



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning
Dennis Slavin
Chief Deputy Director,
Regional Planning

July 26, 2022

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

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

9 July 26, 2022

CELIA ZAVALA
EXECUTIVE OFFICER

Dear Supervisors:

**PROJECT NO. R2012-02971-(5)
CONDITIONAL USE PERMIT NO. 201200163
APPLICANT: SHAUL YAKOVI
3222 AGUA DULCE CANYON ROAD
SOLEDAD ZONED DISTRICT
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

Conditional Use Permit (CUP) No. 201200163 was filed to authorize a special event center and related uses at 32222 Agua Dulce Canyon Road in Agua Dulce. On July 21, 2021, the Los Angeles County (County) Regional Planning Commission (Commission) reviewed an appeal of the Hearing Officer's denial for inactivity of the CUP, and denied the applicant's appeal and affirmed the Hearing Officer's decision. Subsequently, the applicant appealed the Commission's decision to the Board of Supervisors (Board) on August 2, 2021.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

- Find that, pursuant to California Public Resources Code Section 15270, the California Environmental Quality Act (CEQA) does not apply to this project because it is disapproved, and that the project qualifies as a Statutory Exemption (Projects Which Are Disapproved). This determination reflects the independent judgement and analysis of the Board.
- Instruct County Counsel to prepare the necessary findings to affirm the Commission's denial of CUP No. 201200163.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The CUP application was filed on December 19, 2012. The Department of Regional Planning Staff (Staff) sent six correction letters and numerous e-mails to the applicant from 2013 to 2020 requesting additional information and fees needed to process the CUP. The applicant provided some of the requested information and fees but has failed to pay \$6,970.00 in required fees and has failed to submit much of the requested information needed to continue processing the CUP application. This requested information is detailed in the attachments which consist of the Commission's findings and the hearing package.

Implementation of Strategic Plan Goals

This action promotes the County's Strategic Plan Goal of Fostering Vibrant and Resilient Communities. Strategy II.2 for this goal is to Support the Wellness of our Communities. This strategy's purpose is to "Identify, support, and promote practices for higher quality of life through violence reduction, enhanced social cohesion, increased awareness of supports and services, and better physical fitness, mental health, and well-being." The subject property has been a source of complaints by local residents because of the numerous unpermitted events held there and the loud music and accompanying traffic, which negatively impact those living in the community. Upholding the denial of the pending CUP help to address these adverse impacts for future proposal at this property.

FISCAL IMPACT/FINANCING

The denial of the CUP should not result in any new significant costs to the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A duly noticed appeal public hearing was held on July 21, 2021, before the Commission. Staff provided a presentation regarding the project and explained the case history and reasons why the case was denied for inactivity. Mr. Steve Kaplan, representative for the applicant, spoke in favor of allowing the applicant to continue working with the County on the CUP application, with a significantly reduced project scope as shown on the most recent site plan, and requested a continuance of the hearing. The applicant, Shaul Yakovi, also spoke in favor of allowing the CUP application to continue through the County review process. A total of ~17 speakers testified in opposition to the project and in support of denying the CUP due to inactivity. By a unanimous vote, the Commission denied the appeal and upheld the denial of CUP 201200163 due to inactivity on April 20, 2021, by the Hearing Officer. A Notice of Violation was sent by Staff to the applicant on October 8, 2020. The violations include unpermitted uses, events, and structures. The events have had loud music, which has been a nuisance to neighboring residents. The County has put a barrier in place to prevent events from being conducted on the site. The Notice of Violation has not yet been resolved.

ENVIRONMENTAL DOCUMENTATION

Action on the project is neither being approved nor undertaken. Therefore, pursuant to the California Public Resources Code Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

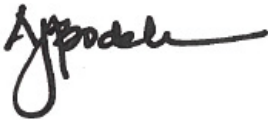
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the CUP is not anticipated to have a negative impact on current services or projects.

CONCLUSION

For further information, please contact Richard Claghorn at (213) 974-6443 or rclaghorn@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy Bodek", with a long horizontal flourish extending to the right.

Amy J. Bodek, AICP
Director

AJB:DD:SMT:SD:RC:lm

- c: Executive Office, Board of Supervisors
- Chief Executive Office
- Assessor
- County Counsel
- Public Works

APPLICANT

Date 7.29.21

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT
NO./CUP NO.: PROJECT No. R2012-002971-(5); CUP No. 201200163

APPLICANT: SHAUL YAKOVI, RONIT WAIZGEN, ^{BEN + REEF} GARDEN, INC.

LOCATION: 3222 AGUA DULCE CANYON ROAD

APN: 3212-007-025, -026, -027, + 3212-008-054

PLANNING AREA: SANTA CLARITA VALLEY Zoned District:

Related zoning matters:

CUP(s) or VARIANCE No. CUP No. 201200163

Change of Zone Case No. _____

Other _____

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order, made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

The Denial of this request \$8,460* OR

2 or less conditions of the Project to be listed below: \$987.00*

*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

Briefly, explain the reason for this appeal (attach additional information if necessary):

APPEAL SEEKS TO OVERTURN THE 7/21/21

ACTION BY THE PLANNING COMMISSION

DENYING CUP NO 20120063.

APPLICANT SEEKS BOARD OF SUPERVISORS APPROVAL

TO CONTINUE PROCESSING OF SUBJECT CUP APPLICATION.

