

REPORT TO THE HEARING OFFICER

DATE ISSUED: January 15, 2026

HEARING DATE: January 27, 2026 AGENDA ITEM: 8

PROJECT NUMBER: PRJ2024-002835-(5)

PERMIT NUMBER(S): Conditional Use Permit No. RPPL2024004220
Administrative Housing Permit No. RPPL2024004514

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 8807 East Palmdale Blvd, Palmdale

OWNER: Mike Hubbard

APPLICANT: Mike Hubbard

PUBLIC MEETINGS HELD: 1 OF 1

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it is an existing mobilehome park.

CASE PLANNER: Soyeon Choi, Senior Regional Planner
schoi@planning.lacounty.gov

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:

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-002835-(5), Conditional Use Permit Number (“CUP”) No. RPPL2024004220 and Administrative Housing Permit (“HSG”) No. RPPL2024004514 based on the Draft Findings (Exhibit C – Draft Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Draft Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENT(S):

I, THE HEARING OFFICER, APPROVE CUP NUMBER RPPL2024004220 AND ADMINISTRATIVE HOUSING PERMIT NUMBER RPPL2024004514 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- Conditional Use Permit (“CUP”) to authorize the continued operation and maintenance of an existing 16-unit mobilehome park (“Project”) on a 0.68-acre site in the C-RU (Rural Commercial) Zone pursuant to Los Angeles County (“County”) Code Sections 22.24.030 (Land Use Regulations for Rural Zones) and 22.140.370 (Mobilehome Park).
- Administrative Housing Permit (“HSG”) to authorize the existing 16-unit mobilehome park in lieu of five (5) units permitted by the General Plan through Density Bonus pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit).

B. Project

Mr. Mike Hubbard (“applicant”) is requesting a CUP and HSG to authorize the continued operation and maintenance of an existing mobilehome park on a 0.68-acre site. No new buildings or physical changes are proposed.

The Project Site is located at 8807 East Palmdale Boulevard, within the C-RU Zone and the Littlerock Zoned District (“Project Site”). The Project Site is comprised of one (1) parcel, Assessor’s Parcel Number (“APN”) 3027-010-037. The mobilehome park is comprised of 16 mobilehome units, a 340-square-foot freestanding structure for storage, and a parking lot with 29 parking spaces. Thirteen (13) mobilehome units have their own private designated parking spaces, consisting of 11 uncovered and two (2) covered spaces. Eight (8) units have direct gated access to 88th Street East, while the other eight (8) have access via an interior driveway running along the eastern edge of the property onto 88th Street East. The parking lot has landscaping screening on East Palmdale Boulevard and 88th Street East.

The mobilehome park was previously authorized through Nonconforming Review (“NCR”) No. 222 in 1983 for a grant term of five (5) years. NCR 94170 was approved in September 1995 for a grant term of 10 years. In 2009, NCR 200700006 authorized the continued operation of the mobilehome park in the then C-3 (Unlimited Commercial) zone without any changes for a grant term of 10 years. Although a CUP was required for a mobilehome park in the zone, an NCR was required and approved since the mobilehome park did not conform to the standards of the zoning ordinance at the time requiring a

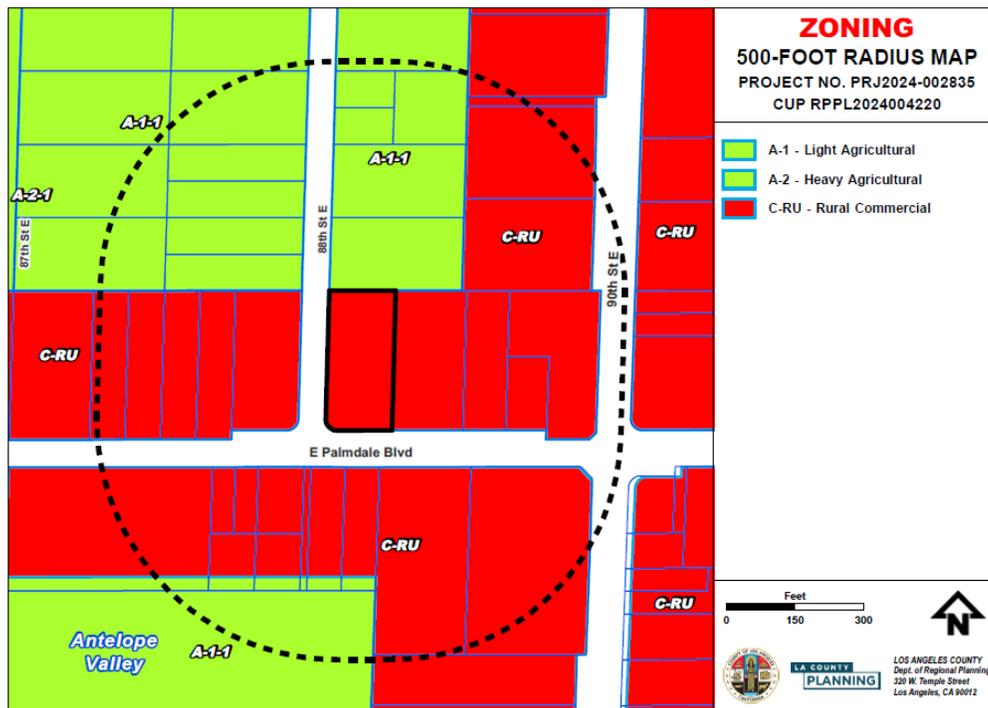
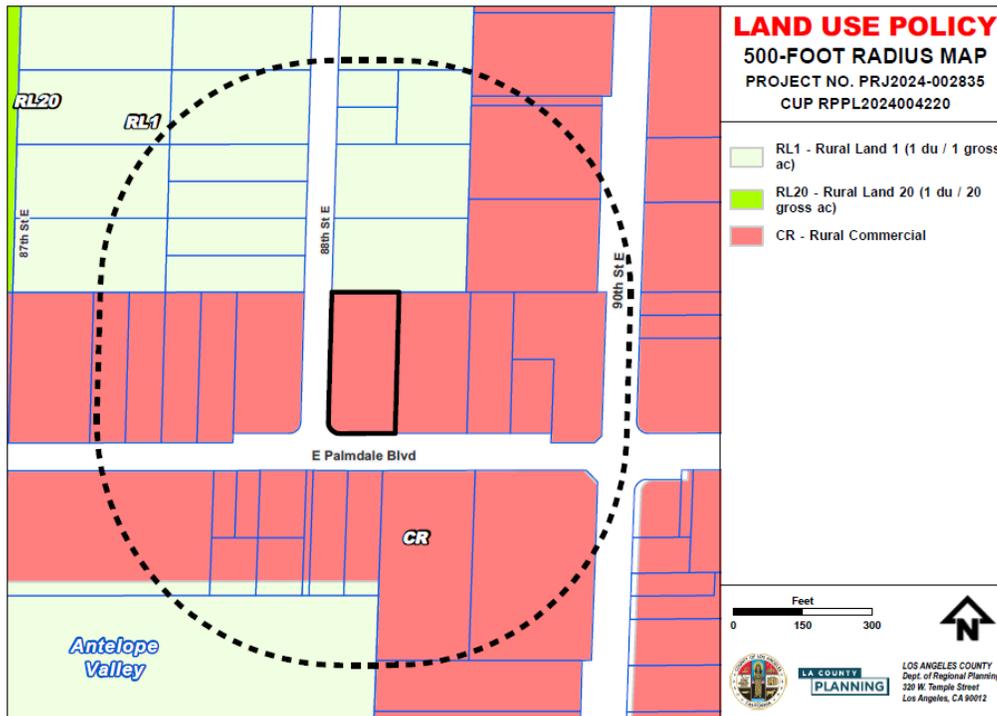
minimum 26-foot width for interior driveways and no direct vehicular access to a public street.

The proposed Project is to continue and maintain the existing mobilehome park without any changes while allowing the existing density through the HSG and modifying development standards through the CUP pursuant to Section 22.140.370.C (Mobilehome Parks, Modification) of the County Code. Staff do not recommend a grant term as the Project is a residential use without any known issues.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	ANTELOPE VALLEY AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	CR (Rural Commercial)	C-RU	Mobilehome Park
NORTH	CR , RL1 (Rural Land 1 – One Dwelling Unit per Acre)	C-RU, A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area)	Single-family residences (“SFRs”), vacant
EAST	CR	C-RU	Vacant, commercial
SOUTH	CR, RL1	C-RU, A-1-1	Retail, commercial, vacant
WEST	CR	C-RU, A-1-1	Outdoor display and storage, retail, vacant



PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
6690	C-4 (Restricted Commercial)	May 17, 1955
10,826	C-3 (Unlimited Commercial)	Effective February 8, 1974
20250021z	C-RU	June 16, 2015

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
NCR222	To continue the operation and maintenance of the existing 16-unit mobilehome park	Approved 4/13/1983
NCR94170	To continue the operation and maintenance of the existing mobilehome park	Approved 9/20/1995
NCR200700006	To continue the operation and maintenance of the existing 16-unit mobilehome park	Approved 4/21/2009

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
RPZPE2024003027	Expired permit	Open 5/9/2024 (Hold for CUP/HSG approval)

ANALYSIS

A. Land Use Compatibility

The Project is considered compatible with the surrounding land uses as it has been operating as a mobilehome park since 1954 according to the Assessor’s records, without problems or known issues. The existing mobilehome park is located on a 0.68-acre site, with existing 16 mobilehome units and other appurtenant facilities. The mobilehome park is accessible via 88th Street East to the west. The Project Site is also adjacent to East Palmdale Boulevard to the south, an existing mapped Major Highway on the County Master Plan of Highways. The mobilehome park is screened with 5.5-foot-tall chain link fences along the park perimeter. Most of the surrounding uses include SFRs, vacant lots, retail and commercial uses. As the mobilehome park contains a small number of units and has appropriate screening with fencing and landscaping as well as no significant issues, the mobilehome park operation is considered compatible with the surrounding SFRs.

