

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 8, 2023

HEARING DATE: June 20, 2023 AGENDA ITEM:

PROJECT NUMBER: PRJ2022-001817-(5)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") No. RPPL2022005399
Administrative Housing Permit ("HSG") No. RPPL2022005493

SUPERVISORIAL DISTRICT: 5

PROJECT LOCATION: 10113 Escondido Canyon Road, Santa Clarita

OWNER: Casa Dulce Estates c/o Judith Cannon

APPLICANT: Judith Cannon

PUBLIC MEETINGS HELD: N/A

INCLUSIONARY ZONING ORDINANCE (IZO): The Project is not subject to the IZO because it is not a new housing development.

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 PRJ2022-001817-(5), CUP No. RPPL2022005399 and Administrative HSG No. RPPL2022005493 based on the Draft Findings (Exhibit C – Draft Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CUP NUMBER RPPL2022005399 AND

ADMINISTRATIVE HOUSING PERMIT NUMBER RPPL2022005493 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP to authorize the continued operation and maintenance of an existing 15-unit mobilehome park on a 5.38-acre site in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County (“County”) Code Sections 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W) and 22.116.040 (Administrative Housing Permit).

B. Project

Casa Dulce Estates (“applicant”) is requesting a CUP and HSG to authorize the continued operation and maintenance of an existing mobilehome park on a 5.4-acre site (“Project Site”). No new buildings or physical changes are proposed.

The Project Site is located at 10113 Escondido Canyon Road (“Project Site”), within the A-1-2 Zone and the Soledad Zoned District. The Project Site is comprised of two (2) parcels: Assessor’s Parcel Number (“APN”) 3212-009-037 and 3212-009-038. APN 3212-009-037 is a 4.72-acre rectangular parcel developed with mobilehome units and appurtenant facilities, and APN 3212-009-037 is used as a leach field for the wastewater system for the mobilehome park.

The mobilehome park is comprised of 15 mobilehome units and a 1,200-square-foot community recreational center within a mobile unit as well as a swimming pool. Each mobilehome unit has either a detached or attached garage. The entrance from Escondido Canyon Road turns into a paved 60-foot-wide internal driveway in the center of the APN 3212-009-037, serving access to the mobilehome units on both sides and to the community recreational center to the northern portion of the parcel.

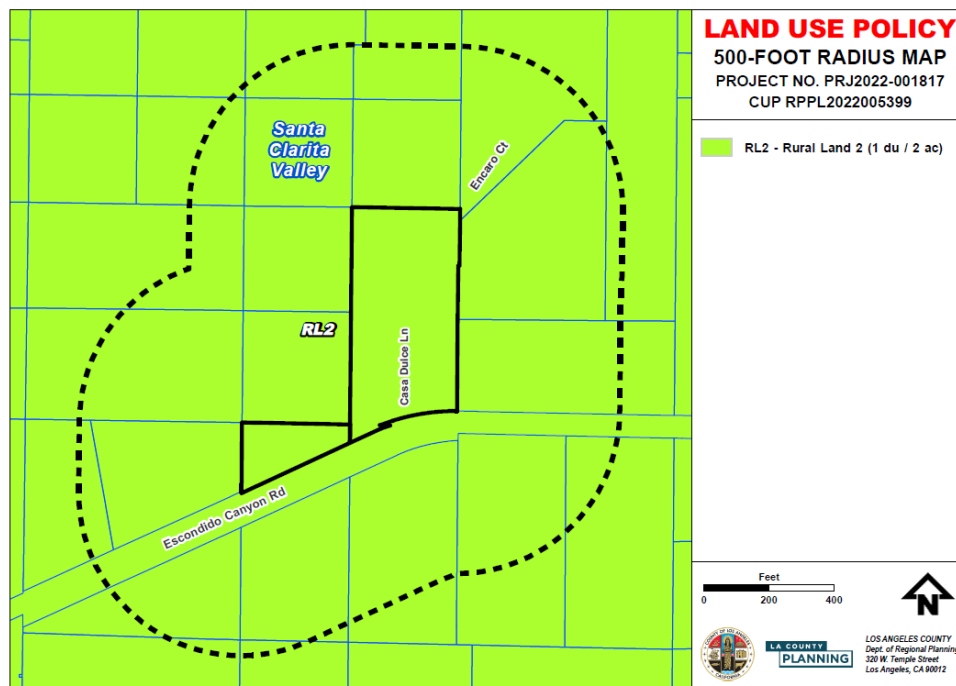
The mobilehome park was previously authorized through Zone Exception Case No. 9193 and 9620. In 1992, Nonconforming Review (“NCR”) No. 92702 authorized the continued operation of the mobilehome park in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Lot Area) zone at the time without any changes. Although a CUP was required for a mobilehome park in the zone, an NCR was required and approved since the density of the park exceeded what was allowed under the Santa Clarita Valley Area Plan (“Area Plan”), a component of the General Plan, and the mobilehome park did not conform to the standard of the zoning ordinance requiring two means of access at the time. The proposed Project is to continue and maintain the existing mobilehome park without any changes while modifying the density through the HSG and development

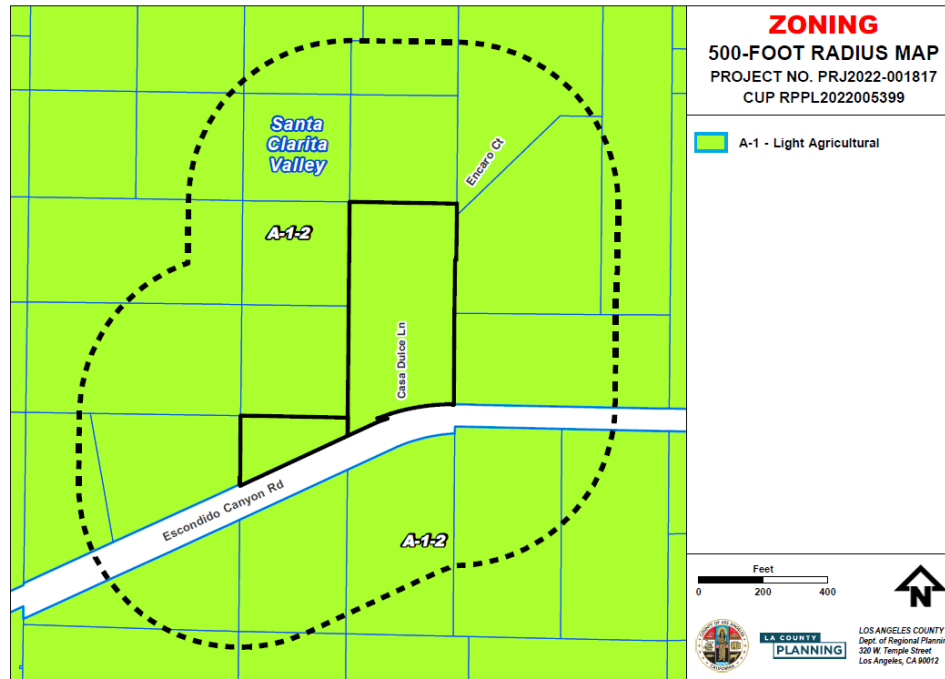
standards through the CUP pursuant to Section 22.140.370.C (Mobilehome Parks, Modification) of the County Code to conform with current requirements.