~~APPEAL~~
(Signed) Appellant

SHAUL YAKOVI

Print Name

3222 AGUA DULCE CANYON RD.

Street Address

AGUA DULCE CA 91396

City/Zip

818-377-7440

Day Time Telephone Number

SK.LANDUSELAW@GMAIL

E-mail Address

C/O LAW OFFICE
OF STEVE KAPLAN:



Barak Yakovi <barakyakovi@gmail.com>

LA County – EPIC-LA Payment Confirmation

1 message

donotreply@fisgov.com <donotreply@fisgov.com>
 To: barakyakovi@gmail.com

Mon, Aug 2, 2021 at 10:22 AM

This e-mail will serve as confirmation that your payment was received.

The transaction information is listed below:

Transaction ID: 3811579678

Date and Time: 08/02/2021 10:22 AM

Payment Method: AM

Last 4 of Account: *1000

Contact Name: Yakovi, Shaul

Contact Address:

Contact Email: 2139235225

Payment Details

Invoice	Reference Number	Fee	Payment Amount
00196288	RCUP-201200163	Appeal - BOS - Applicant	\$8,460.00
			Payment Amount: \$8,460.00

PLEASE KEEP THIS FOR YOUR RECORDS.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

Mr. Shaul Yakovi
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

Sent via Electronic Mail

Dear Mr. Yakovi:

**PROJECT NO. R2012-002971-(5)
CONDITIONAL USE PERMIT NO. 201200163
32222 A UA DULCE CAN ON ROAD
(APN: 3212-007-025, -026, -027, -02 3212-00 -05)**

The Regional Planning Commission (Commission), by its action of July 21, 2021, has denied the above-referenced project for inactivity. Enclosed are the Commission's Findings of Denial. This denial is not effective until the appeal period has ended.

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **August 10, 2021**.

Appeals: To file an appeal, please contact:
Executive Office of the Board of Supervisors
Room 383, Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012
(213) 974-1426 or FGaribay@bos.lacounty.gov

For questions or for additional information, please contact Richard Claghorn of the North County Development Services Section at (213) 974-6443, or rclaghorn@planning.lacounty.gov.

Mr. Yakovi
July 21, 2021
Page 2

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

A handwritten signature in black ink, appearing to read "Samuel Dea". The signature is fluid and cursive, with a large initial "S" and "D".

Samuel Dea, Supervising Regional Planner
North County Development Services Section

SD:RWC

Enclosures: Findings

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02971-(5)
CONDITIONAL USE PERMIT NO. 201200163**

1. **ENTITLEMENT REQUESTED.** The applicant, Shaul Yakovi, is requesting a Conditional Use Permit (“CUP”) to authorize a special event facility in the R-R (Resort and Recreation Zone) Zone pursuant to Los Angeles County (“County”) Code Section 22.40.220 in the Zoning Code at the time the CUP was filed on December 19, 2012. The zoning of the project site was changed from R-R to A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) effective December 27, 2012, which was also the effective date of the current Santa Clarita Valley Area Plan. Because the CUP application was filed prior to effective date, it was allowed to be reviewed under the R-R Zone, the former Santa Clarita Valley Area Plan, and the other applicable Zoning Code requirements then in effect.
2. **MEETING DATE.** July 21, 2021
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A discussion item for denial for inactivity of the CUP was held online on April 20, 2021 before the Hearing Officer. Staff gave a presentation about the project, including a description of numerous requests for the information needed to process the CUP and recommended denial of the pending application due to inactivity. Staff also mentioned additional correspondence received from the applicant’s attorney, Mr. Steve Kaplan, on the day prior to the hearing which was provided to the Hearing Officer in a supplemental hearing package and additional information received from him on the day of the hearing which was received too late to include in the supplemental hearing package. After the presentation by staff, the Hearing Officer asked staff if there was a pending Zoning Enforcement case still open on the project site, and staff answered in the affirmative. Mr. Kaplan spoke in support of the project and requested that the Hearing Officer provide additional time so that a meeting could be held with the County Departments reviewing the project in order to review changes that the applicant proposes to significantly reduce the scope of the project. No other speakers testified. The Hearing Officer determined that the applicant had been provided ample opportunities to provide the requested information needed for the project but had failed to do so, deemed the application inactive, denied the CUP application, and closed the public hearing. On April 29, 2021 an appeal to the Regional Planning Commission (“Commission”) of the Hearing Officer’s denial due to inactivity was filed by the applicant.
4. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing on the CUP was held online on July 21, 2021 before the Commission. Staff gave a presentation about the project, providing largely the same presentation that was provided to the Hearing Officer, but with additional information added regarding what has occurred since the April 20 action by the Hearing Officer. The applicant’s attorney, Steve Kaplan, spoke in favor of allowing the applicant to continue working with the County on the CUP application, with a significantly reduced project scope as shown on the most recent site plan, and requested a continuance of the hearing. The applicant, Shaul Yakovi, also spoke in favor of allowing the CUP application to continue