B. Neighborhood Impact (Need/Convenience Assessment)

The continued operation and maintenance of the existing mobilehome park is appropriate at this location and will not be likely to result in nuisances or conflicts with surrounding properties. The Project will not result in any physical or operational changes to the existing facility. The buildings and appurtenant facilities are screened from the surrounding uses

with fences and landscaping. Additionally, the mobilehome park will continue to provide much needed housing stock while adding diversity and affordability , especially as an alternative to traditional housing options for the area.

C. Design Compatibility

As currently developed, the Project is designed to be compatible with the surrounding area. The existing facility was originally authorized by NCR No. 222, NCR No. 94170, and NCR No. 200700006 in place of a CUP because the park did not conform to the standards requiring a minimum 30 feet in width for interior driveways and prohibiting direct access to the adjacent street. However, other design features were considered consistent with the applicable development standards at the time. All buildings in the mobilehome park are one-story high and maintain the setbacks as previously authorized, and will not conflict with surrounding properties as the physical appearance of the development is well maintained and will remain unchanged. The Project Site is located within the Southeast Antelope Valley Community Standards District (“CSD”) and Palmdale Boulevard Commercial Area within the CSD. The CSD requirements and standards do not apply since the mobilehome park was first authorized in 1983, prior to the CSD establishment in 2007 and updated CSD in 2023.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with the applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS

The HAA applies to this Project. The HAA limits a local government’s ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. For a project to qualify for the protections included in the HAA, it must meet the definition of a housing development project. This Project qualifies as a housing development project because it consists of more than one residential unit and is consistent with the General Plan, Zoning, and development standards.

The HAA limits a local government’s ability to deny, down-size, or render infeasible housing development projects, both affordable and market-rate units. According to the California Department of Housing and Community Development’s, Housing Accountability Act Technical Assistance Advisory published on September 15, 2020, a local agency shall not deny, down-size, or render a housing development infeasible if it complies with applicable, objective general plan and zoning, and subdivision standards and criteria, including design review standards, in effect at the time the application was deemed complete, unless written findings supported by a preponderance of evidence (evidence for denying the Project outweighs the evidence for supporting it) on the record that both of the following conditions have been met:

1) The project will have a specific, adverse impact upon public health or safety unless the project is denied or approval conditioned to be developed at a lower in density (i.e., a significant, quantifiable, direct and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete).

2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact. Feasible means capable of being accomplished in a successful manner within a reasonable time period, taking into account economic, environmental, social, and technological factors.

Violation of the HAA will subject the County to paying attorneys' fees and could result in substantial fines against the County in a successful court action. A court must award attorneys' fees to a party successfully challenging the County for violating the HAA. In addition, the court also must issue an order requiring compliance with the HAA. The County then must comply with that order within 60 days or be subject to, at a minimum, a penalty of \$10,000 per housing unit proposed by the Project. Therefore, it is imperative that the County comply with State law, specifically the HAA, when approving or disproving housing development projects.

Further, due to the severe lack of housing of both affordable and market-rate units, Governor Newsom signed the Housing Crisis Act (SB 330) into law to preserve the existing housing inventory, accelerate housing production by prohibiting the application of additional regulations once a project application is deemed complete, and limit the total number of public meetings to five. The law took effect on January 1, 2020 and under SB 8 (effective January 1, 2022), will extend to January 1, 2030. See Government Code sections 65905.5 and 65589.5.

Pursuant to SB 330, the number of publicly held meetings do not exceed the five-meeting limit. As of January 27, 2026, one meetings occurred on the following dates:

- Hearing Officer Hearing held on January 27, 2026.

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.158.050.B (Conditional Use Permit, Findings and Decision) and 22.166.040.C (Administrative Housing Permits, Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (“CEQA”) and the County environmental guidelines. The Project involves the continued use of the existing mobilehome park with no changes to its existing structures, developed area, or operation.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway, is not included on a list of hazardous waste sites, and the Project does not impact historic resources. There are two (2) County-adopted historic resources within a one-mile radius: Shaw Building (owned by Sun Village Park Association) approximately 0.8 mile to the southeast, and Jackie Robinson Park (owned by the County) approximately 0.4 mile to the south. However, the mobilehome park is separated from both historical sites by Major Highways East Palmdale Boulevard and 90th Street East as well as numerous residential and commercial buildings. There is no proposed ground disturbance, expansion, or changes to the developed park and no significant effect on the historical sites is anticipated from the Project.

There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. No exception to the Categorical Exemption is applicable. Therefore, there are no exceptions to the exemption and staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

1. The County Fire Department, in a letter dated September 11, 2025, recommended that the Project proceed to public hearing with required conditions of approval.
2. The County Department of Public Health, in a letter dated August 6, 2025, recommended that the Project proceed to public hearing with required conditions of approval.

B. Public Comments

Staff has not received any comments at the time of report preparation.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

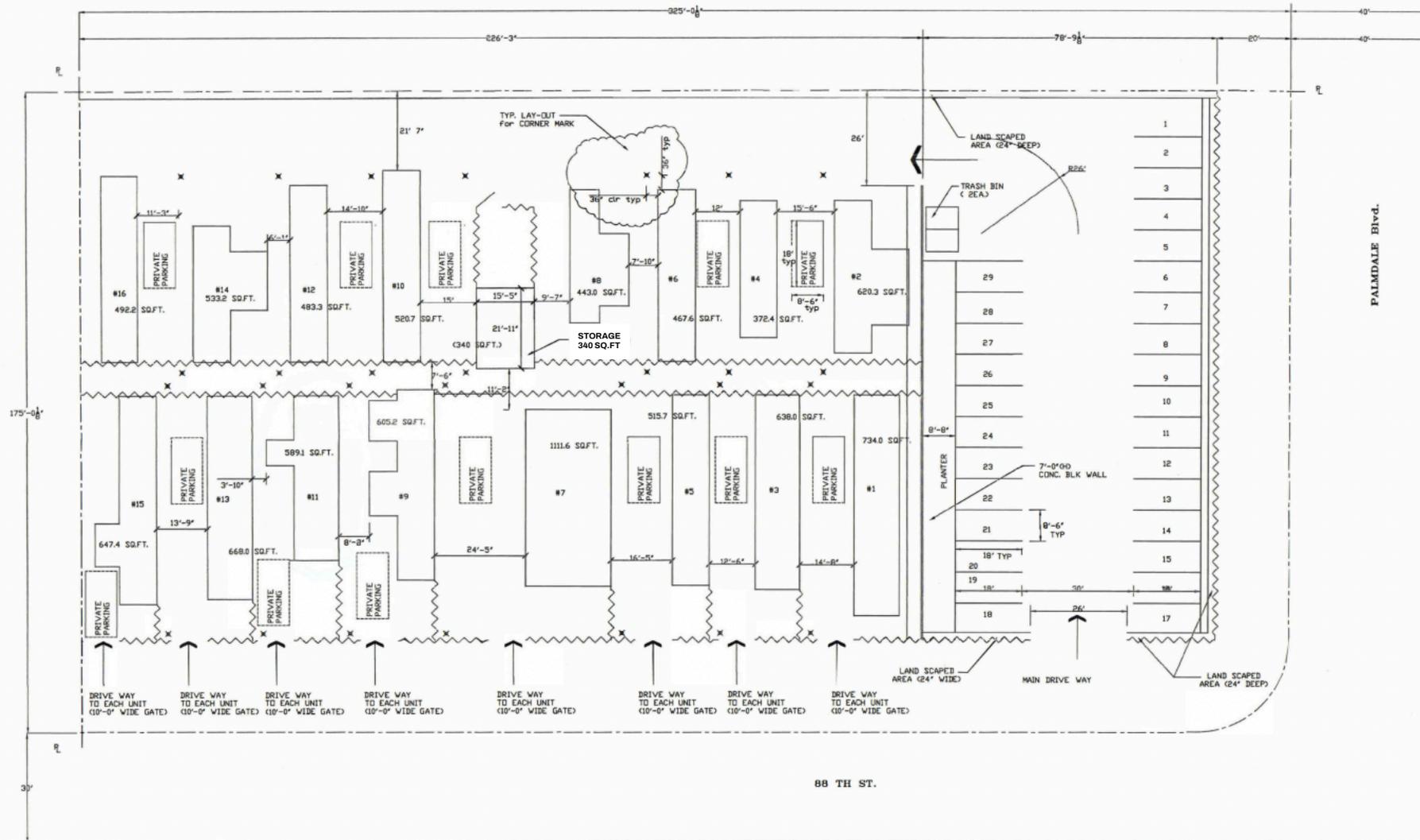
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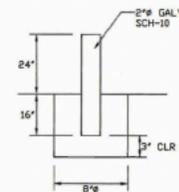
Susie Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence

EXHIBIT A SITE PLAN



SITE PLAN
1/16"=1'-0"



SUMMARY

1. PROPERTY ADDRESS: 8807 E. PALMDALE BLVD. PALMDALE, CA.
2. Assessor's PARCEL NUMBER:
3. TOTAL SITE AREA: 56,567.5 SQ. FT.
4. TOTAL LOT COVERED AREA: 9,871.1 SQ. FT. (17.5%)
5. TOTAL LANDSCAPED AREA: 4,118.1 SQ. FT. (7.3%)
6. REQUIRED TOTAL NUMBER OF PARKING 32 SPACES
7. TOTAL NUMBER OF PROVIDED PARKING 42 SPACES

Owner:

ANTELOPE VALLEY CENTER
8807 E. PALMDALE BLVD.
PALMDALE, CA.