SUBJECT PROPERTY AND SURROUNDINGS

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

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	RL2 (Rural Land 2 – One Dwelling Unit per Two Acres)	A-1-2	Mobilehome Park
NORTH	RL2	A-1-2	Single-family residences (SFRs)
EAST	RL2	A-1-2	SFRs
SOUTH	RL2	A-1-2	SFRs
WEST	RL2	A-1-2	SFRs





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7091	M-3 (Unlimited Manufacturing)	January 22, 1957
7339	A-1-10,000	May 6, 1958
20120055	A-1-2	November 27, 2012

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Zone Exception Case ("ZEC") 9193	To establish a mobilehome park	1969
ZEC 9620	To continue the operation and maintenance of the existing mobilehome park	1979
NCR 91025	To continue the operation and maintenance of the existing 15-unit mobilehome park	August 24, 1992

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
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None	NA	NA
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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 1969 without problems or known issues. The existing mobilehome park is located on a 5.38-acre site, with existing mobilehome units and other appurtenant facilities developed on the eastern 4.72-acre portion (APN 3212-009-037) of the Project Site. The developed area is accessible via Escondido Canyon Road, a mapped existing limited secondary highway on the County Master Plan of Highways, to the south through a 60-foot-wide private access driveway. The mobilehome park is screened with masonry walls of up to five (5) feet in height on all sides, with some vegetation along the street frontage. Most of the surrounding uses include single-family residences on large lots between two (2) acres and more than four (4) acres in size, with the nearest single-family residence being located at approximately 120 feet from the screening wall of the mobilehome park. Due to the small number of units in the mobilehome park and appropriate screening, and the fact that there has not been any known issues, the mobilehome park operation is considered compatible with the surrounding single-family residences.

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 buffered from the surrounding uses with sufficient setbacks and screening walls. Additionally, the mobilehome park will continue to provide much needed housing stock while adding diversity to it, 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 Zone Exception Case ("ZEC") 9193 in 1969 and ZEC 9620 in 1969. NCR No. 92702 was considered rather than a CUP because the density of the park exceeded what was allowed and the park does not conform to the standard requiring two means of access. However, other design features were considered consistent with applicable development standards at the time. All the buildings in the mobilehome park are one-story high, meet setback requirements, and will not likely 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 Agua Dulce Community Standards District ("CSD") but the CSD requirements

and standards do not apply since the mobilehome park was first authorized in 1969, prior to the CSD establishment in 1985.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

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

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.

The Project Site is not located within or near a scenic highway or a hazardous waste site. There is a County-adopted historic resource, Vasquez Rocks Natural Area Park, approximately 1,300 feet to the south. However, the mobilehome park is separated from this over 450-acre historical site by Escondido Canyon Road, which is Limited Secondary Highway as well as large-size lots and a hill approximately 150 feet higher in elevation compared to the mobilehome park and the historical site. There is no proposed ground disturbance, expansion, or changes to the developed mobilehome park and no significant effect on the historical site is anticipated from the Project.

No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. 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

County Department Comments and Recommendations

1. County Department of Public Works, in a letter dated October 18, 2022, recommended that the Project proceed to public hearing without any conditions.
2. County Fire Department, in a letter dated October 14, 2022, recommended that the Project proceed to public hearing without any conditions.
3. County Department of Public Health, in a letter dated January 18, 2023, recommended that the Project proceed to public hearing.

A. Public Comments

Staff has received a comment letter from Agua Dulce Town Council dated October 4, 2022 in support of the project. No other comments have been received at the time of report preparation.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

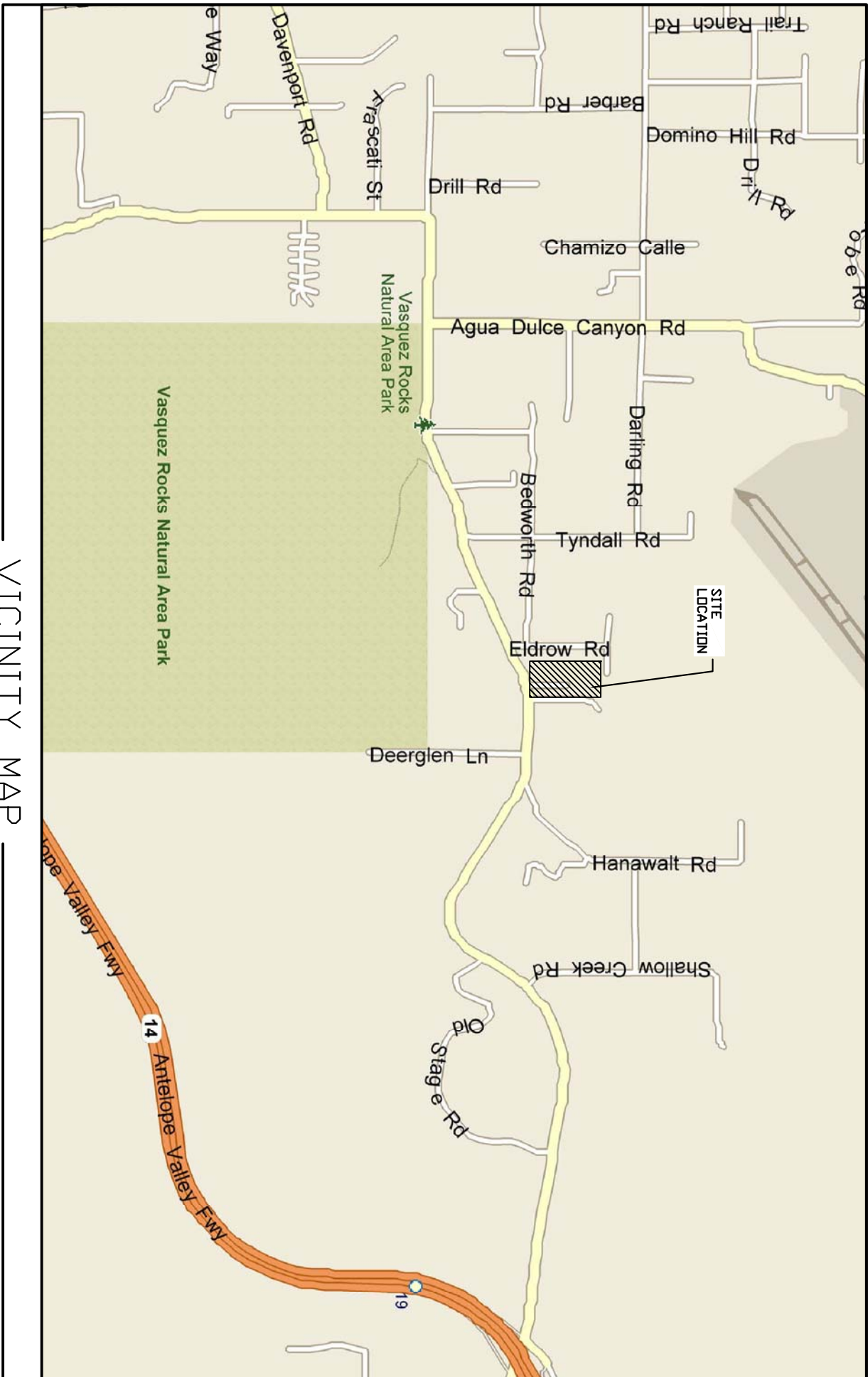
Approved By:



Susan Tae, AICP, Assistant Administrator

LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	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 J	Public Comments



PROJECT DESCRIPTION
NON-COMPLIANCE RENEWAL FOR CONTINUED ALLOWED USE OF PROPERTY FOR MOBILE HOME PARK.

