



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

REQUESTED ENTITLEMENT(S)
Conditional Use Permit (“CUP”) No.
RPPL2024004220
Administrative Housing Permit (“HSG”)
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 and an Administrative Housing Permit to allow the current density that exceeds the density permitted by the Area Plan and Zone. The facility was previously authorized through Nonconforming Review 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 Los Angeles County 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:

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