through the County review process. A total of 17 speakers testified in opposition to the project and in support of the action to deny the CUP due to inactivity. They detailed numerous complaints and concerns about the special event facility, including complaints about persistent and excessive noise, especially during late night and early morning hours, traffic, potential drunk drivers leaving the facility, potential impacts to the water table from water used by the facility, potential impacts to water quality from the septic systems on the site, potential fire hazards caused by pyrotechnics and fire allegedly used at the facility, an alleged lack of respect for and cooperation with law enforcement, County officials, and for the general public, violation of public health orders during the COVID-19 pandemic, excessive lighting which is believed to violate the County's Rural Outdoor Lighting District requirements, the failure by the applicant to follow the applicable rules, regulations, and requirements, potential adverse impacts to human health, potential adverse impacts to wildlife and domestic animals, as well as other concerns. One member of the public spoke in support of the project, who was an attorney who represents the applicant in other proceedings, but not in the matter of the CUP. He disputed some of the testimony given by other members of the public. Steve Kaplan responded to some of the concerns during a rebuttal, and again asked for more time to resolve the issues related to the CUP. The Planning Director provided testimony regarding a request by the County to take action to prevent the applicant from conducting unpermitted events, including the installation of k-rails, physical barriers to block access to the facility pursuant to a judicial order. The Commission asked questions to staff regarding the unpaid fees and the other event venues in Agua Dulce. Staff stated that the unpaid fees to Regional Planning equaled \$6,970, and that they were not familiar with any other event venues in Agua Dulce, but were aware of the movie set located immediately to the north of the project site. The Commission concluded that the CUP is inactive as the applicant has not demonstrated any progress to resolve the outstanding issues as presented by staff and approved a motion by a vote of 5-0 to uphold the denial of CUP 201200163 due to inactivity by the Hearing Officer.

5. **LOCATION.** 32222 Agua Dulce Canyon Road, Agua Dulce (Assessor's Parcel Number ("APN") 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054)
6. The project was filed on December 19, 2012. Since the application was filed, staff of the County Department of Regional Planning ("staff") has asked the applicant for additional materials needed to proceed with the project.
7. The first correction letter from staff was dated June 13, 2013. At the time the CUP was submitted and when the first letter was written, the project site included eight APNs, including the five APNs listed above as well as 3212-004-012, 3212-008-052, and 3212-008-054. This letter instructed the applicant to submit CUP referral fees for other County Departments (Los Angeles County Department of Parks and Recreation (DPR), Department of Public Health (DPH), and Fire Department (FD), the Environmental Assessment-Initial Study fee and related referral fee for the Department of Public Works (DPW), an application for a Certificate of Compliance (COC), and make numerous corrections to the site plan, application form, project description, and submit other required application materials.

8. The second correction letter from staff was dated May 12, 2015. By this time, three of the original APNs comprising the project site were no longer owned by the applicant. This correction letter was sent to request an updated site plan and related application materials to reflect the change of ownership, as well as the other required information that had still not been provided. This letter listed a due date of August 12, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
9. A third correction letter from staff was dated July 15, 2015. Revised plans had been provided from the applicant showing the current five APNs while eliminating the APNs which were no longer part of the project ownership. However, the project description had not been revised to reflect this change and most of the other required information had not been provided, including the required fees. This letter listed a due date of October 15, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
10. A fourth correction letter from staff was dated March 23, 2016. The due date had been extended prior to this date, and the applicant had provided some of the requested materials, although most of the requested items had still not been provided and some required fees, such as the CUP Referral fees, Environmental Assessment Fee and related DPW referral fee, and COC fee, had still not been paid. This letter listed a due date of June 20, 2016 and said the project may be denied due to inactivity if the required information was not provided by this date. This correction letter was sent again to the applicant on August 10, 2016 with some items having been checked off or addressed, although most of the items remained unresolved. On March 24, 2017 the letter was sent to the applicant again to reflect the current fee schedule.
11. On December 3, 2018 staff sent an email to the applicant stating that the CUP application could be scheduled for denial if the required CUP referral fees were not paid by February 4, 2019.
12. On February 6, 2019, with the CUP referral fees still unpaid, a fifth correction letter was sent to the applicant. This letter listed all of the required items that were still outstanding and said the CUP application will be denied due to inactivity unless the necessary items were provided by May 6, 2019, including the CUP referral fees.
13. On April 4, 2019 the applicant paid the CUP referral fees. Staff consulted with DPH, DPW, FD, and DPR for the CUP application. DPR cleared the CUP on July 16, 2019 without providing a letter. Letters were received from DPH, DPW, and FD, which listed the information that was needed from each department in order for these departments to clear the CUP for public hearing. These letters were provided to the applicant on August 15, 2019 and August 21, 2019 and the applicant was instructed to work with each department directly to address the issues listed in the letters.
14. The County Fire Department sent a letter on August 8, 2019 stating that there are pending items that must be addressed. The County Department of Public Works and

County Department of Public Health sent letters on August 14, 2019 stating that there are pending items that must be addressed. These letters included requests for the following additional information: FD-revisions to the site plan to demonstrate compliance with Fire Code access requirements, additional information to determine the fire flow, fire hydrant, and water requirements, and a preliminary fuel modification plan; DPH-reports to demonstrate an adequate potable water supply, reports to demonstrate adequacy of onsite wastewater treatment system, plans for Food Plan Check Program, plans for pool facilities, and a noise study; DPW-traffic access management study, trip generation study, hydrology report, Low Impact Development Plan, geotechnical study, site plan revisions to show line of site, easements, removal of obstructions in the right of way and other information. The above County Departments have still not received the requested information or materials to enable further project evaluation.