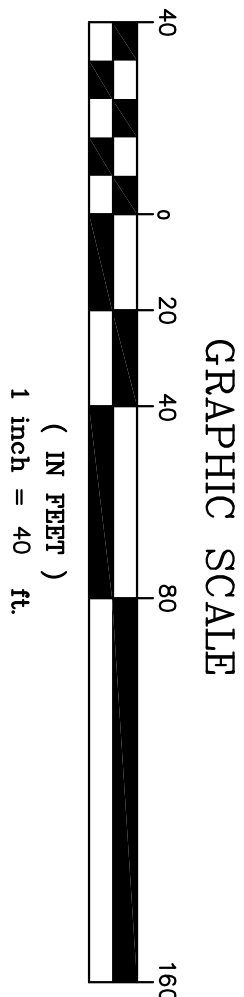
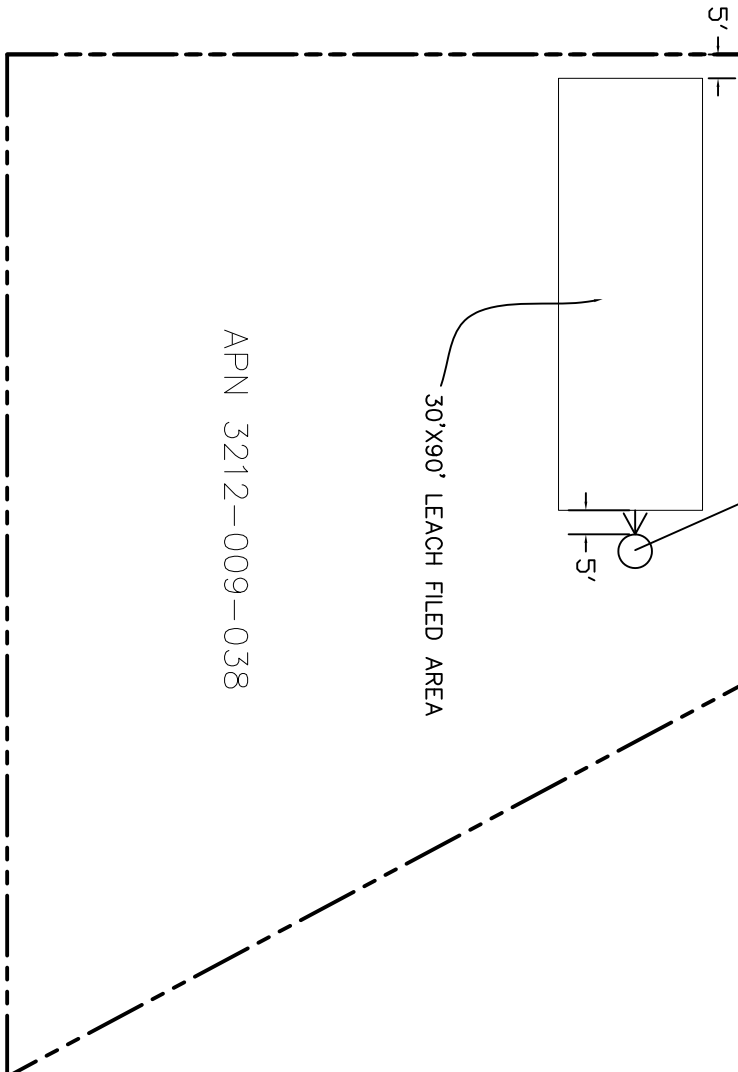
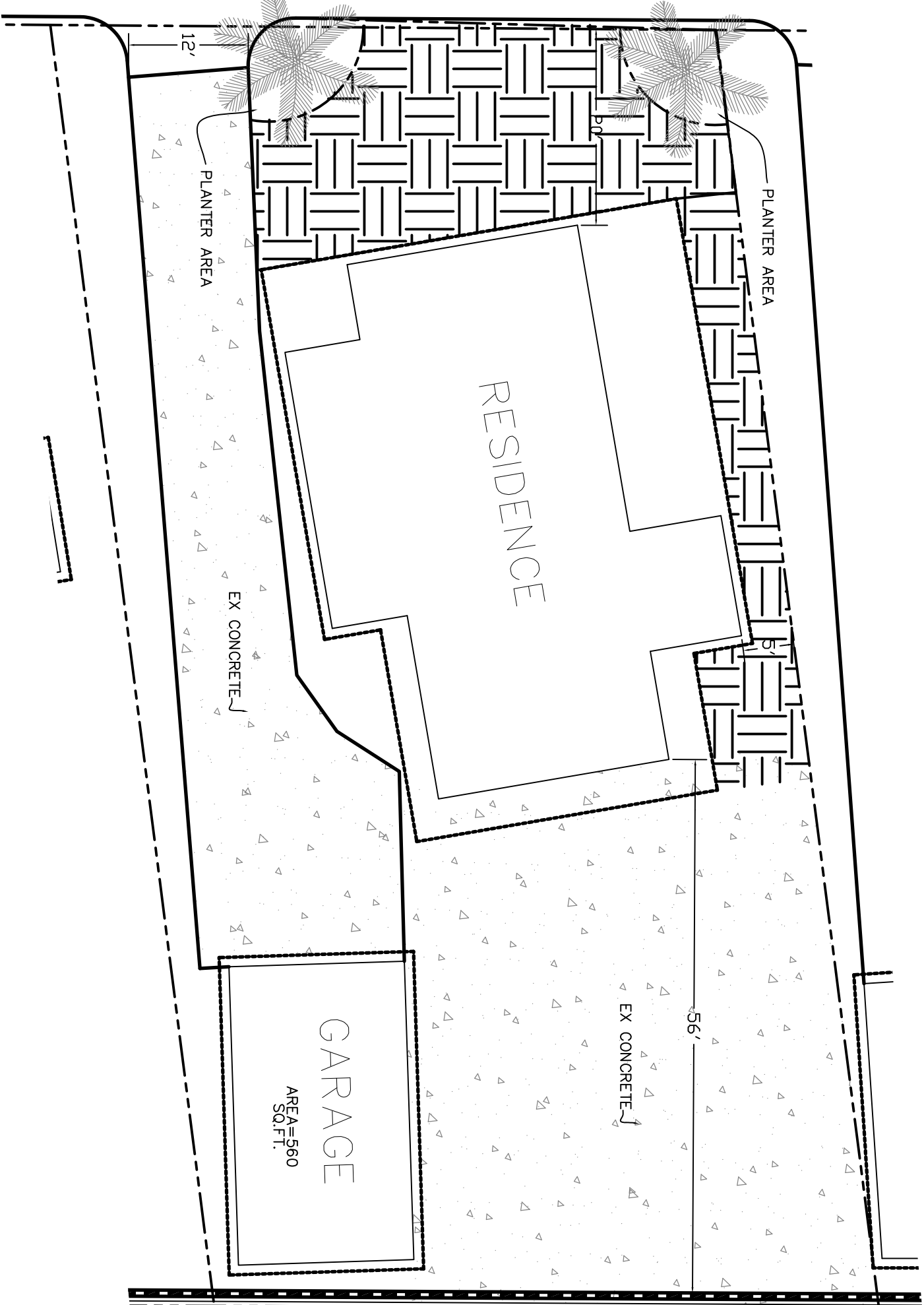
PARKING REQUIREMENT

15 RESIDENCES	2
TOTAL	30

- LEGEND**
- LIMITS OF ROADWAY
 - PROPERTY LINE
 - CENTERLINE
 - RIGHT-OF-WAY
 - PLANTER AREA
 - EX. CONCRETE
 - EX. TREE
 - SEPTIC TANK TOTAL 5

- ABBREVIATION**
- SSN SIGN
 - EX. EXISTING
 - GA. GUY ANCHOR
 - PP. POWER POLE
 - WM. WATER METER
 - MH. MANHOLE
 - ICPB. IRRIGATION CONTROL PULL BOX

TYPICAL HOUSE DETAIL A



PLANS PREPARED BY:		SITE INFO		COUNTY OF LOS ANGELES		SCALE	
JUDITH CANON, 33340 CASA DULCE ROAD, AGUA DULCE, CA 91380, PHONE NUMBER: (661) 268-8899, FAX NUMBER: (661) 268-1936, WWW.JUDITHCANON.COM		10113 Escondido Canyon Road, Agua Dulce, CA, 91390, APN 3212-009-037 & APN 3212-009-038		SITE PLAN		AS SHOWN	
NAME		RCE #		DATE		DATE	
						07/26/2022	
						2324	
						RPAF 202200262	
						SHEET	
						1 OF 1	



PROJECT SUMMARY

PROJECT NUMBER **HEARING DATE**

PRJ2022-001817-(5) June 20, 2023

REQUESTED ENTITLEMENT(S)

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

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 Zone. The mobilehome park consists of 15 units and one (1) recreational center with 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 – Two Acre Minimum
 Required Lot Area)

PROPOSED UNITS

15

MAX DENSITY/UNITS

10 Units Allowed

COMMUNITY STANDARDS DISTRICT

Agua Dulce Community Standards District ("CSD")

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – 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:
 - Section 22.16.030 (Land Use Regulations for Agricultural 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 22.304 (Agua Dulce CSD)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:
schoi@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2022-001817-(5)
CONDITIONAL USE PERMIT NO. RPPL2022005399
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493

