



PROJECT NUMBER HEARING DATE
 PRJ2024-000339-(5) April 2, 2025
 REQUESTED ENTITLEMENT(S)
 Conditional Use Permit No. RPPL2024000460
 Administrative Housing Permit No. RPPL2024000463

PROJECT SUMMARY

OWNER / APPLICANT	MAP/EXHIBIT DATE
ROYCE LILE OF THE VALLEY LLC C/O MARTIUE BAYHA / Inspire Communities	October 23, 2024

PROJECT OVERVIEW

The applicant requests a Conditional Use Permit (“CUP”) and Administrative Housing Permit (“AHP”) to authorize the continued operation and maintenance of an existing 182-unit mobilehome park, Lily of the Valley, and appurtenant facilities on a property located at 29021 Bouquet Canyon Road in the unincorporated community of Saugus in the A-1-1 (Light Agricultural – One Acre Minimum Required Lot Area) Zone.

LOCATION	ACCESS
29021 Bouquet Canyon Road	Bouquet Canyon Road

ASSESSORS PARCEL NUMBER(S)	SITE AREA
2812-005-007 and 2812-005-006	32.57 Acres

AREA PLAN	ZONED DISTRICT	PLANNING AREA
Santa Clarita Valley	Sand Canyon	Santa Clarita Valley

LAND USE DESIGNATION	ZONE
RL1 (Rural Land 1 – One Dwelling Unit per Acre)	A-1-1

PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
NA	1 du/acre	NA

ENVIRONMENTAL DETERMINATION (CEQA)
 Class 1, Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.16.050 (Development Standards for Zones A-1 and A-2)
 - 22.158.050.B (CUP Findings and Decision, Findings)
 - 22.140.370 (Mobilehome Parks)
 - 22.120.075 (Mobilehome Park Density Bonus)
 - 22.166.040 (Administrative Housing Permit)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Christopher Keating Regional Planner	(213) 647 - 2467	CKeating@planning.lacounty.gov