15. On January 22, 2020, staff emailed the applicant to inquire about the progress of the CUP with regard to the other County departments. A copy of the February 6, 2019 correction letter was also resent, along with updates to the fees which were still unpaid. There had been no progress on addressing the items from the letter except for payment of the CUP referral fees on April 4, 2019. Staff did not receive any response from the applicant to the January 22, 2020 email.
16. On September 9, 2020 a sixth correction letter was sent by staff to the applicant. This letter was essentially the same as the one sent on February 6, 2019, except the CUP referral fees were no longer listed, the other fees were updated, and the letters from DPH, DPW, and FD for the CUP consultation were referred to and attached. The September 9, 2020 letter stated that the CUP application will be denied unless the necessary information is provided by October 13, 2020.
17. At the request of the applicant, on October 8, 2020 staff sent an email to the applicant extending the deadline to November 12, 2020 to provide an updated site plan and project description in order to keep the application from being denied.
18. After receiving a revised site plan on November 12, 2020, on November 19, 2020 staff emailed the applicant with a list of site plan corrections and a request for a revised project description to reflect changes to the site plan, to be provided as soon as possible.
19. A revised site plan was provided to staff by the applicant on December 28, 2020 but no project description was provided. Staff sent an email on February 4, 2021 with a list of corrections needed for the site plan as well as another request for the project description and a request to submit the necessary information to DPH to meet their drinking water and onsite wastewater treatment system requirements. This email gave a deadline of February 18 for providing this information in order to keep the CUP application active and avoid scheduling it for denial due to inactivity.
20. On February 11, 2021 Staff offered to set up a meeting with the other County departments reviewing the CUP if an accurate revised site plan and updated project description were provided by February 18, 2021. The purpose of the meeting would

have been to determine if the changes to the project to reduce its scope to the existing uses and structures would change the requirements by DPW, DPH and FD that had been provided for the project in 2019, and to assess the viability of the project.

21. On February 17, 2021 the applicant submitted a revised site plan and project description. However, the site plan still required further revisions and the project description was not consistent with the site plan and included additional uses beyond what currently exists on the project site. Staff emailed the applicant on February 24, 2021 with a request for further corrections to the site plan and project description. A due date of March 11, 2021 was provided.
22. On March 9, 2021, the applicant submitted a revised site plan. However, no project description was provided. Because the project description had not been provided by the March 11, 2021 due date, and there had been no progress in addressing the other requirements for the CUP detailed in the September 9, 2020 letter and in previous letters, or in addressing the requirements of the other County departments, staff sent a notice to deny the project due to inactivity on March 18, 2021. This notice listed a hearing date of April 20, 2021 and stated that the applicant must submit written correspondence to staff by April 18, 2021 in order to request to keep the project active and to avoid being scheduled for denial.
23. Although a revised site plan was provided on March 9, 2021, a revised project description and the other previously requested information have not been provided, and staff is unable to further evaluate the project. The applicant has been given numerous extensions over the years since the application was filed in 2012 and has been given plenty of time and opportunities to provide the information necessary for staff to evaluate the project and the CUP request. However, the applicant has failed repeatedly to provide the requested information, while providing only incomplete and partial information, failing to pay all of the required fees, failing to file a COC application, and failing to make demonstrable effort to work with staff and with the other County departments to resolve the issues and show progress regarding the pending CUP application.
24. Staff sent a letter to the applicant dated March 18, 2021 informing the applicant that pursuant to Section 22.222.100 (denial for lack of information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on April 20, 2021
25. The March 18, 2021 letter also directed the applicant to contact staff within 30 days, by April 18, 2021, for the CUP application to remain active.
26. The applicant has failed to submit the required materials, including all of the information requested by FD, DPH, and DPW in 2019, and most of the information in the September 9, 2020 Regional Planning letter, including an acceptable project description consistent with the site plan, Environmental Assessment fee and related DPW referral fee, COC application fee, articles of incorporation, site photographs and photo key map, within the required timeframe, which was by April 18, 2021.

27. The Hearing Officer Denied CUP No. 201200163 on April 20, 2021. The applicant had until May 4, 2021 to appeal the decision.
28. The applicant filed the appeal to the Commission on April 29, 2021.
29. **LE AL NOTIFICATION.** The Commission finds that pursuant to Section 22.222.120 of the County Code, the community was properly notified of the public hearing by mail, newspaper (The Signal and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On May 20, 2021, a total of 37 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 26 notices to those on the courtesy mailing list for the Soledad Zoned District.
30. **ENVIRONMENTAL.** An environmental determination was not made, since action on the project is neither being approved nor undertaken. Therefore, pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 201200163 is **DENIED**.

SD:RC
7/21/21



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 8, 2021	
HEARING DATE:	July 21, 2021	AGENDA ITEM: 6
PROJECT NUMBER:	R2012-02971-(5)	
PERMIT NUMBER(S):	CUP 201200163	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	32222 Agua Dulce Canyon Road	
OWNER:	Ben and Reef Gardens Inc.	
APPLICANT:	Shaul Yakovi	
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@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:

The above-identified item is an appeal to the Hearing Officer's denial due to inactivity on April 20, 2021 of the Conditional Use Permit (CUP). The CUP is to authorize a special event facility, caretaker's residence, and related facilities in the R-R (Resort and Recreation, One Acre Minimum Required Lot Area) Zone and Soledad Zoned District. The Department of Regional Planning Staff ("Staff") recommends that the Regional Planning Commission ("Commission") deny the appeal and affirm the Hearing Officer's action to deny Project R2012-02971 / CUP 201200163 based in the Draft Findings (Exhibit A –Draft Findings) and the attached report to the Hearing Officer along with the findings of the Hearing Officer.



Staff recommends the following motion:

SUGGESTED MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, DENY THE APPEAL, AND AFFIRM THE HEARING OFFICER'S ACTION ON CONDITIONAL USE PERMIT NUMBER 201200163 SUBJECT TO THE ATTACHED FINDINGS.

