



COUNTY OF LOS ANGELES
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County Counsel

April 24, 2018

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

21 April 24, 2018

Agenda No. 4
10/24/17

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

CELIA ZAVALA
ACTING EXECUTIVE OFFICER

Re: **PROJECT NO. 2016-000334-(4)**
CONDITIONAL USE PERMIT NO. 2016-002104-(4)
MINOR PARKING DEVIATION NO. 2016-004305-(4)

Dear Supervisors:

Your Board previously held a duly-noticed public hearing regarding an appeal of the Regional Planning Commission's approval of the above-referenced project to authorize the continued operation of a 327-space mobile home park located at 1441 Paso Real Avenue, in the Rowland Heights Community Standards District, within the Puente Zoned District. At the conclusion of the hearing, your Board indicated its intent to declare the proposed project exempt from CEQA, deny the appeal by approving the Conditional Use Permit No. 2016-002104-(4), while denying the Minor Parking Deviation No. 2016-004305-(4), and directed our office to prepare final findings and conditions for your consideration. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By

JILL M. JONES
Senior Deputy County Counsel

APPROVED AND RELEASED:

THOMAS J. FAUGHNAN
Senior Assistant County Counsel

JMJ:ll
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Lori Glasgow, Executive Officer, Board of Supervisors
Dennis Slavin, Acting Director, Department of Regional Planning

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. 2016-000334-(4)
CONDITIONAL USE PERMIT NO. 2016-002104-(4)
MINOR PARKING DEVIATION NO. 2016-004305-(4)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") held a duly-noticed public hearing on September 26, 2017, in the appeal of Project No. 2016-000334-(4), consisting of Conditional Use Permit No. 2016-002104-(4) ("CUP") and denial of Minor Parking Deviation No. 2016-004305-(4) ("Minor Parking Deviation"), collectively the "Project." After public testimony, the Board closed the public hearing and continued the matter to October 24, 2017.
2. A Hearing Officer from the County Department of Regional Planning ("Regional Planning") previously conducted a duly-noticed public hearing on October 4, 2016; the public hearing was continued to November 15, 2016. The Hearing Officer closed its public hearing and referred the matter to the County Regional Planning Commission ("Commission") for its consideration.
3. The Commission opened a duly-noticed public hearing on the Project on January 25, 2017, which was continued to April 19, 2017, at which time the Commission closed the public hearing and further continued the matter with directions to Regional Planning staff ("staff") to clarify several issues. The Commission took action on the matter on April 26, 2017, approving the CUP and denying the request for a Minor Parking Deviation.
4. The Project is located at 1441 Paso Real Avenue in the unincorporated community of Rowland Heights ("Project Site"), which is 35.9 gross acres in size and consists of one legal lot. The Project Site is mostly rectangular in shape with a relatively flat topography and is developed with a 327-space mobile home ("MH") park with appurtenant facilities.
5. The permittee, Rowland Heights Mobile Estates ("permittee"), requested the CUP and Minor Parking Deviation to authorize the continued operation of the 327-space MH park with less than the 82 required guest parking spaces.
6. The Project Site is located in the Puente Zoned District and is currently zoned R-3-12U (Limited Density Multiple Residence Zone – Maximum Density of 12 Dwelling Units per Acre) on a majority of the Project Site and C-3-BE (General Commercial – Billboard Exclusion) on the northeastern portion of the site.
7. The Project Site is located within the Urban 3 (U3) land use category of the Rowland Heights Community Plan Land Use Policy Map ("Community Plan").

8. Surrounding zoning within a 500-foot radius of the Project Site includes:
- North: M-1.5-BE (Restricted Heavy Manufacturing – Billboard Exclusion);
 - South: CPD (Commercial Planned Development), C-2-BE (Neighborhood Business – Billboard Exclusion), C-1 (Restricted Business), A-1-6000 (Light Agricultural—Minimum Required Area 6,000 Square Feet);
 - East: C-3-BE; and
 - West: R-1 (Single-Family Residence).

9. Surrounding land uses within a 500-foot radius of the Project Site include:
- North: California State Route 60, various commercial and office uses;
 - South: Various commercial uses, single-family residences, vacant lot;
 - East: Various commercial uses, golf driving range; and
 - West: Single-family residences.

10. Relevant prior zoning and entitlements for the Project Site are as follows:

Ordinance No. 8841 was adopted by the Board on May 11, 1965, which established the C-3 zoning on the easternmost portion of the subject property.

