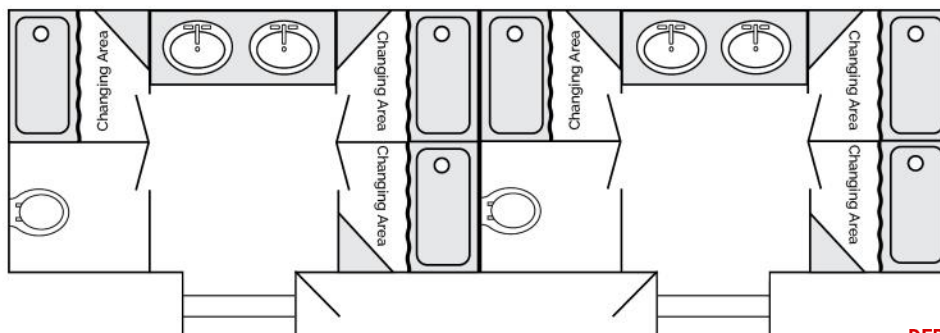
1,300-gallon gray-water tank



#### SHOWERS

6 private shower stalls

DIAGRAM



Main Trailer: 8-foot x 32-foot

DEPARTMENT OF  
REGIONAL PLANNING APPROVED