PROCEEDINGS BEFORE THE HEARING OFFICE

A discussion item for denial for inactivity of the CUP was held online on April 20, 2021 before the Hearing Officer. Staff gave a presentation about the project, including a description of numerous requests for the information needed to process the CUP and recommended denial of the pending application due to inactivity. Staff also mentioned additional correspondence received from the applicant's attorney, Mr. Steve Kaplan, on the day prior to the hearing which was provided to the Hearing Officer in a supplemental hearing package and additional information received from him on the day of the hearing which was received too late to include in the supplemental hearing package. After the presentation by Staff, the Hearing Officer asked Staff if there was a pending Zoning Enforcement case still open on the project site, and Staff answered in the affirmative. Mr. Kaplan spoke in support of the project and requested that the Hearing Officer provide additional time so that a meeting could be held with the County Departments reviewing the project in order to review changes that the applicant proposes to significantly reduce the scope of the project. No other speakers testified. The Hearing Officer determined that the applicant had been provided ample opportunities to provide the requested information needed for the project but had failed to do so, deemed the application inactive, denied the CUP application, and closed the public hearing. On April 29, 2021 an appeal to the Regional Planning Commission ("Commission") of the Hearing Officer's denial due to inactivity was filed by the applicant.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to Section 22.222.120 of the County Code, the community was properly notified of the public hearing by mail, newspaper (The Signal and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On May 20, 2021, a total of 37 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 26 notices to those on the courtesy mailing list for the Soledad Zoned District.

COMMENTS RECEIVED

A letter to Staff dated June 28, 2021 and previous email correspondence was received from the Agua Dulce Town Council and has been included in this hearing package. An email from a neighbor who opposes the Project is also included in this hearing package

REASONS FOR APPEAL

The applicant has appealed the Hearing Officer's denial in order to continue working with Staff and other County departments on the CUP. No new information has been provided by the applicant since the denial that would change Staff's recommendation or justify reversing the Hearing Officer's action.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:



Mitch Glaser, Assistant Administrator

Attachments:

Hearing Officer Package

Supplemental Hearing Officer Package

Denial Package

Declaration of Steve Kaplan 4-20-21

Declaration of Richard Claghorn 4-26-21

Appeal Form

Revised Draft Findings

Agua Dulce Town Council Letter

Email Correspondence



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

DENIAL DUE TO INACTIVITY REPORT TO THE HEARING OFFICER

DATE ISSUED:	April 8, 2021	
HEARING DATE:	April 20, 2021	AGENDA ITEM:6
PROJECT NUMBER:	R2012-02971	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") 201200163	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	32222 Agua Dulce Canyon Road, Agua Dulce	
OWNER:	Ben and Reef Gardens, Inc.	
APPLICANT:	Shaul Yakovi	
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov	

Item No. 6 is an application for a CUP to authorize a special event facility, caretaker's residence, overnight accommodations, and related appurtenant facilities. The project site is located at 32222 Agua Dulce Canyon Road in the Agua Dulce community.

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:

The CUP application was filed on December 19, 2012 to establish a permanent special event facility and related uses. Refer to the attached timeline showing details of the permitting history on the project site and key dates and other details of previous correspondence, site visits, and other events related to the processing of the current CUP application. Regional Planning staff ("Staff") has made repeated attempts to inform the applicant of the information that is required to proceed with their application for a CUP. A correction letter detailing the information needed to process the application, including the required CUP referral fees and Environmental Assessment fees, was sent to the applicant on June 13, 2013. Subsequent correction letters were sent on May 12, 2015, July 15,

2015, March 23, 2016 (with modified revised versions of this letter sent on August 10, 2016 and May 24, 2017), February 2, 2019, and September 9, 2020. The applicant provided some of the required information, but the majority of the required items were not submitted, so most of the requested items were repeated in multiple correction letters.

CUP referral fees that were requested in 2013 were not paid until April 4, 2019. After these referral fees were paid, consultation was conducted for the project with the Los Angeles County Department of Parks and Recreation (DPR), Department of Public Health (DPH), Department of Public Works (DPW), and Fire Department (FD). Letters were provided by DPH, DPW, and FD related to the CUP requirements for each department, and these letters were provided to the applicant on August 15, 2019 and August 21, 2019. These letters included requests for the following additional information: FD-revisions to the site plan to demonstrate compliance with Fire Code access requirements, additional information to determine the fire flow, fire hydrant, and water requirements, and a preliminary fuel modification plan; DPH-reports to demonstrate an adequate potable water supply, reports to demonstrate adequacy of onsite wastewater treatment system, plans for Food Plan Check Program, plans for pool facilities, and a noise study; DPW-traffic access management study, trip generation study, hydrology report, Low Impact Development Plan, geotechnical study, site plan revisions to show line of site, easements, removal of obstructions in the right of way and other information. To date, the applicant never paid the required Environmental Assessment fee for the Initial Study or the related Environmental Assessment referral fee for DPW. The correspondence dated September 9, 2020 requesting project revisions and additional information, is attached, along with the previous correction letters, letters provided by DPH, DPW, and FD, a Notice of Denial letter, and pertinent emails.

The required Certificate of Compliance first requested in 2013 has still not been filed. A timeline summarizing the history of previous permits related to the project site, the CUP application history, and key dates and events related to the project is attached as a separate document for reference. Additionally, staff spoke to the applicant by telephone on September 30, 2020 to discuss the letter dated September 9, 2020. Based on communications with DPH, DPW, and FD, the applicant has not provided any of those departments with the information they require to process the CUP. Staff has not received the requested information and as a result, is unable to process the application.