Ordinance No. 10607 was adopted by the Board on November 8, 1972, which established the R-3-12U zoning on the main portion of the subject property.

Ordinance No. 12143 was adopted by the Board on April 24, 1980, which established the –BE addendum on the C-3 portion of the subject property.

Zone Exception Case No. 9276-(1) was approved on November 13, 1969, which authorized the development of a 188-space MH park with appurtenant facilities.

Zone Exception Case No. 9435-(1) was approved on March 31, 1970, which authorized an expansion of the MH park to 234 spaces.

Zone Exception Case No. 9580-(1) was approved on September 8, 1970, which authorized a two-space expansion of the MH park, increasing it to 236 spaces.

Conditional Use Permit No. 172 was approved on November 8, 1972, which authorized a 99-space expansion of the MH park, of which only 91 spaces were actually added. This permit expired on October 24, 1997, the renewal of which is sought by this application. The 1972 project approval also included Variance 101, which authorized less than a 15-foot front yard for the Project.

Zoning Enforcement Code Case No. 15-0002040 was opened on April 14, 2015, due to the operation of the MH park with no current and valid CUP. The application for the current CUP was filed on May 5, 2016, and the Minor Parking Deviation application was filed on October 5, 2016.

11. The site plan for the Project depicts a 35.9-acre, rectangular-shaped lot with vehicular access and egress from Paso Real Avenue to the south, providing its primary access and egress. The MH park encompasses the entire property, including 327 MH spaces, a clubhouse at the center, and a storage area in the front of the Project Site, located on the south. In addition to two resident parking spaces per MH space, the proposed site plan identified 70 guest parking spaces distributed throughout the Project Site.
12. In its Project review, the County Fire Department ("Fire Department") initially indicated that a number of fire hydrants need to be verified and flow tested. After the permittee's consultation with the Fire Department to address its concerns, the Fire Department advised staff on August 5, 2016, that the Fire Department had cleared the Project to proceed with the public hearing, subject to certain conditions, which are incorporated into the CUP conditions of approval.
13. Prior to the Hearing Officer's public hearing on the Project, staff determined that the Project qualified for a 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 operation of an existing MH park, with only very minor changes to the existing facility.
14. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of Title 22 ("Zoning Code") of the Los Angeles County Code ("County Code"), the community was appropriately notified by mail, newspaper, and property posting of the Project's public hearings before the Hearing Officer, the Commission, and the Board. Additionally, the Project was noticed, and case materials were available on the Regional Planning's website and at the Rowland Heights Library.
15. The Hearing Officer opened a public hearing on October 4, 2016. Twelve members of the public testified raising concerns about issues at the MH park. Staff indicated that a minor parking deviation was required because the MH park did not have the required number of guest parking spaces. The Hearing Officer requested staff to inquire with the County Community and Senior Services to ascertain if some of the concerns raised at its hearing could be referred to that agency. The Hearing Officer also requested staff to add a condition to the CUP requiring that the MH park management meet with the residents quarterly. The Hearing Officer continued the public hearing to November 15, 2016, to allow the permittee to submit the required application for a Minor Parking Deviation.
16. At the November 15, 2016 Hearing Officer hearing, staff presented findings and recommendations to address concerns raised by the Hearing Officer and the public. Members of the public testified both in favor and in opposition to the Project. The Hearing Officer did not approve or deny the Project, but referred it to the Commission for its consideration.