PROJECT NUMBER PRJ2024-002835-(5)
HEARING DATE January 27, 2026

REQUESTED ENTITLEMENT(S)
 Conditional Use Permit ("CUP") No. RPPL2024004220
 Administrative Housing Permit ("HSG") No. RPPL2024004514

PROJECT SUMMARY

OWNER / APPLICANT

Mike Hubbard

MAP/EXHIBIT DATE

July 23, 2024

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued operation and maintenance of an existing 16-unit mobilehome park with modification of development standards for a single access point to a public highway and an Administrative Housing Permit to allow the current density that exceeds the density permitted by the General Plan. The mobilehome park was previously authorized through Nonconforming Review ("NCR") No. RNCR94170 in 1995 and RNCR200700006 in 2009. No change or expansion is proposed.

LOCATION

8807 East Palmdale Blvd, Palmdale, CA 93552

ACCESS

88th Street East

ASSESSORS PARCEL NUMBER(S)

3027010037

SITE AREA

0.68 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Littlerock

PLANNING AREA

Antelope Valley

LAND USE DESIGNATION

CR (Rural Commercial)

ZONE

C-RU (Rural Commercial)

PROPOSED UNITS

16

MAX DENSITY/UNITS

5 dwelling units per acre (or
4 dwelling units on project
site)

APPLICABLE STANDARDS DISTRICT(S)

Southeast Antelope Valley Community Standards
District, Palmdale Boulevard Commercial Area

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - Section 22.24.030 (Land Use Regulations for Rural Zones)
 - Section 22.120.075 (Mobilehome Park Density Bonus)
 - Section 22.140.370 (Mobilehome Parks)
 - Section 22.158.050 (Conditional Use Permit, Findings and Decision)
 - Section 22.166.040 (Administrative Housing Permits)
 - Chapter 22.340 (Southeast Antelope Valley CSD)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

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LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002835-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004220
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004514

RECITALS

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of Project No. PRJ2024-002835-(5), consisting of Conditional Use Permit (“CUP”) No. **RPPL2024004220** and Administrative Housing Permit (“HSG”) No. **RPPL2024004514** on January 27, 2026. The CUP and HSG are referred to collectively as the “Project Permits.”
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENTS REQUESTED.** The permittee, Mr. Mike Hubbard ("permittee"), requests the Project Permits to authorize the continued operation and maintenance of an existing 16-unit mobilehome park with a single access point from the public street, chain link fences for screening, and at the current density of 23 units per acre (“Project”). The mobilehome park is located at 8807 East Palmdale Boulevard ("Project Site") in the unincorporated community of Palmdale and Southeast Antelope Valley Community Standards District (“CSD”) in the C-RU (Rural Commercial) Zone pursuant to Los Angeles County Code (“County Code”) Sections 22.24.030 (Land Use Regulations for Rural Zones), 22.140.370 (Mobilehome Parks), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit).
4. **ENTITLEMENT REQUIRED.** A CUP is required for a mobilehome park in the C-RU zone pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones). The CUP also authorizes modification of development standards for mobilehome parks, including two means of access and screening, as specified in Section 22.140.370.E (Mobilehome Parks, Development Standards) pursuant to Section 22.140.370.C (Mobilehome Parks, Modification) of the County Code. The mobilehome park is served by one access driveway taken off of 88th Street East to the west and is screened by 5.5-foot-high chain-link fences partially covered with wooden slats.
5. **ENTITLEMENT REQUIRED.** A legally established mobilehome park that exceeds the density permitted by the General Plan, Area Plan, or the Zone is eligible to request Density Bonus through a HSG pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit) in order to comply with County Code Section 22.140.370.D (Mobilehome Park, Density). The maximum density allowed in the Rural Commercial (“CR”) designation of the Antelope Valley Area Plan (“Area Plan”), a component of the General Plan, is five (5) dwelling units per acre. Based on the allowable density, the 0.68-acre lot area of the subject parcel yields a maximum of four (4) dwelling units, which is less than existing 16 units.

6. **PREVIOUS ENTITLEMENTS.** Nonconforming Review (“NCR”) No. 222 authorized the existing 16-unit mobilehome park in 1983. NCR No. 94170 authorized the continued operation and maintenance of the existing mobilehome park in 1995. In 2009, NCR No. RNCR200700006 authorized the continued operation of the existing 16-unit mobilehome park without any changes. The grant term expired on April 21, 2019.
7. **LAND USE DESIGNATION.** The Project Site is located within the CR land use category of the Area Plan Land Use Policy Map, a component of the General Plan.
8. **ZONING.** The Project Site is located in the Littlerock Zoned District and is currently zoned C-RU. Pursuant to County Code Section 22.24.030 (Land Use Regulations for Rural Zones), a CUP is required for a mobilehome park in the C-RU zone.

9. SURROUNDING LAND USES AND ZONING

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	CR, RL1 (Rural Land 1 – One Dwelling Unit per Acre)	C-RU, A-1-1 (Light Agricultural - One Acre Minimum Required Lot Area)	Single-family residences (“SFRs”), vacant
EAST	CR	C-RU	Vacant, commercial
SOUTH	CR, RL1	C-RU, A-1-1	Retail, commercial, vacant
WEST	CR	C-RU, A-1-1	Outdoor display and storage, retail, vacant

10. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The subject mobilehome Park, is located on an approximately 0.68-acre Project Site that consists of one (1) parcel, Assessor’s Parcel Number (“APN”) 3027-010-037. The Project Site is developed with 16 mobilehome units with appurtenant facilities, required parking spaces, and perimeter fencing.

B. Site Access

The Project Site is accessible via 88th Street East, a 60-foot-wide public right-of-way, to the west of the mobilehome park. Eight (8) mobilehome units along the westerly side are directly accessible from 88th Street East. The other eight (8) units on the easterly side are accessible via a 26-foot wide internal driveway.

C. Site Plan

The site plan depicts the mobilehome park developed with 16 mobilehome units, a 340-square-foot laundry building, a parking lot with 29 parking spaces, and an access driveway. Eight (8) units on the westerly side are accessible directly from 88th Street to the west, and additional eight (8) units on the easterly side are

accessible from the internal driveway along the easterly property line. Thirteen (13) of the 16 mobilehome units have one parking space adjacent to each unit, two of which are covered.

The site plan also depicts a minimum 26-foot-wide internal driveway with parking spaces on both sides. The access driveway is the only access taken off of 88th Street East to the mobilehome park. Parking spaces along Palmdale Boulevard frontage are buffered with two-foot-deep landscaping strip; and the parking spaces along the mobilehome units to the north are buffered with a nine-foot-deep planter. The mobilehome park is screened with a six-foot-high chain link fences on all sides.

D. Parking

Thirteen (13) of the 16 mobilehome units were developed with designated parking, including two covered spaces. A total of 29 parking spaces are also provided in the southern portion of mobilehome park.

11. CEQA DETERMINATION.

Prior to the Hearing Officer's public hearing on the Project, staff determined that the Project qualified for 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 of an existing mobilehome park with no physical changes to its existing structures, developed area, or operation.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway, is not included on a list of hazardous waste sites, and the Project does not impact historic resources. There are two (2) County-adopted historic resources within one mile radius: Shaw Building (owned by Sun Village Park Association) approximately 0.8 mile to the southeast, and Jacki Robinson Park (owned by the County) approximately 0.4 mile to the south. However, the mobilehome park is separated from both historical sites by Major Highways, East Palmdale Boulevard and 90th Street East, as well as numerous residential and commercial buildings. There is no proposed ground disturbance, expansion, or changes to the developed park and no significant effect on the historical sites is anticipated from the Project.

There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. No exception to the Categorical Exemption is applicable. No exception to the Categorical Exemption is applicable and the Project can be considered exempt.

12. PUBLIC COMMENTS. Staff has not received any other comments at the time of report preparation.

13. AGENCY RECOMMENDATIONS.

- A. County Fire Department (“Fire”), in a letter dated September 11, 2025, recommended that the Project proceed to public hearing without any conditions.
- B. County Department of Public Health, in a letter dated August 6, 2025, recommended that the Project proceed to public hearing.

14. LEGAL NOTIFICATION. Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper (The Antelope Valley Press), and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning’s website. On December 10, 2025, a total of 79 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 10 notices to those on the courtesy mailing list for the Littlerock Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the CR designation is intended for limited, low-intensity commercial uses that are compatible with rural and agricultural activities with a maximum density of five (5) dwelling units per net acre. Specific allowable uses are governed by Title 22 (Planning and Zoning) of the County Code, which requires a CUP for a mobilehome park in the C-RU zone. The Project exceeds the maximum density because the 0.68-acre Project Site allows for up to four (4) dwelling units. However, a Density Bonus is requested through the HSG to maintain the existing 16 mobilehome units pursuant to County Code Sections 22.140.370.C (Mobilehome Parks, Modification), 22.120.075 (Mobilehome Park Density Bonus), and 22.166.040 (Administrative Housing Permit). Through the HSG, a Density Bonus being is requested for 11 additional units in-lieu of the maximum four (4) units allowed for the Project Site. All units are market-rate housing. The granting of the density bonus would be consistent with the surrounding uses due to the scale and usage of the subject property comparable to the land use designation.

16. GOALS AND POLICIES. The Hearing Officer finds that the following policies of the General Plan are applicable to the Project.

General Plan Goal 3: A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.

General Plan Policy 3.1: Promote Mixed income neighborhoods and a diversity of housing types through the unincorporated areas to increase choices for all economic segments of the population.

General Plan Housing Element Policy 6.1: Conserve existing deed-restricted affordable housing that is at risk of converting to market-rate housing.