Section 22.222.100 (Denial of Inactive Application) of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 (Application – Information Required) and 22.222.090 (Initial Application Review) of the County Code. Due to the applicant's repeated failure to provide requested information, submittal of required fees and inability to demonstrate progress on the CUP application, further processing of the CUP is not possible at this time. Outstanding items needed to continue processing the application include all of the information listed above from FD, DPH and DPW, as well as most of the information from the Regional Planning letter dated September 9, 2020. Therefore, Staff recommends that

CONDITIONAL USE PERMIT No. 201200163 be denied pursuant to the attached findings.

SUGGESTED MOTION:

I, THE HEARING OFFICER, DENY CONDITIONAL USE PERMIT NUMBER 201200163 SUBJECT TO THE ATTACHED FINDINGS.

Report
Reviewed By:



Samuel Dea, Supervising Regional Planner

Report
Approved By:



Mitch Glaser, Assistant Administrator

Attachments: Draft Denial Findings
Correspondence
Project Site History Timeline

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02971-(5)
CONITIONAL USE PERMIT NO. 201200163**

1. **ENTITLEMENT REQUESTED.** The applicant, Shaul Yakovi, is requesting a Conditional Use Permit (“CUP”) to authorize a special event facility in the R-R (Resort and Recreation Zone) Zone pursuant to Los Angeles County (“County”) Code Section 22.40.220 in the Zoning Code at the time the CUP was filed on December 19, 2012. The zoning of the project site was changed from R-R to A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) effective December 27, 2012, which was also the effective date of the current Santa Clarita Valley Area Plan. Because the CUP application was filed prior to effective date, it was allowed to be reviewed under the R-R Zone, the former Santa Clarita Valley Area Plan, and the other applicable Zoning Code requirements then in effect.
2. **MEETING DATE.** April 20, 2021
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** *To be inserted after the public meeting to reflect meeting proceedings.*
4. **LOCATION.** 32222 Agua Dulce Canyon Road, Agua Dulce (Assessor’s Parcel Number (“APN”) 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054)
5. The project was filed on December 19, 2012. Since the application was filed, staff of the County Department of Regional Planning (“staff”) has asked the applicant for additional materials needed to proceed with the project.
6. The first correction letter from staff was dated June 13, 2013. At the time the CUP was submitted and when the first letter was written, the project site included eight APNs, including the five APNs listed above as well as 3212-004-012, 3212-008-052, and 3212-008-054. This letter instructed the applicant to submit CUP referral fees for other County Departments (Los Angeles County Department of Parks and Recreation (DPR), Department of Public Health (DPH), and Fire Department (FD), the Environmental Assessment-Initial Study fee and related referral fee for the Department of Public Works (DPW), an application for a Certificate of Compliance (COC), and make numerous corrections to the site plan, application form, project description, and submit other required application materials.
7. The second correction letter from staff was dated May 12, 2015. By this time, three of the original APNs comprising the project site were no longer owned by the applicant. This correction letter was sent to request an updated site plan and related application materials to reflect the change of ownership, as well as the other required information that had still not been provided. This letter listed a due date of August 12, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.

8. A third correction letter from staff was dated July 15, 2015. Revised plans had been provided from the applicant showing the current five APNs while eliminating the APNs which were no longer part of the project ownership. However, the project description had not been revised to reflect this change and most of the other required information had not been provided, including the required fees. This letter listed a due date of October 15, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
9. A fourth correction letter from staff was dated March 23, 2016. The due date had been extended prior to this date, and the applicant had provided some of the requested materials, although most of the requested items had still not been provided and some required fees, such as the CUP Referral fees, Environmental Assessment Fee and related DPW referral fee, and COC fee, had still not been paid. This letter listed a due date of June 20, 2016 and said the project may be denied due to inactivity if the required information was not provided by this date. This correction letter was sent again to the applicant on August 10, 2016 with some items having been checked off or addressed, although most of the items remained unresolved. On March 24, 2017 the letter was sent to the applicant again to reflect the current fee schedule.
10. On December 3, 2018 staff sent an email to the applicant stating that the CUP application could be scheduled for denial if the required CUP referral fees were not paid by February 4, 2019.
11. On February 6, 2019, with the CUP referral fees still unpaid, a fifth correction letter was sent to the applicant. This letter listed all of the required items that were still outstanding and said the CUP application will be denied due to inactivity unless the necessary items were provided by May 6, 2019, including the CUP referral fees.
12. On April 4, 2019 the applicant paid the CUP referral fees. Staff consulted with DPH, DPW, FD, and DPR for the CUP application. DPR cleared the CUP on July 16, 2019 without providing a letter. Letters were received from DPH, DPW, and FD, which listed the information that was needed from each department in order for these departments to clear the CUP for public hearing. These letters were provided to the applicant on August 15, 2019 and August 21, 2019 and the applicant was instructed to work with each department directly to address the issues listed in the letters.
13. The County Fire Department sent a letter on August 8, 2019 stating that there are pending items that must be addressed. The County Department of Public Works and County Department of Public Health sent letters on August 14, 2019 stating that there are pending items that must be addressed. These letters included requests for the following additional information: FD-revisions to the site plan to demonstrate compliance with Fire Code access requirements, additional information to determine the fire flow, fire hydrant, and water requirements, and a preliminary fuel modification plan; DPH-reports to demonstrate an adequate potable water supply, reports to demonstrate adequacy of onsite wastewater treatment system, plans for Food Plan Check Program, plans for pool facilities, and a noise study; DPW-traffic access management study, trip generation study, hydrology report, Low Impact Development Plan, geotechnical study,

site plan revisions to show line of site, easements, removal of obstructions in the right of way and other information. The above County Departments have still not received the requested information or materials to enable further project evaluation.