RECITALS

1. **HEARING DATE.** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2022005399** and Administrative Housing Permit ("HSG") No. **RPPL2022006493** on June 20, 2023.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Casa Dulce Estates ("permittee"), requests the CUP and HSG to authorize the continued operation and maintenance of an 15-unit existing mobilehome park with a single access point from the public street and at the current density ("Project"). The mobilehome park is located at 10113 Escondido Canyon Road ("Project Site") in the unincorporated community of Santa Clarita and Agua Dulce Community Standards District ("CSD") in the A-1-2 (Light Agricultural – Two Acre Minimum Required Lot Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.16.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W), 22.140.370 (Mobilehome Park), and 22.166.040 (Administrative Housing Permit).
3. **ENTITLEMENT REQUIRED.** A CUP is required for a mobilehome park in the A-1 zone pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W). The CUP also authorizes modification of development standards for mobilehome parks, including two means of access, as specified in Section 22.140.370.E (Mobilehome Parks, Development Standards) pursuant to 22.140.370.C (Mobilehome Parks, Modification) of the County Code.
4. **ENTITLEMENT REQUIRED.** A legally established mobilehome park that exceeds the density permitted by the General 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) of the County Code in order to comply with Section 22.140.370.D (Mobilehome Park, Density).
5. **PREVIOUS ENTITLEMENTS.** Zone Exception Case 9193 and 9620 authorized the establishment of the mobilehome park in 1969 and 1979 respectively. In 1992, Nonconforming Review ("NCR") No. 92702-(5) authorized the continued operation of the existing mobilehome park without any changes. The grant term expired on July 1, 2022.

6. **LAND USE DESIGNATION.** The Project Site is located within the RL2 (Rural Land 2 - One Dwelling Unit per Two Acres) land use category of the Santa Clarita Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan.
7. **ZONING.** The Project Site is located in the Soledad Zoned District and is currently zoned A-1-2. Pursuant to County Code Section 22.16.030 (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W), a CUP is required for a mobilehome park in the A-1 zone.

8. **SURROUNDING LAND USES AND ZONING**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2	A-1-2	Single-family residences (“SFR”s)
EAST	RL2	A-1-2	SFRs
SOUTH	RL2	A-1-2	SFRs
WEST	RL2	A-1-2	SFRs

9. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

Casa Dulce Mobilehome Park, is located on an approximately 5.38-acre Project Site that consists of two (2) parcels, Assessor’s Parcel Numbers (“APNs”) 3212-009-037 and 3212-009-038. The Project Site is located to the north of Escondido Canyon Road and is irregular in shape with gently sloping terrain. APN 3212-009-037 is a 4.72-acre rectangular parcel developed with the mobilehome units and appurtenant facilities, and APN 3212-009-037 is used as a leach field for the wastewater system for the mobilehome park.

The mobilehome park is comprised of 15 mobilehome units on either side of the access driveway that provides direct access to Escondido Canyon Road to the south. A 1,200-square-foot community recreational center within a mobile unit as well as a swimming pool are located in the rear of the property in northern portion of the Project Site. Each mobilehome unit has either a detached or attached garage. The entrance from Escondido Canyon Road turns into a 60-foot-wide paved internal driveway in the center of the APN 3212-009-037, serving access to the mobilehome units on both sides and to the community recreational center. There are masonry block walls up to five (5) feet in height along the side and rear property lines and along the street frontage.

B. Site Access

The Project Site is accessible via Escondido Canyon Road to the south of the mobilehome park and each mobilehome units fronts an internal driveway that is approximately 60 feet in width. Primary and only access to the Project Site will be via an entrance/exit on Escondido Canyon Road, a designated Limited Secondary Highway on the County Master Plan of Highways.

C. Site Plan

The site plan depicts the 5.38-acre Project Site comprised of two parcels, APNs 3212-009-037 and 3212-009-038. APN -037 is developed with 15-unit mobilehome on either side of the access driveway and a 1,200-square-foot community recreational center with an outdoor swimming pool to the northern portion of the parcel. Each mobilehome unit has a detached or attached garage to the rear of each unit. The site plan also depicts an approximately 60-foot-wide access driveway with six planters along the centerline. The access driveway is the only access taken off of Escondido Canyon Road to the mobilehome park. In the rear of the community recreational center, there are areas designated for four (4) guest parking spaces, an existing water well, and a water tank near the rear property lines. The mobilehome park on APN -037 is enclosed with up to five (5)-foot-high masonry block walls along the side and rear property lines as well as street frontage. APN -038 is a triangular-shaped lot with gentle slope to the west of the mobilehomes. It is currently covered with vegetation and contains a leach field area that is 30 feet in width and 90 feet in length in the central portion of the parcel.

D. Parking

Each mobilehome unit was developed with either a detached or attached garage for two automobiles. Four (4) guest parking spaces are also provided to the northern portion of APN -037 near the rear property line.

10. 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.

There is a County-adopted historic resource, Vasquez Rocks Natural Area Park, approximately 1,300 feet to the south. However, the mobilehome park is separated from this expansive (over 450 acres in size) historical site by Escondido Canyon Road, which is Limited Secondary Highway, large-size lots with existing developments, and a hill approximately 150 feet higher in elevation compared to the mobilehome park and the historical site. There is no proposed ground disturbance, expansion, or changes to the developed park and no significant effect on the historical site is anticipated from the Project.

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 or a hazardous waste site. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. Therefore, there are no exceptions to the exemption and staff recommend that the Hearing Officer determine that the project is categorically exempt from CEQA.

11. PUBLIC COMMENTS. County Department of Regional Planning (“LA County Planning”) staff (“staff”) received a comment letter from Agua Dulce Town Council, dated October 4, 2022, in support of the project. No other public comments have been received from the public prior to the publication of the report to the Hearing Officer.

12. AGENCY RECOMMENDATIONS.

- A. County Department of Public Works (“Public Works”), in a letter dated October 18, 2022, recommended that the Project proceed to public hearing without any conditions.
- B. County Fire Department (“Fire”), in a letter dated October 14, 2022, recommended that the Project proceed to public hearing without any conditions.
- C. County Department of Public Health, in a letter dated January 18, 2023, recommended that the Project proceed to public hearing.

13. 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, newspapers [La Opinion and The Antelope Valley Press], and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning’s website. On May 11, 2023, a total of 44 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 27 notices to those on the courtesy mailing list for the Soledad Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

14. LAND USE POLICY. The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan because the RL2 designation is intended for single-family residences, with a maximum of one (1) dwelling unit per two (2) gross acres. The Project exceeds the maximum density because the 5.38-acre Project Site allows for 10 dwelling units. However, a Density Bonus is requested through the HSG to continue the existing 15 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) to conform with current requirements. Through HSG, a Density Bonus being is requested for five (5) additional units in addition to the maximum of 10 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 its scale and usage of the subject property comparable to the land use designation. The Hearing Officer further finds that the Project promotes provision of diverse land uses at the compatible intensity as it continues to contain the development within the existing site without any improvements.

15. 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.

Guiding Principle 16. The Valley shall contain a mix of housing types that meet the diverse needs of residents, and offer choices for the Valley's population and lifestyles (e.g. ages, education, income, etc.) that are appropriate and consistent with their community character. This shall include a combination of single- and multi-family, owner occupied and rental units within each community, and mixed-use (i.e., integrated housing with commercial or office uses) development in key activity centers.

Area Plan Land Use Element Policy LU-3.1.2: Provide a mix of housing types within neighborhoods that accommodate households with varied income levels.

The Project is consistent with these policies in the General Plan and Area Plan. The continued operation and maintenance of the existing mobilehome park supports these policies. The mobilehome park adds diversity to an 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 density bonus if the existing density exceeds the maximum of the current density. This Project is consistent with this policy as it achieves conservation of an existing, limited number of 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 stock while adding diversity to it, especially as an alternative to traditional housing options for the area.