The Project is consistent with these policies in the General Plan. The continued operation and maintenance of the existing mobilehome park supports these policies. The Project promotes the maintenance of diverse housing types compatible with the surrounding areas as it would continue the existing use on the site as it has existed for over 70 years without any increase in density or new improvement. The mobilehome park adds diversity and affordability to the existing housing stock and potential affordable housing units while serving a specific segment of population in the region. Additionally, Housing Element Policy 6.1 was implemented through the Affordable Housing Preservation Ordinance, which included an addition of County Code Section 22.120.075 (Mobilehome Park Density Bonus) that allows legally-established mobilehome parks to be eligible for a density bonus if the existing density exceeds the maximum allowable current density. This Project is consistent with this policy as it achieves conservation of an existing, limited number of a housing type that exists in the unincorporated area, without reducing the number of existing units or making other physical changes. Additionally, the mobilehome park will continue to provide much needed housing while maintaining diversity, especially as an alternative to traditional housing options for the area. Although the mobilehomes are not restricted by income, mobilehomes generally by their nature are a relatively more affordable housing option. Allowing this existing use to continue at its existing density would help preserve affordable housing opportunities for the community.

ZONING CODE CONSISTENCY FINDINGS

17. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the C-RU zoning classification as mobilehome parks are permitted in such zone with a CUP pursuant to County Code Section 22.24.030.C (Land Use Regulations for Rural Zones).
18. **REQUIRED YARDS.** While the Project is not consistent with the standards identified in County Code Section 22.24.040 (Development Standards for Rural Zones), the Hearing Officer finds that the Project is nonconforming due to standards pursuant to County Code Section 22.172.020.A (Nonconforming Uses, Buildings and Structures, Continuation) and may continue as previously approved as no expansion is proposed. The existing mobilehome park provides a setback of approximately 78 feet from East Palmdale Boulevard for the mobilehome units, 21 feet on interior side yard, two (2) feet on corner side yard on 88th Street East, and three (3) feet in the rear yard, with a 5.5-foot-high chain-link fence within the required 20-foot front yard area, as previously authorized.
19. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Rural Zones) as all structures in the mobilehome park are one story less than 20 feet in height. County Code allows a maximum of 35 feet for SFRs or similar structures in the Rural Zones.
20. **PARKING.** While the Project is not consistent with the standards identified in County Code Section 22.112.070 (Required Parking Spaces), the Hearing Officer finds that

the Project is nonconforming due to standards pursuant to County Code Section 22.172.020.A (Nonconforming Uses, Buildings and Structures, Continuation) and may continue as previously approved as no expansion is proposed. The parking requirement for a mobilehome park is two (2) covered standard spaces per mobilehome and one (1) standard space for guests per four (4) mobilehome units, for a total of minimum 36 parking spaces including the guest parking for the Project. For this mobilehome park, a total of 42 parking spaces are currently provided, including 29 spaces in the parking lot and 13 spaces next to some of the mobilehome units, of which only two are covered. Although some of these spaces are not used exclusively for parking as delineated on the site plan, there is surplus parking throughout the park and at least 37 spaces are still available and used for resident and guest parking.

21. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project does not have to comply with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District) since the mobilehome park was previously authorized and no changes are proposed. If the Director of LA County Planning determines that the existing outdoor lighting causes light trespass, a subsequent revision to the Exhibit "A" shall be submitted for review and approval.
22. **SOUTHEAST ANTELOPE VALLEY COMMUNITY STANDARDS DISTRICT ("CSD").** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.340 (Southeast Antelope Valley CSD). The Project is an existing mobilehome park and was authorized prior to the adoption of the CSD in 2007, and therefore the CSD provisions do not apply to the Project.
23. **MOBILEHOME PARK DEVELOPMENT STANDARDS.** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Section 22.140.370.E (Mobilehome Parks, Development Standards) as modified, as follows:
 - a. **Access and Circulation.** The mobilehome park currently provides one access point to a public street. The request for a CUP includes modification of this development standard to continue to allow a single access point to a public street and continued operation and maintenance of the existing mobilehome park without any changes. The existing access point from 88th Street East is currently developed with a paved driveway apron area of 26 feet in width and paving to the satisfaction of Fire and County Department of Public Works for the size and scale of the mobilehome park.
 - b. **Screening.** The screening requirements specified in this Section 22.140.370.E.2 do not apply to the Project as it only applies to a new mobilehome park. The mobilehome park provides chain-link fences all along the property lines with partial covering with wooden slats, which are proposed to be repaired or replaced where needed.

CONDITIONAL USE PERMIT FINDINGS

24. **The Hearing Officer finds that 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.** The existing mobilehome park will not have any adverse effect on the people in the surrounding area or public health, safety or general welfare. The mobilehome park has existed for more than 70 years without problems or known issues. It has provided housing opportunities for a specific segment of the population in the area. The mobilehome park is developed with a well-maintained 26-foot-wide access driveway, an on-site laundry room, and screening along the perimeter of the park, without any proposed changes other than slat repair or replacement where needed for screening improvement. Additionally, most of the surrounding lots are vacant or large lots developed with SFRs that are buffered from the mobilehome park by either screening walls, public or private streets, or existing vegetation. Therefore, no significant adverse impacts on the surrounding uses or neighbors in the vicinity are anticipated.
25. **The Hearing Officer 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The existing mobilehome park is located on a 0.68-acre site. The 16-unit mobilehome park meets the current height, walls, and parking requirements specified in Title 22 (Planning and Zoning) of the County Code. All existing structures are less than 35 feet in height, which is the maximum permitted height in the zone. It is also developed with six (6)-foot-high screening walls along the park perimeter. For parking, a total of 42 parking spaces are depicted on the site plan, including 29 spaces in the parking lot and 13 spaces adjacent to some of the mobilehome units. The existing access driveway has sufficient width, approximately 21 feet to 30 feet. The units on the eastern portion have access to the internal driveway leading to 88th Street East, and the units on the western portion have direct access to 88th Street East. The mobilehome park does not comply with current setbacks but it was developed and authorized before current setback requirements came into effect and is considered legally nonconforming.
26. **The Hearing Officer 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 mobilehome park fronts on East Palmdale Boulevard, which is a Major Highway on the County Master Plan of Highways. The existing 26-foot to 30-foot-wide internal access driveway provides direct access to an improved 60-foot-wide public street, 88th Street East, which intersects with East Palmdale Boulevard. Requiring a secondary access in accordance with Section 22.140.370.E.1 (Mobilehome Parks) for an existing 16-unit mobilehome park would not be necessary as both the on-site driveway and both public streets are

adequately improved and has provided sufficient access to the existing mobilehome park on the Project Site.

27. The Hearing Officer finds that a grant term is not necessary as the Project is considered a housing development and it would not be appropriate to include an expiration date to the CUP.

ADMINISTRATIVE HOUSING PERMIT FINDINGS

28. The Hearing Officer finds that the application meets all the requirements for an Administrative Housing Permit pursuant to County Code Section 22.166.040.C (Administrative Housing Permit, Findings and Decision). There are no findings in this section that are applicable to the Project because no incentive or a waiver or reduction of development standards is being requested. Also, the Project does not involve any supportive or transitional housing units.

29. **HOUSING ACCOUNTABILITY ACT.** The Hearing Officer finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

30. **PUBLIC MEETINGS.** [For housing projects consisting of two or more units only] The Hearing Officer finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. One (1) meeting occurred on the following date:

- Hearing Officer Hearing held on January 27, 2026.

ENVIRONMENTAL FINDINGS

31. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Class 1, Existing Facilities) because the Project involved the continued use of an existing mobilehome park with no physical changes to its existing structures, developed area, or operation.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway, is not included on a list of hazardous waste sites, and the Project does not impact historic resources. There are two (2) County-adopted historic resources within one-mile radius: Shaw Building (owned by Sun Village Park Association) approximately 0.8 mile to the southeast, and Jacki Robinson Park (owned by the County) approximately 0.4 mile to the south. However, the mobilehome park is separated from both historical sites by Major Highways, East Palmdale Boulevard and 90th Street East, as well as numerous residential and commercial buildings. There is no proposed ground disturbance, expansion, or changes to the developed park and no significant effect on the historical sites is anticipated from the Project.

There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, the Hearing Officer finds that there are no exceptions to the exemption and that the project is categorically exempt from CEQA.

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 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.
- E. The application meets all the requirements for an Administrative Housing Permit.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004220 and ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493** to the attached conditions.

ACTION DATE: January 27, 2026

SD:SC

January 15, 2026

**PROJECT NO. PRJ2024-002835-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004220
ADMINISTRATIVE HOUSING PERMIT NO.
RPPL2024004514**

**EXHIBIT C
DRAFT FINDINGS
PAGE 10 OF 10**

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002835-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004220
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004514

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing 16-unit mobilehome park, located at 8807 East Palmdale Boulevard, Palmdale, subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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. 9. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 8 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Expiration.** This grant shall expire unless used within ninety (90) years from the date of decision for this 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.
9. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$2,280.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **5** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
11. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
12. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
13. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").
14. **Maintenance.** 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. **Graffiti.** 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 LA County Planning. These shall include any of the above 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 48 hours, 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. **Revisions to the Exhibit "A"**. 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **March 27, 2026**.
17. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** 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

18. **Scope of Approval.** This grant shall authorize the operation and maintenance of an existing 16-space mobilehome park, on the Project Site as shown on the Exhibit "A".
19. **Required Vehicle Parking.** The Permittee shall provide vehicle parking as required by the County Code, calculated at a ratio of one standard space per mobilehome and a guest parking ratio of one (1) space per four (4) mobilehomes. The mobilehome park has 16 units, which would require not less than 32 standard spaces and four guest spaces be provided based on the applicable ratios. A total of 36 parking spaces shall be maintained at the Project Site unless an application for a minor parking deviation, parking permit, or other applicable permit as determined by the Director.
20. **Rural Outdoor Lighting District.** In the event that the Director determines light trespass is caused by the existing outdoor lighting, the Permittee shall submit a subsequent revision to the Exhibit "A" to the Director for review and approval within 90 days of such determination.
21. The mobilehome park shall comply with all applicable state regulations.
22. The use of an outdoor public address system or similar acoustical device is strictly prohibited.
23. All fences and walls on the property shall be maintained in good condition and in compliance with the applicable requirements of Section 22.110.070 (General Site Regulations, Fences and Walls) of the County Code. Existing slats shall be repaired or replaced as needed, by **April 27, 2026**. Fences and walls on the property shall be repaired within 90 days of any future notice of the need for repairs from County Staff.