17. Prior to the Commission hearing, three emails were received from the public indicating support for the Project. A letter was also received from the Rowland Heights Community Coordinating Council dated November 14, 2016, indicating that they did not object to the granting of the new CUP, but urged denial of the Minor Parking Deviation. Various correspondence and phone calls were received from the public identifying more than a dozen complaints about the MH park and the Project. Those objecting claimed: excessive rent increases; overcrowding at the park due to high rents forcing elderly residents to sublet their homes; improper notice of the property's zoning in the rental agreement; poor condition of MH lots; lack of modern internet service; lack of park facilities for the elderly; unfair evictions of MH residents; lack of communication between the MH park management and residents; violation of sections 18500 through 18518 of the Health and Safety Code (Mobile Home Parks Act ("MPA"), Chapter 4, Permits and Fees); adverse impacts on the residents from a neighboring garage structure located on the northeastern side of the MH park; perimeter walls being too low, leading to a lack of safety for residents; rent increases violating County Code Section 22.52.500.L (an expired rent control ordinance) and, thus, affecting the renewal of the CUP; installation of solar panels on the roofs of parking spaces for the generation of electricity for sale to utility companies; lack of a secondary access, allegedly required by the County Code; and lack of guest parking spaces provided, while some of the guest parking spaces currently provided are not accessible to guests, but are reserved for other uses.
18. Most of the concerns identified in the prior finding are not within the purview of the County because State laws, particularly the Mobile Home Residency Law and the MPA, pre-empt local regulation on those issues. Other concerns are outside of the scope of land use and zoning laws generally. Additionally, the County rent control ordinance cited as affecting the CUP is no longer in effect.
19. With regard to concerns about the single access to the Project Site, staff and the Fire Department determined that a secondary access for the Project is not required by the Zoning Code. The MH park was legally established in the early 1970s in its current form without a secondary access through the approval of Zone Exception Case 9580 and CUP No. 172. The secondary access requirement noted in Section 22.52.500 of the Zoning Code was established through the adoption of Ordinance No. 84-0001 on February 3, 1984, after the MH park was built. Therefore, the MH park with only one access/egress is legally non-conforming. The County Fire Code and Fire Department do not require a secondary access for the Project Site. However, a 12-foot access gate exists between MH park spaces 80 and 81. This access gate can accommodate pedestrian exit during an emergency evacuation.
20. With respect to the concerns about parking, it was determined that there is enough space at the Project Site for all 82 required guest parking spaces, rather than the 70 sought by the permittee.

21. On January 25, 2017, the Commission conducted a duly-noticed public hearing and heard a presentation from staff, as well as testimony from the permittee and the public, including park residents, who raised the same concerns asserted at the Hearing Officer hearing and in correspondence, as set forth in Finding No. 17, above. Staff provided information to the Commission regarding only issues within the Commission's purview, those issues being access to the MH park and guest parking spaces. The permittee provided information to rebut issues raised by the residents. At the end of the proceedings, the Commission closed the public hearing and continued the matter to April 19, 2017, to allow staff to further investigate the feasibility of providing a secondary emergency access and additional parking at the Project Site. The Commission also requested the Director of Regional Planning ("Director") meet with the residents and MH park owners to see if a satisfactory agreement on various issues could be reached between the parties. Thereafter, the Commission subsequently continued its meeting to April 26, 2017, at the request of the permittee.
22. On April 26, 2017, staff made a presentation regarding the actions that had been taken since the last hearing, including a meeting with the permittee, several residents, attorneys, staff, the County Department of Consumer and Business Affairs staff, and a health fair hosted by the permittee and County at the MH park. The Commission heard brief testimony from the permittee's attorney and several residents during the public comment period during the April 26, 2017, meeting.
23. At this continued Commission meeting, the Commission found that the Minor Parking Deviation Burden of Proof requirements in the County Code were not met and, thus, denied the Minor Parking Deviation request and directed that the County Code-required 82 guest parking spaces be provided at the Project Site. The Commission approved the CUP, directing staff to modify the Findings and Conditions to reflect Findings of Denial of the Minor Parking Deviation.
24. On May 10, 2017, an appeal of the Commission's decision to the Board was filed by Ken Meng ("appellant") requesting the Board to consider the Project and deny the CUP.
25. At the Board's September 26, 2017 public hearing, staff briefly outlined the Project. There was testimony from the permittee and the appellant. The appellant discussed the same issues that were raised at the previous public hearings. There was additional testimony from 14 speakers, and a large crowd was present in the audience in support of the appellant. The Board indicated that, at a future meeting, it would direct staff to consider an MH rent control ordinance. Board members inquired about access to the Project Site and expressed concern that the prior CUP expired 20 years earlier. Board members also expressed willingness to assist with other issues such as language barriers. The Board then closed the public hearing and continued the matter to October 24, 2017.

