



PROJECT NUMBER PRJ2022-001817-(5)
HEARING DATE June 20, 2023

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No.
RPPL2022005399
Administrative Housing Permit ("HSG")
RPPL2022005493

PROJECT SUMMARY

OWNER / APPLICANT

Casa Dulce Estates c/o Judith Cannon/ Allen Young

MAP/EXHIBIT DATE

July 26, 2022

PROJECT OVERVIEW

The applicant requests a CUP to authorize the continued operation and maintenance of an existing 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 the Zone. The mobilehome park consists of 15 unit and one (1) recreational center with a swimming pool. The facility was previously authorized through Nonconforming Review No. 92072 in 1992. No change or expansion is proposed.

LOCATION

10113 Escondido Canyon Road, Santa Clarita

ACCESS

Escondido Canyon Road

ASSESSORS PARCEL NUMBER(S)

3212009037 and 3212009038

SITE AREA

5.38 Acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Soledad

LAND USE DESIGNATION

RL2 (Rural Land 2 – One Dwelling Unit per 2 Acres)

ZONE

A-1-2 (Light Agricultural – 2-Acre Minimum Required Lot Area)

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Agua Dulce Community Standards District ("CSD")

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Santa Clarita Valley Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.16.030 (Land Use Regulations for Agricultural Zones)
 - 22.120.075 (Mobilehome Park Density Bonus)
 - 22.140.370 (Mobilehome Parks)
 - 22.158.050 (Conditional Use Permit, Findings and Decision)
 - 22.166.040 (Administrative Housing Permits)
 - 22.304 (Agua Dulce CSD)

CASE PLANNER:

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