24. The permittee shall comply with all conditions set forth in the attached letters from Fire and Public Health.

Attachments:

Exhibit D-1 Fire Letter dated September 11, 2025

Exhibit D-2 Public Health Letter dated August 6, 2025



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2024004220	PROJECT NUMBER:	MHP @ 8807 E Palmdale Boulevard
CITY/COMMUNITY:	Sun Village	STATUS:	Cleared
PROJECT ADDRESS:	8807 E Palmdale Boulevard Palmdale, CA 93552	DATE:	09/11/2025

CONDITIONS

1. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
2. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
4. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
5. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
7. The required fire flow for the public fire hydrants for this project is 1250 GPM at 20 psi residual pressure for 1 hour. One (1) public fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

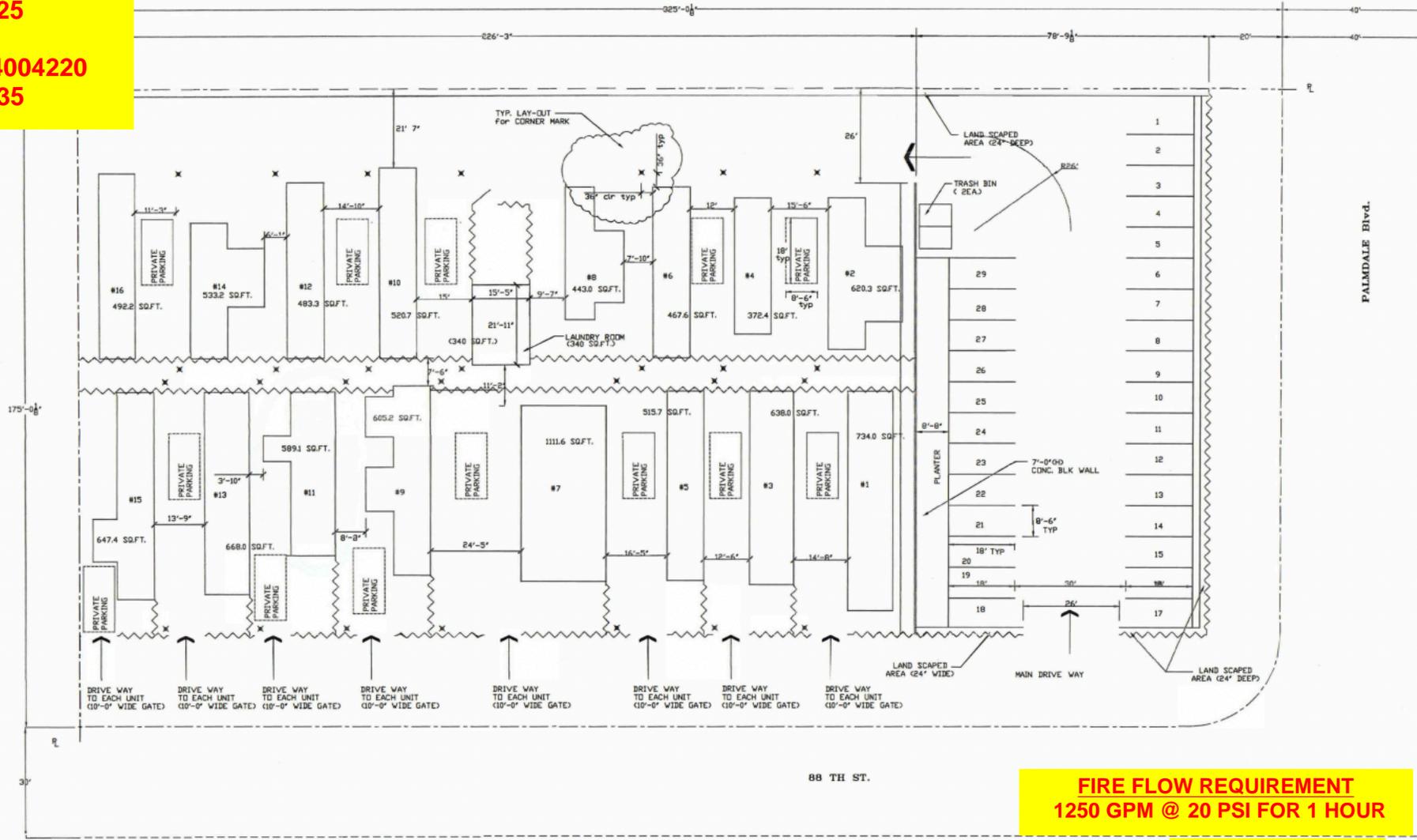
For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

Reviewed by:

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING**

By: Wally Collins
Fire Prevention Engineer
Date: 09/11/2025

EPIC-LA: RPPL2024004220
PRJ2024-002835



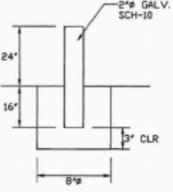
**FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR**



**EXISTING PUBLIC
FIRE HYDRANT**

SITE PLAN
1/16"=1'-0"

24" HIGH 2" PERMANENT CORN MARK



SUMMARY

1. PROPERTY ADDRESS: 8907 E. PALMDALE BLVD. PALMDALE, CA.
2. Assessor's PARCEL NUMBER:
3. TOTAL SITE AREA: 56,567.5 SQ. FT.
4. TOTAL LOT COVERED AREA: 9,871.1 SQ. FT. (17.5%)
5. TOTAL LANDSCAPED AREA: 4,118.1 SQ.FT.(7.3%)
6. REQUIRED TOTAL NUMBER OF PARKING 32 SPACES
7. TOTAL NUMBER OF PROVIDED PARKING 42 SPACES

Owner:

ANTELOPE VALLEY CENTER
8907 E. PALMDALE Blvd.
PALMDALE, CA.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

Hilda L. Solis
First District

Holly J. Mitchell
Second District

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Third District

Janice Hahn
Fourth District

Kathryn Barger
Fifth District

August 6, 2025

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
8807 E PALMDALE BLVD PALMDALE CA 93552
PROJECT-MPH @ 8807 E PALMDALE BLVD
RPPL2024004220**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests a conditional use permit for an existing mobile home park. There was a non-conforming review for a previous owner that expired in 2019.

The applicant/owner provided a current Water Bill (WB) from Los Angeles County Waterworks District dated November 5, 2024. The WB shows water service provided to Sun Village MHP LLC at 8807 E. Palmdale Blvd.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project’s load demands.

The System Evaluation Dated 2/14/2025 has been submitted. Onsite Wastewater Treatment Program recommends clearance of the above-referenced CUP request.

For questions regarding the above comments, please contact Martin Farmand at (626) 430-5380 or dlanduse@ph.lacounty.gov.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

<i>Exterior Noise Standards, dBA</i>						
<i>Area</i>	<i>Duration</i>	<i>Std # 1</i>	<i>Std # 2</i>	<i>Std # 3</i>	<i>Std # 4</i>	<i>Std # 5</i>
		<i>30min/hr L50</i>	<i>15min/hr L25</i>	<i>5 min/hr L8.3</i>	<i>1 min/hr L1.7</i>	<i>At no time L0</i>
<i>Residential</i>	<i>7 am – 10 pm</i>	50	55	60	65	70
	<i>10 pm – 7 am</i>	45	50	55	60	65
<i>Commercial</i>	<i>7 am – 10 pm</i>	60	65	70	75	80
	<i>10 pm – 7 am</i>	55	60	65	70	75
<i>Industrial:</i>	<i>Anytime</i>	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

Samuel Dea
August 6, 2025
Page 3 of 3

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_CLEARED_8807 E PALMDALE BLVD PALMDALE CA 93552_RPPL2024004220_08.06.2025



CONDITIONAL USE PERMIT STATEMENT OF FINDINGS

Pursuant to County Code Section [22.158.050](#) (Findings and Decision), the applicant shall substantiate the following:

(Please see [Guidelines for Writing Your Conditional Use Permit Findings Statement](#). Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1	The proposed use will be consistent with the adopted General Plan for the area.
B.2	The requested use at the location proposed will not: <ol style="list-style-type: none"> a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
B.3	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.

<p>B.4 The proposed site is adequately served:</p> <ul style="list-style-type: none">a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; andb. By other public or private service facilities as are required.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: December 30, 2025
PROJECT NUMBER: PRJ2024-002835-(5)
PERMIT NUMBERS: CONDITIONAL USE PERMIT NO. RPPL2024004220
 ADMINISTRATIVE HOUSING PERMIT NO.
 RPPL2024004514

SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 8807 East Palmdale Blvd, Palmdale
OWNER: Mike Hubbard
APPLICANT: Mike Hubbard
CASE PLANNER: Soyeon Choi, Senior Regional Planner
 schoi@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA"). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involved the continued use of an existing mobilehome park with no physical changes to its existing structures, developed area, or operation.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a scenic highway, is not included on a list of hazardous waste sites and the Project does not impact historic resources. There are two (2) County-adopted historic resources within one-mile radius: Shaw Building (owned by Sun Village Park Association) approximately 0.8 mile to the southeast, and Jacki Robinson Park (owned by the County) approximately 0.4 mile to the south. However, the mobilehome park is separated from both historical sites by Major Highways, East Palmdale Boulevard and 90th Street East, as well as numerous residential and commercial buildings. There is no proposed ground disturbance, expansion, or changes to the developed park and no significant effect on the historical sites is anticipated from the Project.