ZONING CODE CONSISTENCY FINDINGS

16. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-1 zoning classification as mobilehome parks are permitted in such zone with a CUP pursuant to County Code Section 22.16.030.C (Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W).
17. **REQUIRED YARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.16.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W). The existing park facility provides an approximately

25-foot front yard setback from Escondido Canyon Road, 5-foot side yard setback, and approximately 50-foot rear year setback. County Code requires a 20-foot front yard setback, five-foot (5-foot) side yard setback, and a 15-foot rear year setback.

18. **HEIGHT.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.20.040 (Development Standards for Zones A-1, A-2, O-S, R-R, and W) as all structures in the Park are one-story buildings less than 20 feet in height. County Code allows a maximum of 35 feet for single-family residences or similar structure in the A-1 Zone.
19. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.070 (Required Parking Spaces). The parking requirements for a mobilehome park is two (2) standard spaces per mobilehome and one (1) standard space for guests per four (4) mobilehome units. Each unit has either attached or detached two-car garage. For this mobilehome park, a total of four (4) guest parking spaces are required, and four (4) are provided in the rear of the community recreational building.
20. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District). All existing outdoor lighting will be fully shielded and comply with the maximum height of 20 feet for the Project Site area and 75 feet for an outdoor recreational activity area.
21. **AGUA DULCE COMMUNITY STANDARDS DISTRICT (“CSD”).** The Hearing Officer finds that the Project is not subject to the standards identified in County Code Chapter 22.322 (Agua Dulce CSD). The Project is an existing mobilehome park and was authorized prior to the adoption of the CSD in 1985, and therefore the CSD provisions do not apply to the Project.
22. **MOBILEHOME PARK DEVELOPMENT STANDARDS.** The Hearing Officer finds that the Project is consistent with the development standards identified in County Code Chapter 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 allow a single access point to a public street and continue operation and maintenance of the existing mobilehome park without any changes. The existing access point from the public street is currently developed with a sufficient improvements apron area and paving to the satisfaction of Fire and Public Works for the size and scale of the mobilehome park.
 - b. **Screening.** The screening requirements do not apply to the Project as it only applies to a new mobilehome park. The mobilehome park provides block walls along the side and rear property lines as well as the street frontage. The walls

along the street frontage are approximately 30 feet from the front property line and 60 feet from the edge of the paved street.

CONDITIONAL USE FINDINGS

23. **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 50 years without problem 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 60-foot-wide access driveway, on-site recreational amenities, and sufficient screening along the perimeter of the park, without any proposed changes. Additionally, most of the surrounding lots are vacant or large lots developed with single-family residences 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 is anticipated.
24. **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 within the eastern portion of a 5.38-acre site. The 15-unit mobilehome park meets the current setback, height, walls, and parking requirements specified in Title 22 of the County Code. The mobilehome park has five (5)-foot side yard setback, approximately 25-foot front yard setback, and approximately 50-foot rear yard setback. All existing structures are less than 35 feet in height, which is the maximum permitted height in the zone. It is also developed with up to five (5)-foot-high screening walls along the park perimeter. In addition to covered parking structures for all mobilehome units, there are four (4) guest parking spaces to the northern portion of the Project Site. The existing access driveway has a sufficient width, approximately 60 feet, and provides access from each unit to the public street.
25. **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 Escondido Canyon Road to the south, which is a Limited Secondary Highway on the County Master Plan of Highways, with a varying width from 60 feet to 100 feet. The existing 60-foot-wide internal access driveway provides direct access to an improved mapped highway; requiring a secondary access in accordance with Section 22.140.370.E.1 (add Section name) for a 15-unit mobilehome park would not be

necessary as both the on-site driveway and Escondido Canyon Road is adequately improved and provides sufficient access to the Project Site.

26. 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

27. There are no findings in 22.166.040.C (Administrative Housing Permit, Findings and Decision) 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.

ENVIRONMENTAL FINDINGS

28. 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.

There is a County-adopted historic resource, Vasquez Rocks Natural Area Park, approximately 1,300 feet to the south. However, the mobilehome park is separated from this over 450-acre historical site by Escondido Canyon Road, which is Limited Secondary Highway, as well as large-size lots and a hill approximately 150 feet higher in elevation compared to the mobilehome park and the historical site. There is no proposed ground disturbance, expansion, or changes to the developed mobilehome park and no significant effect on the historical site is anticipated from the Project.

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 or a hazardous waste site. 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.

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. RPPL2022005399 and ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493** to the attached conditions.

ACTION DATE: June 20, 2023

SD:SC

June 8, 2023

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2022-001817-(5)
CONDITIONAL USE PERMIT NO. RPPL2022005399
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2022005493

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing 15-unit mobilehome park without any changes, located at 10113 Escondido Canyon Road, Santa Clarita, subject to the following conditions of approval:

GENERAL CONDITIONS

1. 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. 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. 6, and until all required monies have been paid pursuant to Condition No. 7. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. 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.
4. 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.

5. 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.
6. 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 ("Recorder"). 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.
7. 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 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 **\$2,000.00**, 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 **10** inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

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 \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

8. This grant shall expire unless used within ninety (90) days from the date of final approval of the 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. 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 Chapter 22.238 of the County Code.
10. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
11. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
12. All development pursuant to this grant shall comply with the requirements of Title 22 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").
13. 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.
14. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, or drawings 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, or drawings within 48 hours of such notification, 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.

15. 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, **one (1) digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by August 20, 2023.**
16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital 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.

PROJECT SITE-SPECIFIC CONDITIONS

17. This grant shall authorize the operation and maintenance of an existing 15-space mobilehome park on the Project Site as shown on the Exhibit "A".
18. The permittee shall provide four (4) guest parking spaces as depicted on the Exhibit "A" as required by the County Code.
19. The park shall comply with all applicable state regulations.
20. The 'sewer lot', as shown on the Exhibit "A", shall continue to be maintained in common ownership with the mobilehome park. A covenant to hold two (2) parcels together shall be recorded by August 20, 2023.
21. The use of an outdoor public address system or similar acoustical device is strictly prohibited.
22. All fences and walls on the property shall be maintained in good condition and in compliance with the requirements of Section 22.110.070 (General Site Regulations, Fences and Walls) of the County Code.
23. Outside display and storage of material on the property shall be prohibited.
24. The permittee shall comply with all conditions set forth in the attached letters from Public Works, Fire, and County Departments of Public Health.

Attachments:

- | | |
|-------------|---|
| Exhibit I-1 | Public Works Letter dated October 18, 2022 |
| Exhibit I-2 | Fire Department Letter dated October 14, 2022 |
| Exhibit I-3 | Department of Public Health Letter dated January 18, 2023 |

B.1 The proposed use will be consistent with the adopted General Plan for the area.

Our Park was originally established in 1971. We had a conditional use permit approved in July of 1992. We continue to maintain the same footprint as the initially formed neighborhood with absolutely no negative impact of the surrounding area. We are proud owners with most being seniors and keep our park immaculately clean and many owners volunteer in the community. Recorded CCR's restrict residents to 3 adults maximum per unit, all must be owner occupied and no businesses may run from the residences.

B.2 The requested use at the location proposed will not:

- 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.

This neighborhood of mobile homes has been here since 1971. Each resident owns their own lot, and 1/15 portion of the community areas such as the leech field, club house/pool area, overflow parking, road and planters. Many local residents are not aware of the existence of this park We have consistently has a drought plan in place since the mid 1970's. Our landscape is primarily gravel and drought resistant plants. As a whole we use less water than individual neighboring ranches. We are self-sufficient with one well and an 83,000-gallon water storage tank. We do not buy water. We have 5 septic tanks (2500, 1500, and 3x750 gallon). Our by laws require front yards to be consistently similar to provide a beautiful esthetic. The park is well maintained, is an adult park and the homes are also well maintained. Our homes continue to increase in value which is unusual for mobile home parks.

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.

The 15 homes and clubhouse are surrounded by a concrete block wall on 4 sides with a driveway in front for vehicular access. The front entrance is landscaped with junipers, cactus, and succulents with gravel extending to the street. There is no need for sidewalks and we provide space for horseback riders, joggers, and hikers to pass safely. Front landscaping is consistent from home to home, is drought resistant and well maintained. Residential parking is restricted to personal property and guests and we have a 4 day parking maximum in front of residences. Each residence has a sufficient car port or garage to house their own vehicles. There is parking for recreational vehicles and tow vehicles in the lot behind the clubhouse. The clubhouse/pol area is well maintained, gated, and complies with all county safety regulations.