26. At the October 24, 2017 meeting, additional speakers, many of whom had spoken during public testimony, addressed the Board to reiterate concerns during public comment. By motion, the Board approved the CEQA exemption, indicated its intent to deny the Minor Parking Deviation, and indicated its intent to approve the CUP with instructions to County staff to ensure that its easements to the Project Site were secure and to add conditions to the Project to ensure that a secondary pedestrian exit for evacuation purposes was established at the Project Site.
27. The Board finds that the continued operation of the MH park at the Project Site is consistent with the Urban 3 (U3) land use designation of the Community Plan. This designation is intended for low- and medium-density residential developments, from 6.1 to 12 dwelling units per gross acre, including small lot single-family residences, duplexes, triplexes, townhouses, and condominiums. The existing MH park at the 35.9-acre Project Site is consistent with this designation.
28. The Board finds that the continued operation of the MH park at the Project Site is consistent with the requirements and development standards of the R-3 and C-3 zones and the Rowland Heights Community Standards District. Section 22.20.300 of the County Code requires that no building or structure shall exceed 35 feet in height. The development consists of single-story structures, which are well below the maximum height. Section 22.20.320 of the County Code establishes the minimum required yards for the Project Site. The MH units are set back at least five feet from the side property line. The rear portion of the MH park was developed in 1969 when the Project Site was zoned A-1 and before yard requirements were established for that zone, making the Project legally nonconforming. Finally, the Project was also granted a variance to allow less than the required 15-foot front yard. Section 22.52.1150 of the County Code requires that every MH site shall have two standard parking spaces and that guest parking spaces shall be provided at a ratio of one for each four MH sites. The site plan for the Project submitted by the permittee indicates that each MH space has two parking spaces, in compliance with this requirement. This results in 70 guest parking spaces for the MH park, which is still 12 less than the required guest parking spaces required for a 327-space MH park. The permittee also submitted revised site plans that showed an additional 12-guest parking spaces located in the storage area. The Board finds that there is sufficient space within the storage area to provide 82 guest parking spaces for the Project, as required by the County Code.
29. The Board finds that the CUP Burden of Proof requirements have been met, pursuant to Section 22.56.040 of the County Code. An MH park has existed at the Project Site for nearly 50 years, with the last expansion occurring in 1972. No additions or intensifications to the use are proposed as part of this Project. The MH park has convenient access to a major commercial corridor and serves the local community. Therefore, the continuation of the existing MH park will not adversely affect the health, peace, comfort, or welfare of persons residing or

working in the area outside the MH park, or endanger or otherwise constitute a menace to the public health, safety, or general welfare.

30. The Board finds that the Minor Parking Deviation Burden of Proof requirements have not been met, pursuant to Section 22.56.1762 of the County Code. In considering the Minor Parking Deviation request concurrently with the CUP, the Board upholds the Commission's determination that the permittee has not adequately substantiated that the nature of use at the Project Site or the age and/or physical condition of the residents are such that the use of automobiles at the Project Site is unlikely. The Board also finds that there is adequate space at the Project Site for the required number of guest parking spaces to be fully provided at the Project Site.
31. The Board finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 30 years.
32. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES THAT:

REGARDING CONDITIONAL USE PERMIT NO. 2016-002104-(4)

- A. The use with the attached conditions will be consistent with the adopted General Plan and the Community Plan.
- B. The use at the Project 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 Project Site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The Project 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.

REGARDING MINOR PARKING DEVIATION NO. 2016-004305-(4)

- E. The requested reduction of guest parking spaces at the Project Site is not in compliance with all applicable provisions of the Zoning Code.
- F. The requested reduction of guest parking spaces, when considered on the basis of the suitability of the Project Site, is not designed to avoid traffic congestion, provide for the safety and convenience of bicyclists and pedestrians, including children, senior citizens, and persons with disabilities, insure the protection of public health, safety, and general welfare, prevent adverse effects on neighboring property, and not in conformity with good zoning practice.
- G. The requested reduction of guest parking spaces at the Project Site is not suitable from the standpoint of functional developmental design.
- H. The Minor Parking Deviation Burden of Proof requirements, pursuant to Section 22.56.1762 of the Zoning Code, have not been met.

NOW, THEREFORE, THE BOARD OF SUPERVISORS:

1. Confirms that it finds that the Project is exempt from CEQA, pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption);
2. Denies Minor Parking Deviation No. 2016-004305-(4); and
3. Approves Conditional Use Permit No. 2016-002104-(4), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. 2016-000334-(4)
CONDITIONAL USE PERMIT NO. 2016-002104-(4)
MINOR PARKING DEVIATION NO. 2016-004305-(4)**

1. This grant for Conditional Use Permit No. 2016-002104-(4) ("CUP") authorizes the continued operation of a 327-space mobile home ("MH") park, subject to these conditions of approval. Minor Parking Deviation No. 2016-004305-(4) to allow the provision of 70 guest parking spaces, instead of the required 82 spaces, was also requested, but was denied by the Los Angeles County ("County") Board of Supervisors ("Board").
2. 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.
3. 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 County Department of Regional Planning ("Regional 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 this grant have been recorded, as required by Condition No. 8, and until all required monies have been paid, as requested by Condition No. 12. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 4, 5, 6, and 10 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective, pursuant to Section 22.60.260 of the Los Angeles County Code ("County Code").
5. 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.
6. In the event that any claim, action, or proceeding, as described above, is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

(A) 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. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

(B) 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 Section 2.170.010 of the County Code.