There is no significant effect due to unusual circumstances, and no cumulative impacts are anticipated. There is no significant effect due to unusual circumstances, and no cumulative

PROJECT NO. PRJ2024-002835-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004220
ADMINISTRATIVE HOUSING PERMIT NO.
RPPL2024004514

January 13, 2026
PAGE 2 OF 2

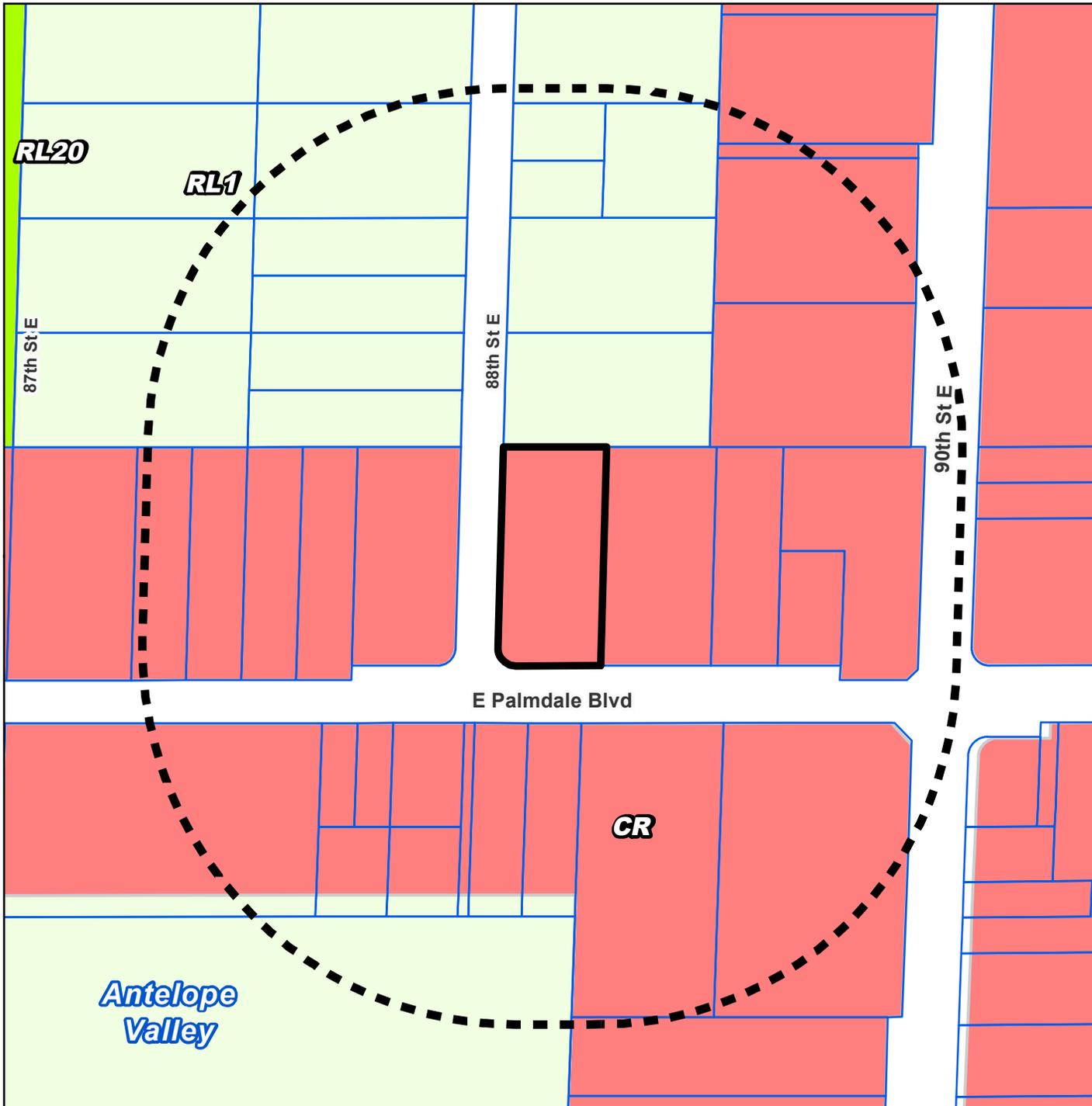
impacts are anticipated. Therefore, the Hearing Officer finds that there are no exceptions to the exemption and that the project is categorically exempt from CEQA.

LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002835

CUP RPPL2024004220

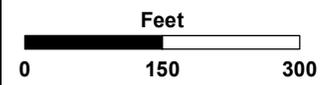


-  RL1 - Rural Land 1 (1 du / 1 gross ac)
-  RL20 - Rural Land 20 (1 du / 20 gross ac)
-  CR - Rural Commercial

E Palmdale Blvd

CR

Antelope Valley



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002835

CUP RPPL2024004220



-  A-1 - Light Agricultural
-  A-2 - Heavy Agricultural
-  C-RU - Rural Commercial