8.4 The proposed site is adequately served:

- a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and
- b. By other public or private service facilities as are required.

This is a park of 15 residential units, one clubhouse and 24 residents so the impact on traffic, schools and community infrastructure is nonexistent. Many of our residents are involved in community services such as the Woman's Club, The Elks Lodge, and the Agua Dulce Airport. We are self-contained and have a single private well, and 83,000-gallon water storage tank as well as 5 septic tanks, and an attached lot which contains our leech field. We comply with all county water testing and site surveys and have no deficiencies. Our last site survey was in May 2022 and our cross-contamination survey revealed no possibilities of cross contamination.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE:	June 20, 2023
PROJECT NUMBER:	PRJ2022-001817-(5)
PERMIT NUMBER(S):	CUP RPPL2022005399 and Administrative Housing Permit No. RPPL2022005493
SUPERVISORIAL DISTRICT:	5
PROJECT LOCATION:	10113 Escondido Canyon Road, Santa Clarita
OWNER:	Casa Dulce Estates c/o Judith Cannon
APPLICANT:	Judith Cannon
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 Class 1, Existing Facilities Categorical Exemptions under State CEQA Guidelines Section 15301. The Project involves the continued use of the existing mobilehome park with no changes to its existing structures, developed area, or operation.

There is a County-adopted historic resource, Vasquez Rocks Natural Area Park, approximately 1,300 feet to the south. However, the mobilehome park is separated from this over 450-acre historical site by Escondido Canyon Road, which is Limited Secondary Highway, as well as large-size lots and a hill approximately 150 feet higher in elevation compared to the mobilehome park and the historical site. There is no proposed ground disturbance, expansion, or changes to the developed mobilehome park and no significant effect on the historical site is anticipated from the Project.

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 or a hazardous waste site. 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.

LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001817

CUP RPPL2022005399

 RL2 - Rural Land 2 (1 du / 2 ac)

*Santa
Clarita
Valley*

Encaro Ct

RL2

Casa Dulce Ln

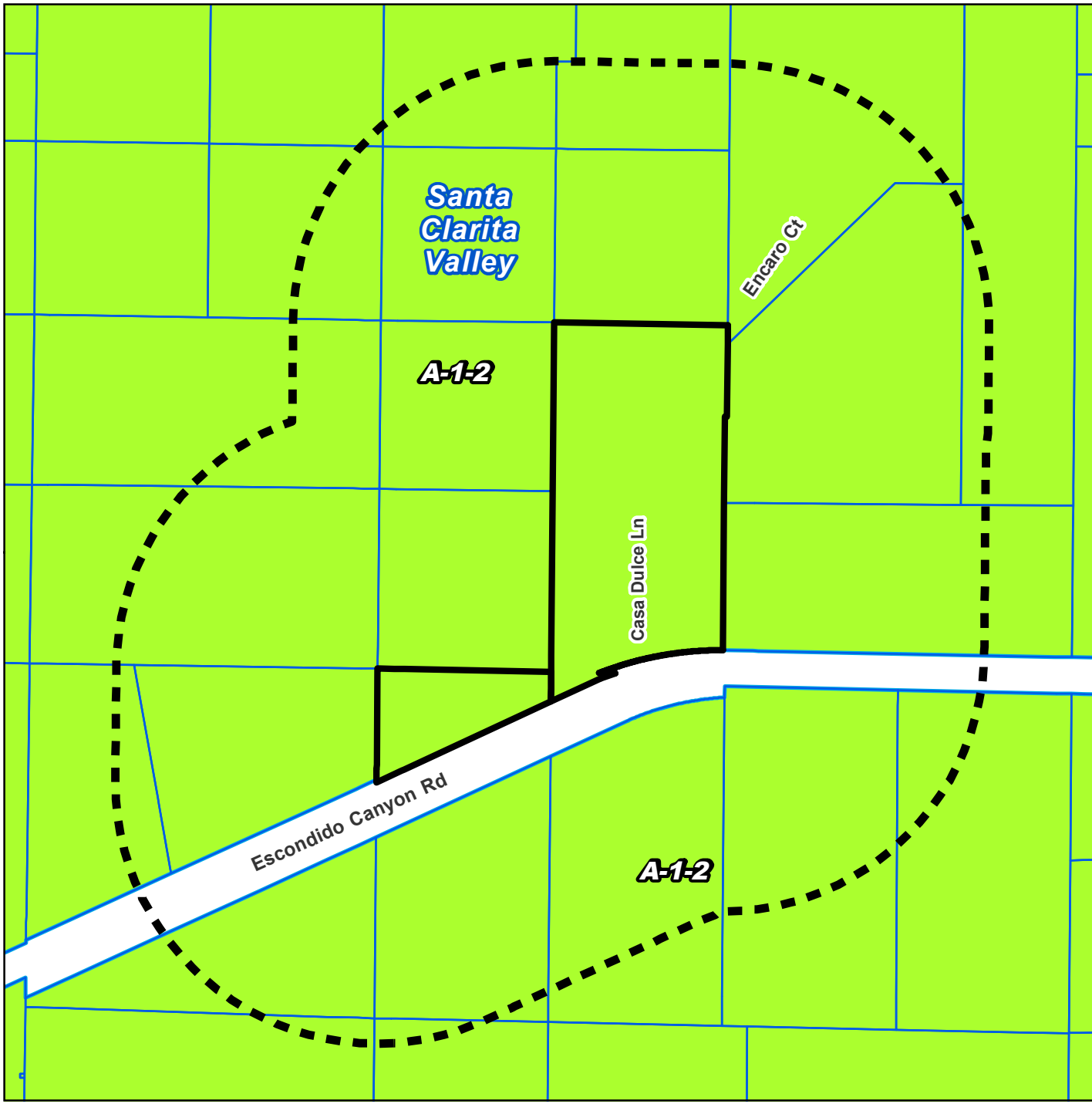
Escondido Canyon Rd

Feet
0 200 400



LA COUNTY
PLANNING

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



ZONING

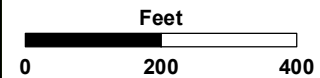
500-FOOT RADIUS MAP

PROJECT NO. PRJ2022-001817

CUP RPPL2022005399



A-1 - Light Agricultural



LA COUNTY
PLANNING

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



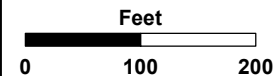
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2022-001817