7. 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.
8. 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 this 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 this grant and its conditions to the transferee or lessee of the subject property.
9. This grant shall terminate 30 years after the date of final approval. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new CUP application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
10. This grant shall expire unless used within 90 days from the date of final approval of this grant. A single 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 MH park and satisfaction of Condition No. 3 shall be considered use of this grant.

11. 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. 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.
12. The permittee shall deposit with the County the sum of \$4,000. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 10 annual inspections for the first 10 years and 10 biennial (one every other year) inspections for the subsequent 20 years. Inspections shall be unannounced.

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 Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

13. 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 Department").
14. 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 a revised Exhibit "A" to be approved by the Director of Regional Planning ("Director"). Three copies of the revised Exhibit "A" shall be submitted and approved by the Director within 90 days from the final approval of this grant, which indicates a 10-foot-wide evacuation access to the County's easement over flood control district property. Such access way shall be kept free from obstructions at all times and will contain signage to be approved by the Fire Department, indicating such as an evacuation access way, with the wording "For Emergency Use Only."
15. The evacuation access way shall be incorporated into the permittee's Emergency Preparedness Plan and shall be submitted to the California Department of Housing and Community Development ("HCD") within 90 days of approval by the Director, for approval from HCD.

16. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit three copies 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.

PARKING CONDITIONS

17. The MH park shall provide, at the minimum, the County Code-required 82 guest parking spaces at the project site.
18. All guest parking spaces shall be clearly indicated on the approved Exhibit "A."
19. All guest parking spaces shall be clearly and individually marked as such and shall be continuously made available to guests of MH residents.
20. The gate to the MH park storage area shall be kept open at all times. A sign shall be posted in a clearly visible location in front of the storage area indicating that additional guest parking spaces are available inside the storage area. Additional signage shall be posted inside the storage area, as may be necessary, to ensure that guests are clearly directed to the location of the guest parking spaces. These guest parking spaces shall be clearly and individually marked as such, shall be reserved for guest parking only, and shall not be used for any storage use. This condition may be waived if the permittee is able to provide the required number of guest parking spaces in the MH park without utilizing parking spaces inside the storage area. In such a case, the permittee shall submit an application for a revised Exhibit "A" for approval by Regional Planning's Director.

PROJECT SITE SPECIFIC CONDITIONS

21. This grant shall authorize the continued operation of a 327-space MH park at the project site.
22. All development, pursuant to this grant, shall conform with the requirements of the HCD. The permittee shall obtain all the necessary permits for new and existing structures in the MH park, as required by HCD. The permittee shall provide a copy of these permits to Regional Planning upon request.
23. In addition to the requirements stipulated in Civil Code section 798.53 of the Mobile Home Residency Law, the permittee may voluntarily hold regular quarterly meetings on-site with the MH residents.
24. All rental agreements shall have, in bold print not less than one-half inch high, the following statements:

So long as the County of Los Angeles does not have rent control, potential residents may wish to secure long-term leases for their own protection.

Regional Planning shall be provided with a sample copy of the rental agreement upon request.

25. The permittee shall comply with all conditions set forth in the attached Fire Department Letter dated August 5, 2016.

Attachment:

Fire Department Letter dated August 5, 2016



**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

PROJECT: RPPL 2016002104
2016-000334

MAP DATE: 06-30-2016

LOCATION: 1441 Paseo Real Avenue, Rowland Heights

PLANNER: Carl Nadela

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL – ACCESS

1. Maintain access as noted on the site plan.

CONDITIONS OF APPROVAL – WATER SYSTEM

1. The required fire flow for the public fire hydrants for this project is 1250 gpm at 20 psi residual pressure for 2 hours. One (1) public fire hydrant flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
 - a. The public fire hydrant fire flow is adequate for this project.

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