E Palmdale Blvd

88th St E

87th St E

90th St E

A-1-1

A-1-1

A-2-1

C-RU

C-RU

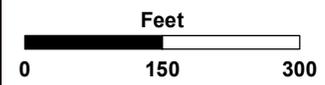
C-RU

C-RU

C-RU

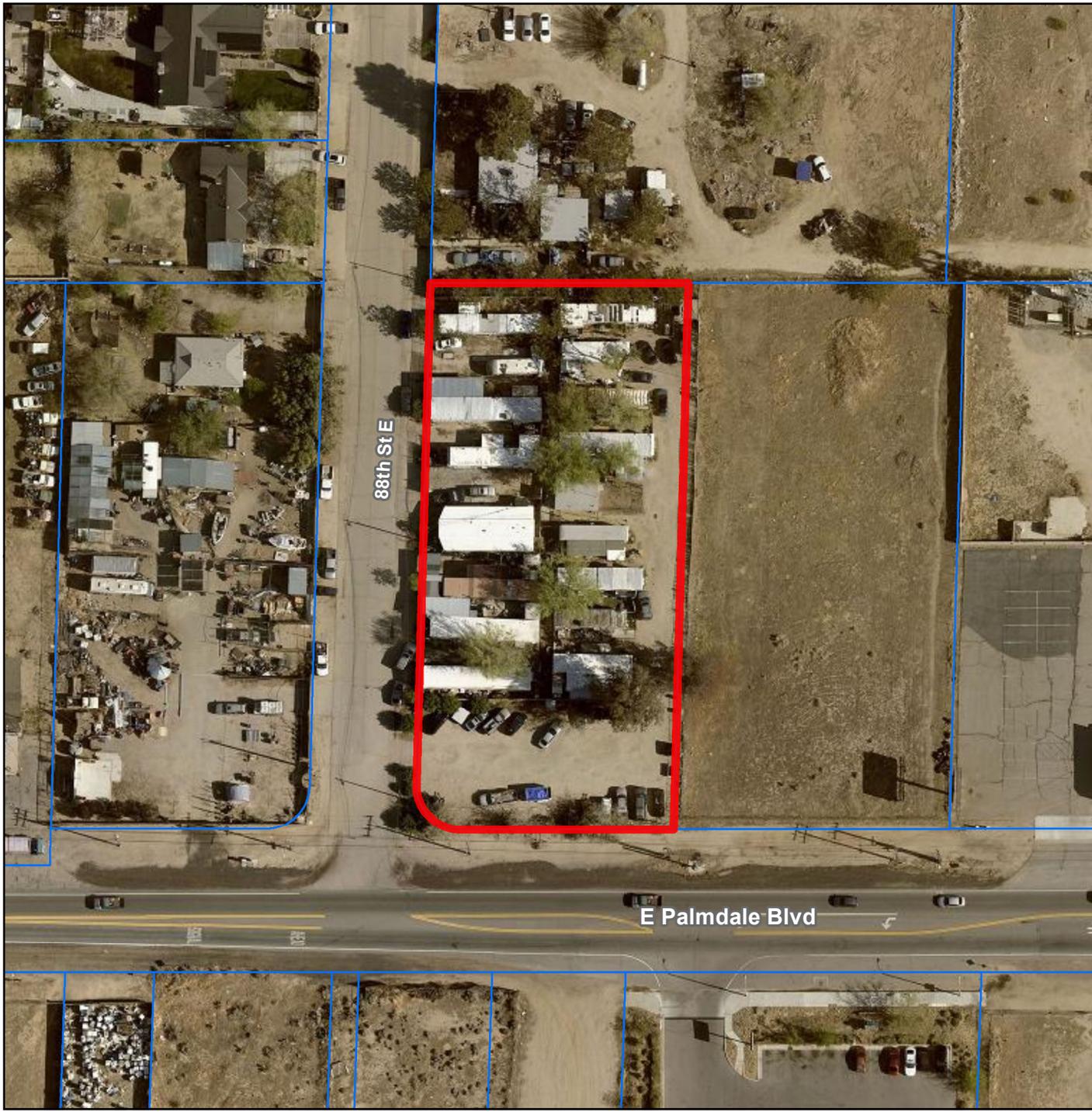
Antelope Valley

A-1-1



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



AERIAL IMAGERY

SITE-SPECIFIC MAP

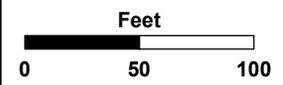
PROJECT NO. PRJ2024-002835

CUP RPPL2024004220

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025

E Palmdale Blvd

88th St E



LA COUNTY
PLANNING

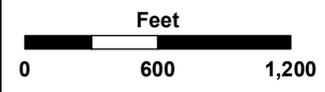
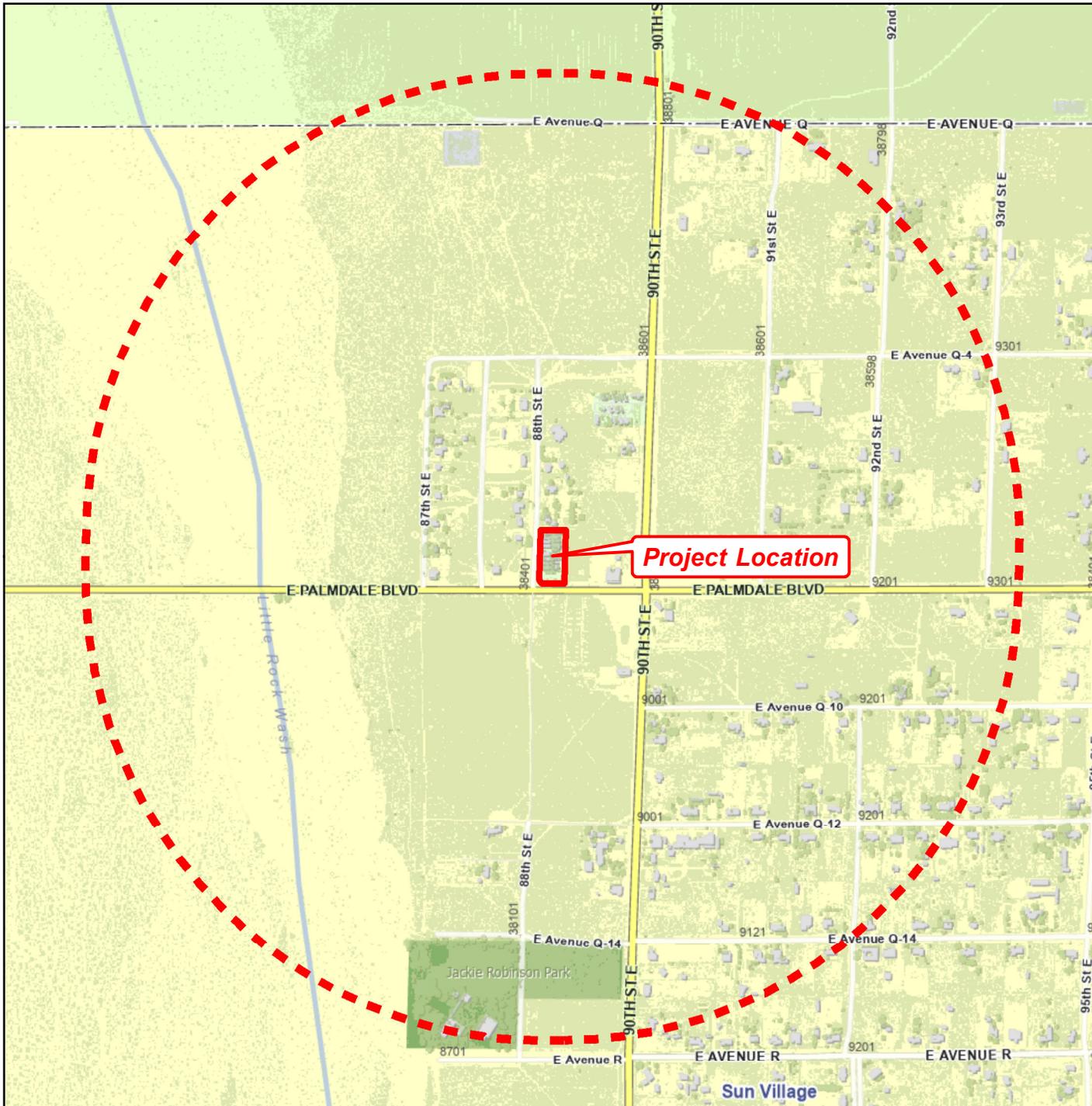
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002835

CUP RPPL2024004220



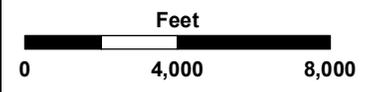
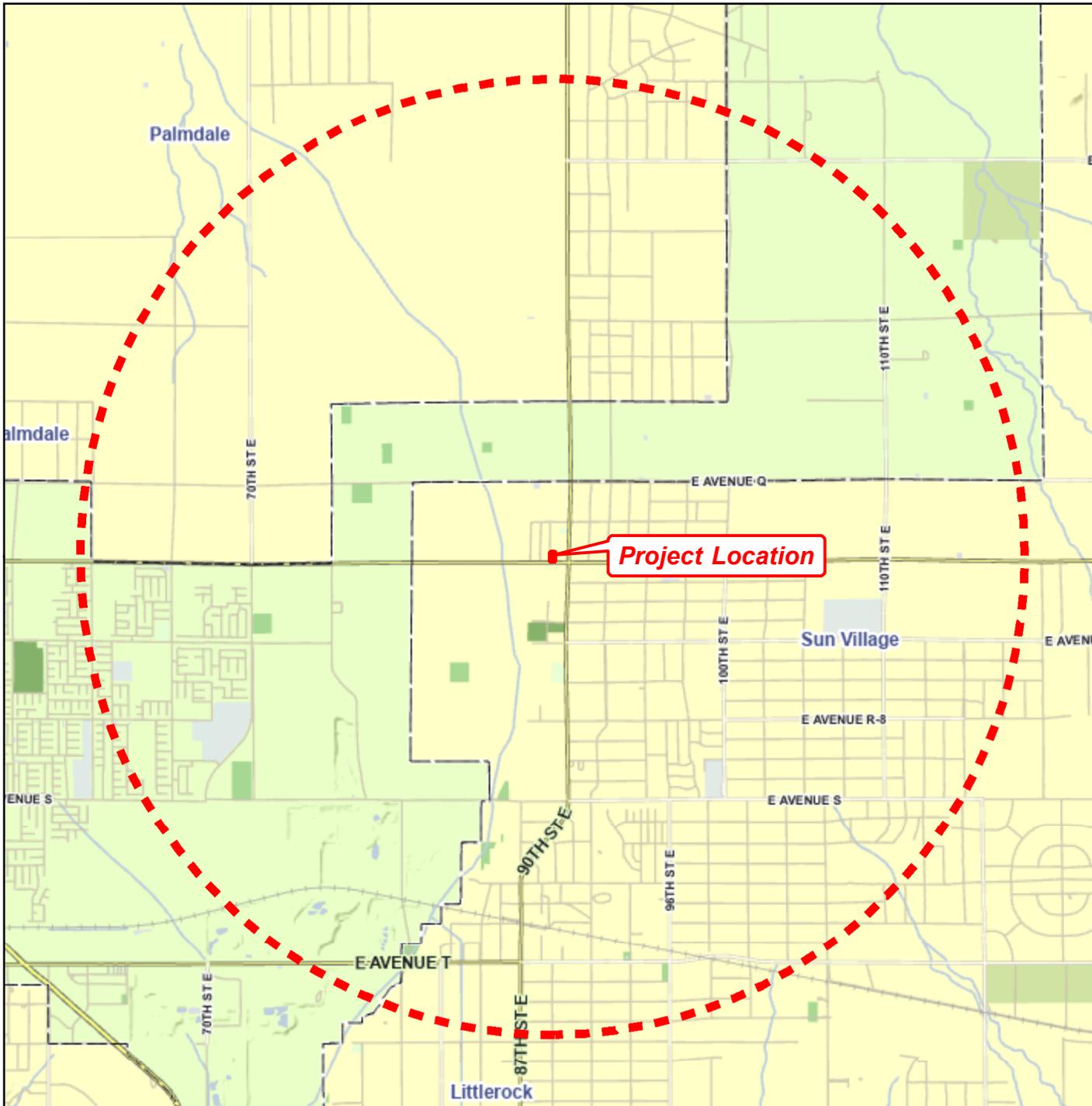
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