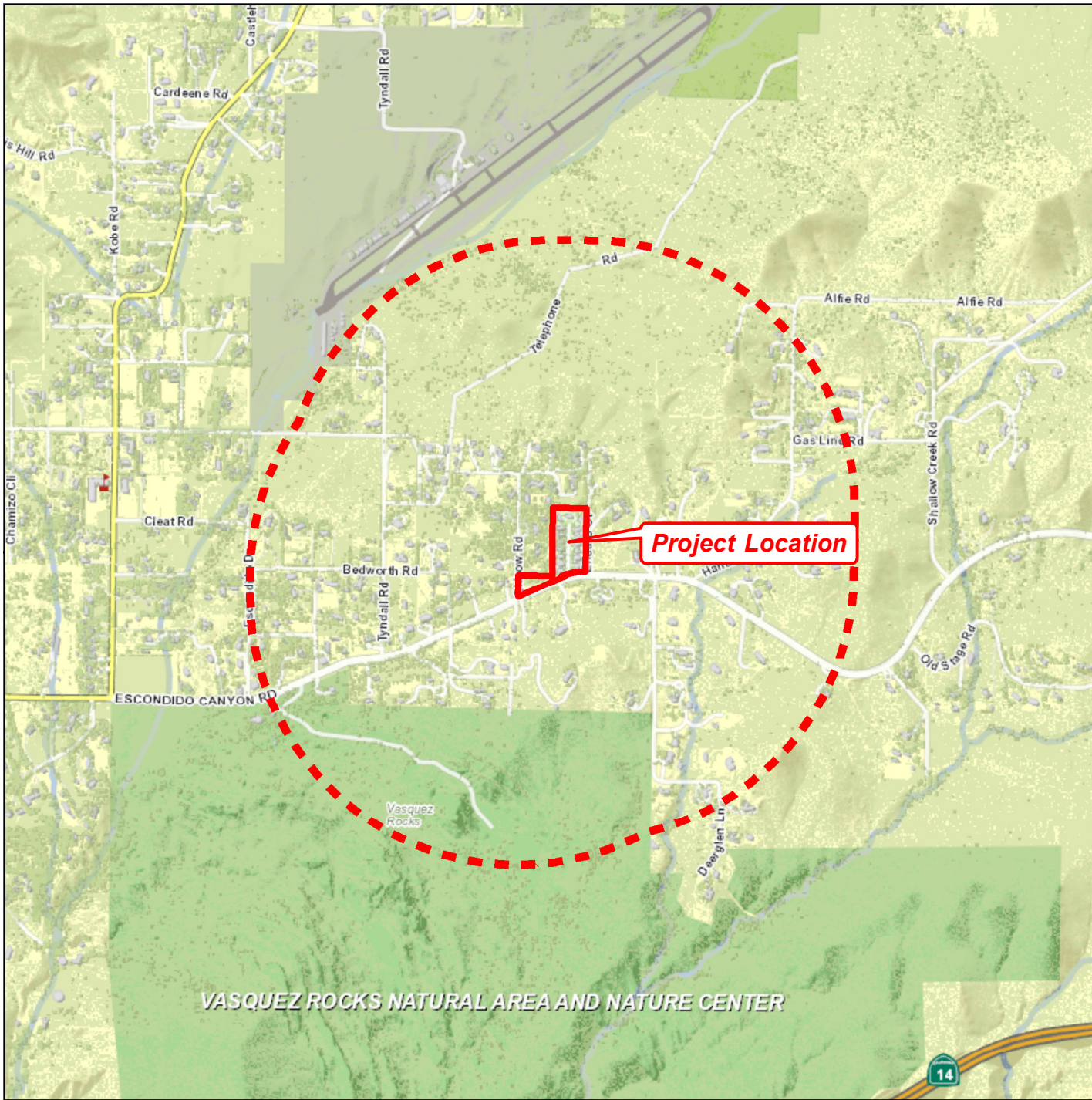
CUP RPPL2022005399

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2020



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. PRJ2022-001817
CUP RPPL2022005399



Miles

0 0.25 0.5

LA COUNTY
PLANNING

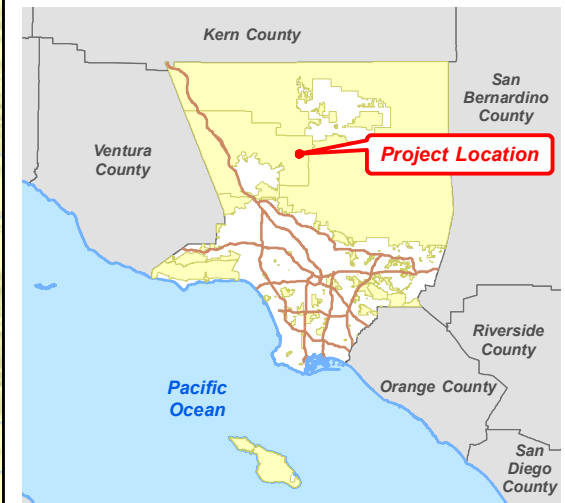
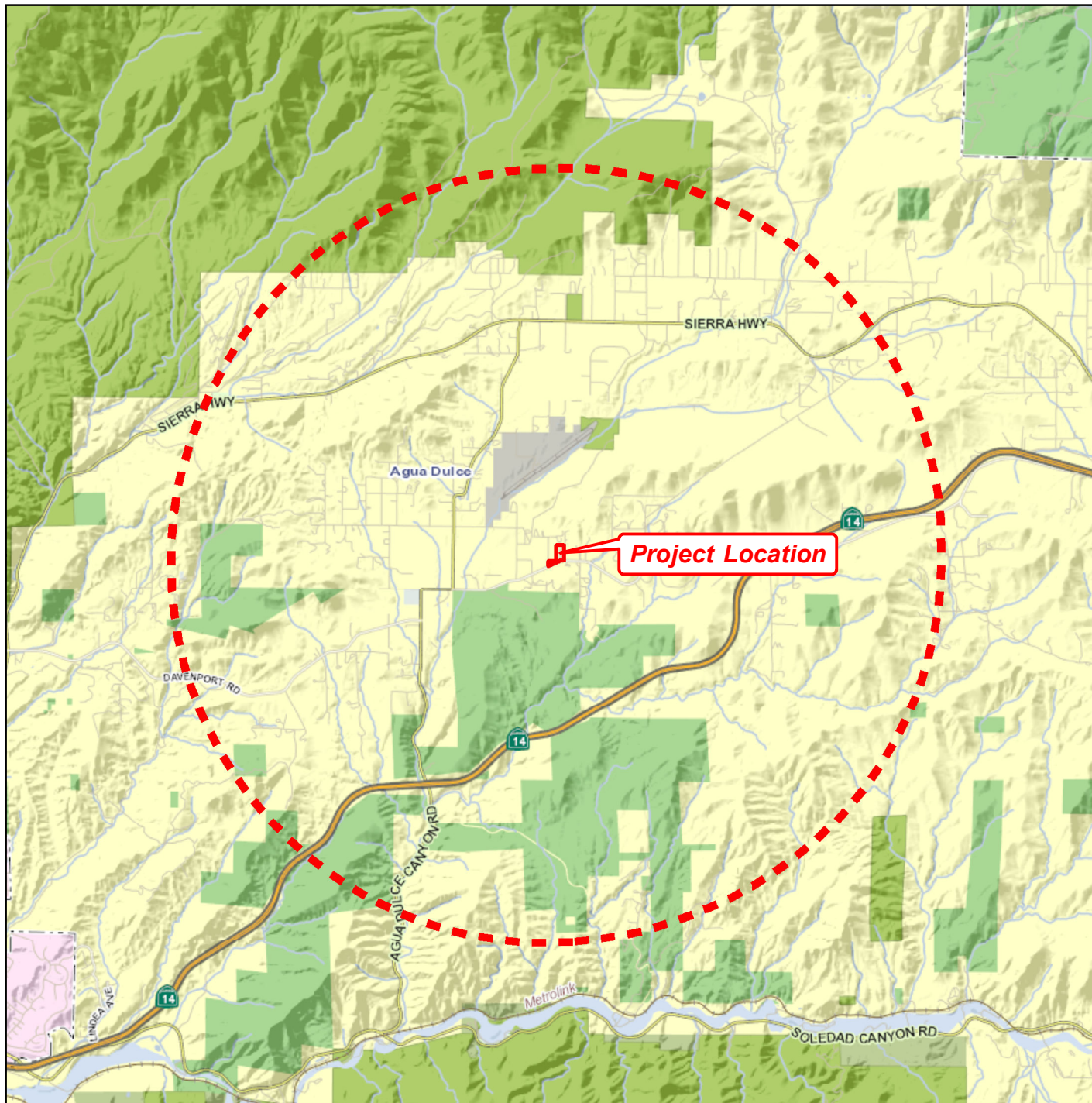
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