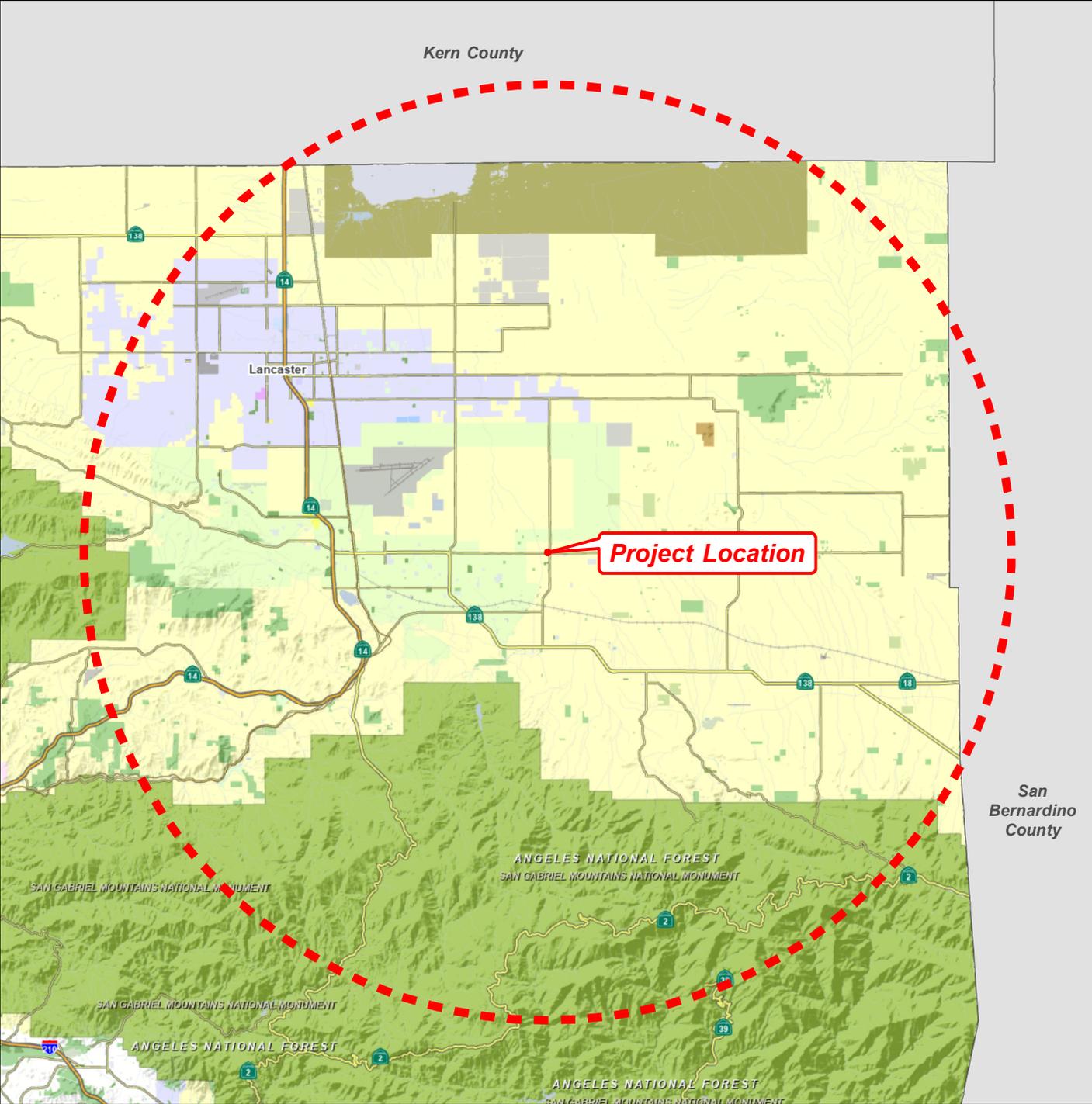
LOCATOR MAP

PROJECT NO. PRJ2024-002835

CUP RPPL2024004220



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002835

CUP RPPL2024004220



LOS ANGELES COUNTY
 Dept. of Regional Planning
 320 W. Temple Street
 Los Angeles, CA 90012











COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2024004220	PROJECT NUMBER:	MHP @ 8807 E Palmdale Boulevard
CITY/COMMUNITY:	Sun Village	STATUS:	Cleared
PROJECT ADDRESS:	8807 E Palmdale Boulevard Palmdale, CA 93552	DATE:	09/11/2025

CONDITIONS

1. All fire lanes shall be clear of all encroachments and shall be maintained in accordance with Section 503 of County of Los Angeles Fire Code, Title 32, which requires all weather access. All weather access may require paving.
2. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
4. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
5. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
6. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
7. The required fire flow for the public fire hydrants for this project is 1250 GPM at 20 psi residual pressure for 1 hour. One (1) public fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B

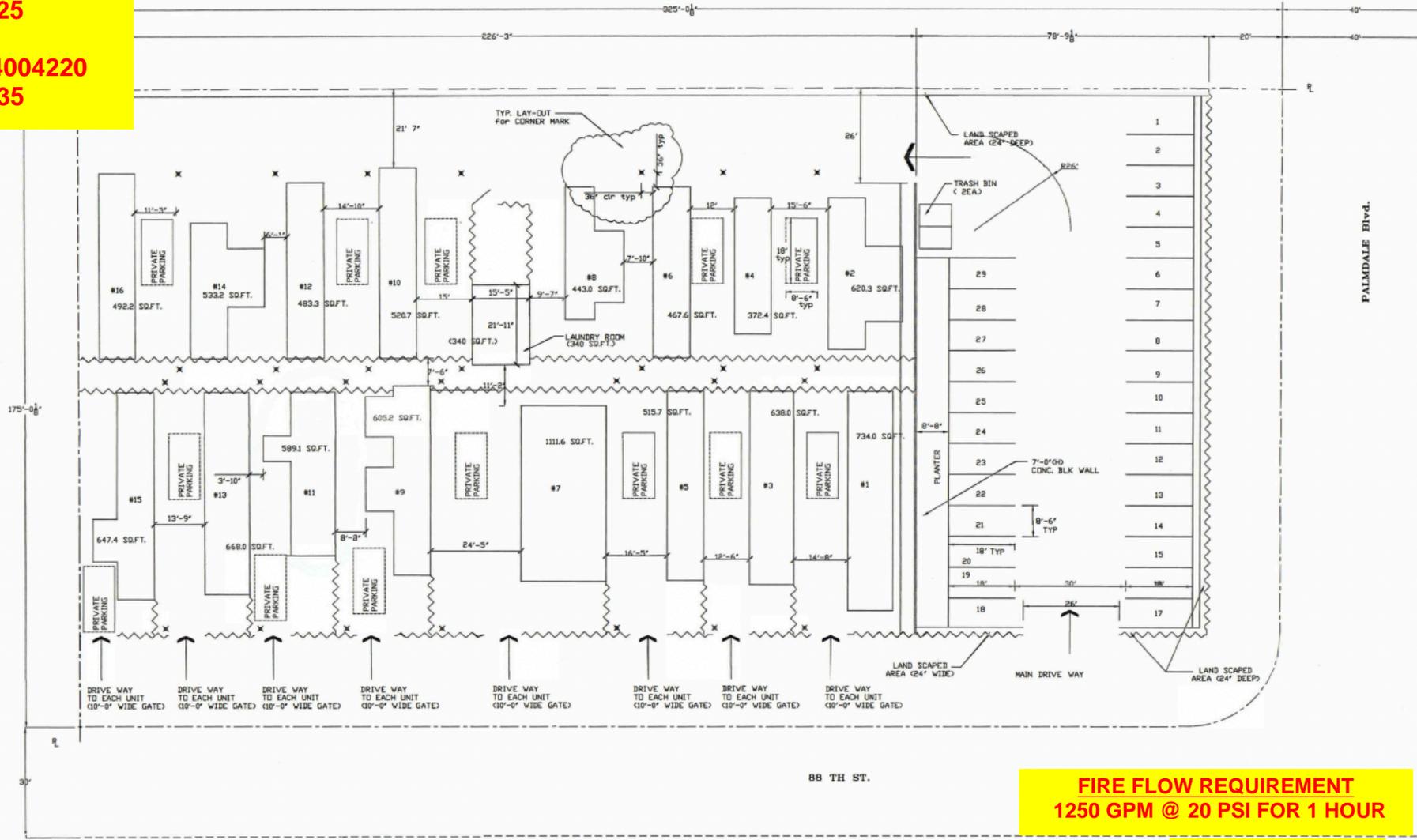
For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

Reviewed by:

**COUNTY OF LOS ANGELES
FIRE DEPARTMENT
FIRE PREVENTION DIVISION
LAND DEVELOPMENT UNIT
CLEARED FOR
PUBLIC HEARING**

By: Wally Collins
Fire Prevention Engineer
Date: 09/11/2025

EPIC-LA: RPPL2024004220
PRJ2024-002835



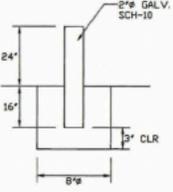
**FIRE FLOW REQUIREMENT
1250 GPM @ 20 PSI FOR 1 HOUR**



**EXISTING PUBLIC
FIRE HYDRANT**

SITE PLAN
1/16"=1'-0"

24" HIGH 2" PERMANENT CORN MARK



SUMMARY

1. PROPERTY ADDRESS: 8907 E. PALMDALE BLVD. PALMDALE, CA.
2. Assessor's PARCEL NUMBER:
3. TOTAL SITE AREA: 56,567.5 SQ. FT.
4. TOTAL LOT COVERED AREA: 9,871.1 SQ. FT. (17.5%)
5. TOTAL LANDSCAPED AREA: 4,118.1 SQ.FT.(7.3%)
6. REQUIRED TOTAL NUMBER OF PARKING 32 SPACES
7. TOTAL NUMBER OF PROVIDED PARKING 42 SPACES

Owner:

ANTELOPE VALLEY CENTER
8907 E. PALMDALE Blvd.
PALMDALE, CA.



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5374 • FAX (626) 813-3000

www.publichealth.lacounty.gov/eh/

BOARD OF SUPERVISORS

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Fourth District

Kathryn Barger
Fifth District

August 6, 2025

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Branch Director, Environmental Protection Branch
Department of Public Health

**SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
8807 E PALMDALE BLVD PALMDALE CA 93552
PROJECT-MPH @ 8807 E PALMDALE BLVD
RPPL2024004220**

Thank you for the opportunity to review the application and project located at the subject property. The applicant requests a conditional use permit for an existing mobile home park. There was a non-conforming review for a previous owner that expired in 2019.

The applicant/owner provided a current Water Bill (WB) from Los Angeles County Waterworks District dated November 5, 2024. The WB shows water service provided to Sun Village MHP LLC at 8807 E. Palmdale Blvd.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

- Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project’s load demands.

The System Evaluation Dated 2/14/2025 has been submitted. Onsite Wastewater Treatment Program recommends clearance of the above-referenced CUP request.

For questions regarding the above comments, please contact Martin Farmand at (626) 430-5380 or dlanduse@ph.lacounty.gov.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Section 12.08.390, of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances.

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

<i>Exterior Noise Standards, dBA</i>						
<i>Area</i>	<i>Duration</i>	<i>Std # 1</i>	<i>Std # 2</i>	<i>Std # 3</i>	<i>Std # 4</i>	<i>Std # 5</i>
		<i>30min/hr L50</i>	<i>15min/hr L25</i>	<i>5 min/hr L8.3</i>	<i>1 min/hr L1.7</i>	<i>At no time L0</i>
<i>Residential</i>	<i>7 am – 10 pm</i>	50	55	60	65	70
	<i>10 pm – 7 am</i>	45	50	55	60	65
<i>Commercial</i>	<i>7 am – 10 pm</i>	60	65	70	75	80
	<i>10 pm – 7 am</i>	55	60	65	70	75
<i>Industrial:</i>	<i>Anytime</i>	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

For questions regarding above comments, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

Samuel Dea
August 6, 2025
Page 3 of 3

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_CLEARED_8807 E PALMDALE BLVD PALMDALE CA 93552_RPPL2024004220_08.06.2025