3-MILE RADIUS

LOCATOR MAP

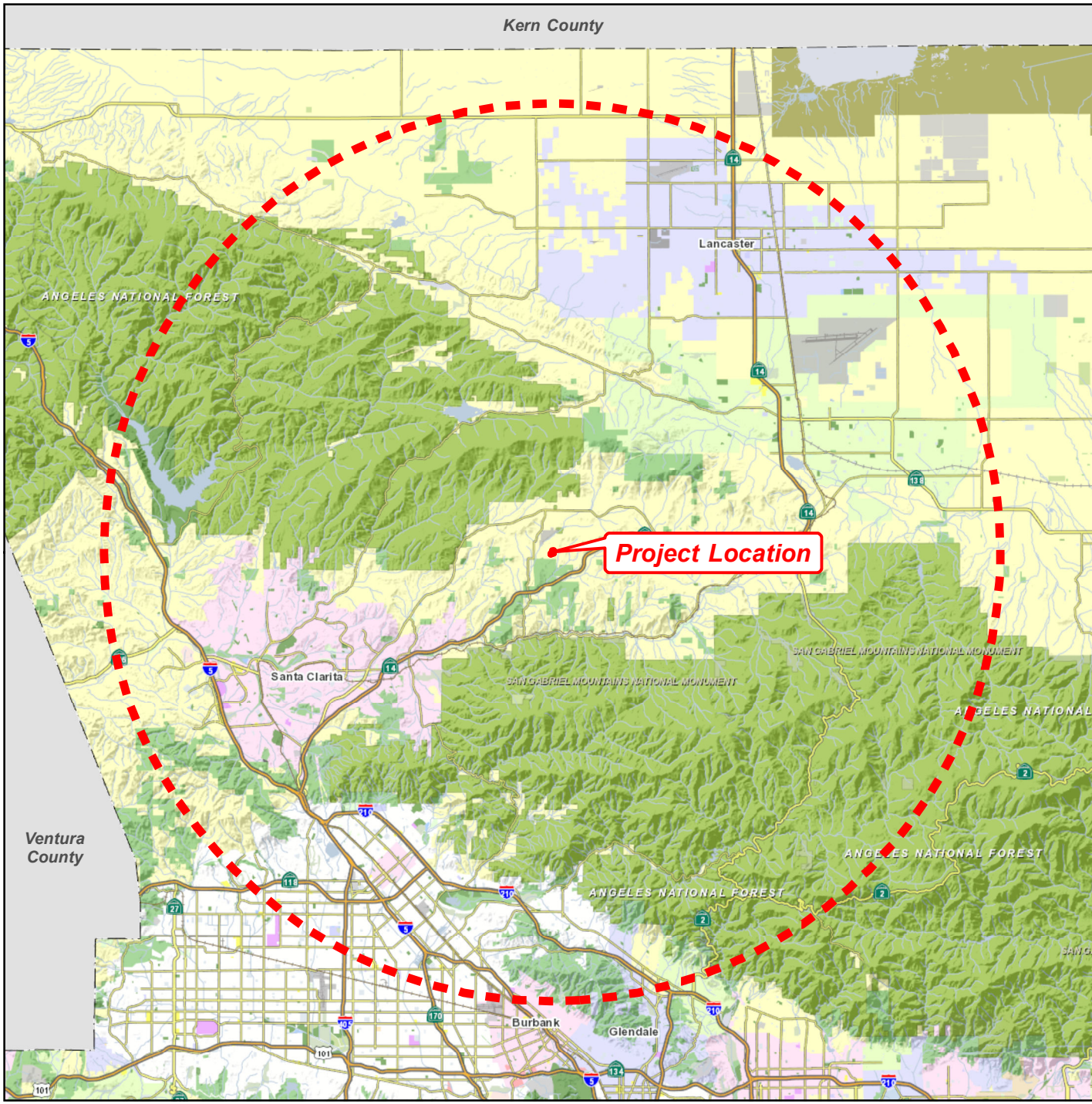
PROJECT NO. PRJ2022-001817

CUP RPPL2022005399



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PLANNING

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



20-MILE RADIUS
LOCATOR MAP
PROJECT NO. PRJ2022-001817
CUP RPPL2022005399



LA COUNTY
PLANNING

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













MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 18, 2022

IN REPLY PLEASE

REFER TO FILE:

LD-4

TO: Samuel Dea
North County Development Services
Department of Regional Planning

Attention Soyeon Choi

FROM: James Chon 
Land Development Division

CONDITIONAL USE PERMIT (RPPL2022005399)
10113 ESCONDIDO CANYON ROAD
ASSESSOR'S MAP BOOK 3212, PAGE 9, PARCEL 37
UNINCORPORATED AGUA DULCE

As requested, Public Works reviewed the zoning permit application and site plan for the proposed project. The project proposes the renewal of an existing Conditional Use Permit for an existing 15-unit mobile home park.

☒ Public Works has no comments, and this memo will serve as clearance for our review.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

If you have any questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2022005399 - 10113 Escondido Canyon Road\2022-10-03 Submittal\DPW_Cleared_2022-10-03_RPPL2022005399.docx



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER:	RPPL2022005399	PROJECT NUMBER:	92072
CITY/COMMUNITY:	Agua Dulce	STATUS:	Cleared
PROJECT ADDRESS:	33255 Casa Dulce Lane Santa Clarita, CA 91390	DATE:	10/07/2022

CONDITIONS

1. The Fire Department has no additional requirements for the renewal of the CUP of an existing mobile home park.

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



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

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

MEGAN McCLAIRES, M.S.P.H.
Chief Deputy Director

LIZA FRIAS, REHS
Director of Environmental Health

BRENDA LOPEZ, REHS
Assistant 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

Lindsey P. Horvath
Third District


Janice Hahn
Fourth District

Kathryn Barger
Fifth District

January 18, 2023

TO: Samuel Dea
Supervising Regional Planner
Department of Regional Planning

Attention: Soyeon Choi

FROM: Charlene Contreras 
Director, District Surveillance & Enforcement Branch
Department of Public Health

SUBJECT: CONDITIONAL USE PERMIT (CUP) REQUEST
CASE: RPPL2022005399
PROJCT: 92072
10113 ESCONDIDO CANYON ROAD SANTA CLARITA CA 91390

Thank you for the opportunity to review the subject project for a Conditional Use Permit. This project proposes the continued operation of an existing 15-unit Mobile Home Park.

Public Health recommends the approval of the aforementioned project. This approval is conditioned by the proposed use of private water and wastewater systems. There are no proposed improvements. The active water system onsite is CA 1900717 – Casa Dulce Estates, which is regulated and inspected by the LA DPH-EH, Drinking Water Program. The applicant will need to contact the Drinking Water Program if there are any changes or modifications to the water system. In addition, the applicant provided the Environmental Health Evaluation form for the existing Onsite Wastewater Treatment System (OWTS) dated 11/28/22 and obtained approval for the continued use of their Onsite Wastewater Treatment Systems from the Land Use Program on December 20, 2022. The applicant shall abide by

the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles.

- ☒ Public Health recommends the approval of the aforementioned project with the following conditions to be fulfilled at the permitting stage before the installation of any interactive water features.
- ☐ Public Health requires that the conditions or information requested below are addressed prior to agency approval; therefore, the Department **DOES NOT** recommend clearance of this project until the following conditions are met:

If you have any other questions or require additional information, please contact Makkaphoeum Em of Public Health, Environmental Hygiene Program at (626) 430-5201 or mem@ph.lacounty.gov.

CC:me
DPH_CLEARED_10113 ESCONDIDO CANYON RD SANTA CLARITA CA 91390_RPPL2022005399_1.18.2023

AGUA DULCE TOWN COUNCIL

33201 Agua Dulce Canyon Road * Box Number 8 * Agua Dulce, CA 91390

Website: www.adtowncouncil.com

October 4, 2022

Ms. Soyeon Choi, Senior Regional Planning
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Via Email to: schoi@planning.lacounty.gov

**RE: Casa Dulce Estates, 10113 Escondido Canyon Road, Agua Dulce
Conditional Use Permit CUP RPPL2022005399**

Dear Ms. Choi:

At our regular Town Council meeting of September 14, 2022 representatives and residents from Casa Dulce Estates attended our meeting and made a presentation outlining their application for Conditional Use Permit CUP RPPL2022005399 and a brief history of their community. The Council has confirmed the project is within the Agua Dulce Community Standards District.

There were no community concerns or negative comments made about the project. Based on the information presented, the Agua Dulce Town Council has no concerns moving forward with the Conditional Use Permit.

Please include this letter as part of the public record of public comments received for this proposed project.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2022

cc: Ms. Stephanie English, 5th District Deputy SEnglish@bos.lacounty.gov
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Ms. Judith Cannon, Casa Dulce Estates Representative duintentin@aol.com

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