14. On January 22, 2020, staff emailed the applicant to inquire about the progress of the CUP with regard to the other County departments. A copy of the February 6, 2019 correction letter was also resent, along with updates to the fees which were still unpaid. There had been no progress on addressing the items from the letter except for payment of the CUP referral fees on April 4, 2019. Staff did not receive any response from the applicant to the January 22, 2020 email.
15. On September 9, 2020 a sixth correction letter was sent by staff to the applicant. This letter was essentially the same as the one sent on February 6, 2019, except the CUP referral fees were no longer listed, the other fees were updated, and the letters from DPH, DPW, and FD for the CUP consultation were referred to and attached. The September 9, 2020 letter stated that the CUP application will be denied unless the necessary information is provided by October 13, 2020.
16. At the request of the applicant, on October 8, 2020 staff sent an email to the applicant extending the deadline to November 12, 2020 to provide an updated site plan and project description in order to keep the application from being denied.
17. After receiving a revised site plan on November 12, 2020, on November 19, 2020 staff emailed the applicant with a list of site plan corrections and a request for a revised project description to reflect changes to the site plan, to be provided as soon as possible.
18. A revised site plan was provided to staff by the applicant on December 28, 2020 but no project description was provided. Staff sent an email on February 4, 2021 with a list of corrections needed for the site plan as well as another request for the project description and a request to submit the necessary information to DPH to meet their drinking water and onsite wastewater treatment system requirements. This email gave a deadline of February 18 for providing this information in order to keep the CUP application active and avoid scheduling it for denial due to inactivity.
19. On February 11, 2021 Staff offered to set up a meeting with the other County departments reviewing the CUP if an accurate revised site plan and updated project description were provided by February 18, 2021. The purpose of the meeting would have been to determine if the changes to the project to reduce its scope to the existing uses and structures would change the requirements by DPW, DPH and FD that had been provided for the project in 2019, and to assess the viability of the project.
20. On February 17, 2021 the applicant submitted a revised site plan and project description. However, the site plan still required further revisions and the project description was not consistent with the site plan and included additional uses beyond what currently exists on the project site. Staff emailed the applicant on February 24,

2021 with a request for further corrections to the site plan and project description. A due date of March 11, 2021 was provided.

21. On March 9, 2021, the applicant submitted a revised site plan. However, no project description was provided. Because the project description had not been provided by the March 11, 2021 due date, and there had been no progress in addressing the other requirements for the CUP detailed in the September 9, 2020 letter and in previous letters, or in addressing the requirements of the other County departments, staff sent a notice to deny the project due to inactivity on March 18, 2021. This notice listed a hearing date of April 20, 2021 and stated that the applicant must submit written correspondence to staff by April 18, 2021 in order to request to keep the project active and to avoid being scheduled for denial.
22. Although a revised site plan was provided on March 9, 2021, a revised project description and the other previously requested information have not been provided, and staff is unable to further evaluate the project. The applicant has been given numerous extensions over the years since the application was filed in 2012 and has been given plenty of time and opportunities to provide the information necessary for staff to evaluate the project and the CUP request. However, the applicant has failed repeatedly to provide the requested information, while providing only incomplete and partial information, failing to pay all of the required fees, failing to file a COC application, and failing to make demonstrable effort to work with staff and with the other County departments to resolve the issues and show progress regarding the pending CUP application.
23. Staff sent a letter to the applicant dated March 18, 2021 informing the applicant that pursuant to Section 22.222.100 (denial for lack of information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on April 20, 2021.
24. The March 18, 2021 letter also directed the applicant to contact staff within 30 days, by April 18, 2021, for the CUP application to remain active.
25. The applicant has failed to submit the required materials, including all of the information requested by FD, DPH, and DPW in 2019, and most of the information in the September 9, 2020 Regional planning letter, including an acceptable project description consistent with the site plan, Environmental Assessment fee and related DPW referral fee, COC application fee, articles of incorporation, site photographs and photo key map, within the required timeframe, which was by April 18, 2021.
26. **ENVIRONMENTAL.** An environmental determination has not been made, since action on the project is neither being approved nor undertaken. Therefore, pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 201200163 is **DENIED**.

SD:RC
4/5/21



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 13, 2013

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. Please address the following items and submit the necessary additional items:

1. One (1) copy of the land use map (**olded**). Land uses within a 500 foot radius of the project site must be shown. The land use map must depict the land uses that currently exist within 500 feet of the property. See item 12 on the Zoning Permits checklist for details.
2. One (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner s signature is from an authorized person within the corporation.
3. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. More photos are needed to provide a complete picture of existing site conditions.
4. Guest house 12C is located within a slope easement. Structures are not allowed within a slope easement. Guest houses 12D, 12E, and 12F are located within a recorded private driveway. See the Assessor s map for the driveway location. Structures are not allowed within this private driveway-fire lane easement. The structures must be removed or relocated.
5. The structures being called guest houses on the plans don t meet the county guest house requirements. Guest houses are intended as non-rental structures accessory to single-family residences, are limited to one per property, and are not allowed to have kitchen facilities. The proposed structures don t fit the guest house definition, but you ll need to clarify how these structures are intended to be used in a detailed project description.
6. Two sets of elevation plans of the houses were provided. One of them shows a 2,400 square foot house size and the other says the house size is 3,500 square feet. None of the houses shown on the site plan are 2,400 square feet. Please indicate whether any 2,400 square foot houses are proposed. There are six 2,400 square foot structures shown on the

site plan, but they are not houses. Also, the 2,400 square foot structures on the site plan appear to be 30 x 40 on size, apparently with two stories. The 2,400 square foot house on the elevation plan appears to be approximately 42 x 74, so it is not clear what this drawing represents.

7. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
8. Please provide floor plans and elevation plans for all buildings. Some were provided, but most were not. Plans must show the building dimensions and must be drawn to scale.
9. Elevation plans were provided for a 1,000 square foot (25 x 40) structure, but it is not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32 x 32 for building #8, 12 x 47 for buildings #21 and #42, 18 x 60 for buildings #22 and #23, and 27 x 50 for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.
10. The elevation plans and floor plans were provided for the cabins. They are shown with a 15 width on the front and 18 on the sides. On the site plan, most of the cabins are oriented with an 18 width at the front and 15 on the sides. Since each cabin is 14 wide inside with 6 walls on each side according to the floor plan, the 9-cabin structure at the northwest part of parcel 25 should be 18 x 131 in size (14 x 9 = 126, plus 5 additional feet for the walls). Instead the structure scales out to approximately 15 x 162. The 10-cabin structure next to it has dimensions of 18 x 145-6 on the floor plan. However, on the site plan, this same structure appears to be 15 x 180. Most of the other cabin structures have the same problem on the site plan. If the cabins are to be oriented with an 18 width for each cabin at the front, then the floor plan and elevation plans need to be revised so that they are consistent with the site plan. If they will be oriented in different directions, then this needs to be clarified. It is important that the buildings be depicted accurately on all the plans to avoid problems during and after the processing of the case.
11. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Please provide a survey or other evidence to show the area of the parcels is in fact 94 acres, or revise the project description with the correct lot size.
12. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that has not yet been started, and which is still proposed. It doesn't appear a grading permit for this work will be issued prior to the site plan expiration on August 24, 2013. Since this parking area is still proposed, and since it also appears much other grading is needed, a grading plan is needed that shows all of the proposed grading. The banquet hall (building 9) is located on sloping terrain, as are the guest cabins and many of the other proposed structures and the basketball and tennis courts, and it appears grading will be needed for these. If a soccer field is included that will also require significant grading. You'll need to provide a detailed grading plan to depict all of the grading involved in the project, and include this information in the revised project description. Please provide the total amount of cut and fill (in cubic yards) as well as indicating the total square footage of the areas to be graded.
13. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. However, it appears a number of buildings and other improvements are located in the flood zone, including the banquet hall (#3), restrooms (#4), dining pad (#11), tennis and basketball courts, spa (#31 & #33), restroom (#35), office (#36), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be removed or relocated.

14. The application form lists the city for the project location mailing address as Santa Clarita, but the Assessor's records show it as Agua Dulce.
15. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities are existing or proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
16. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
17. A soccer field is mentioned in the description but is not shown on the site plan.
18. The description mentions swimming pools and fishing ponds. Four pools are shown and one pond, but it's not clear which ones are for fishing and which are for swimming. Please label them.
19. Include the existing and proposed floor plans for the restaurant structure (previously a snack bar) and clearly show any alterations being proposed for the building, and for any other existing structures being altered.
20. The project description says 42 buildings would be constructed or rehabilitated. The actual number of structures is considerably higher, as it appears there are actually 62 structures based on the site plan. The guest cabins on parcel 25 are counted as one structure, even though they're shown as six separate buildings. The guest houses also need to be counted as separate individual buildings. The guest cabins on parcels 52 & 54 are also counted as a single building even though they are depicted as 9 different structures. The RV parking (#39) does not appear to be a building and shouldn't be counted as a building. The occupant load list shows guard shacks numbered as #40 & 41. However, on the site plan there is no building #41 and two with the #40. The dining pad (#11) does not appear to be a building, but the kitchen adjacent to it appears to be a building. Please include plans for this kitchen building along with all other buildings on the site that are proposed or will have any proposed work to be done on them.
21. Guard shack #40 west of parcels 54 and 28 is in the public right of way, and so is part of the gate. They may not be located within the public right of way or any future dedication area. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5 x 7).
22. Guard shack #40 on parcel 12 should be repositioned so that it is outside of the driveway or it should be in the middle of the driveway with evenly spaced lanes on each side. It also should be parallel with the direction of the driveway instead of being skewed at an angle.
23. The proposed signs are shown within the public right of way area. The sign locations should be revised to match the locations approved under the amendment to RPP 200900080 approved on 2/19/13.
24. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location and include a sign plan.
25. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. If the winery is to be included, it needs to be included on the site plan and included in the detailed project description.
26. Please indicate whether or not massage services will be performed by technicians or

therapists holding licenses from the California Massage Therapy Council (CAMTC).

27. The mobile home (#30) should be labeled as caretaker's mobile home on the site plan.
28. Label all buildings as (E) existing or (P) proposed on the site plan. If it is existing but remodeling is proposed, then label it (E/R) existing/remodel. If an addition is proposed, label it (E/A) existing/addition.
29. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking is incorrect, and most uses are not included. It lists 393 spaces provided, which appears to be accurate based on the site plan. However, the project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. The largest single parking lot has 167 spaces. The 393 total spaces shown are far short of what is required. A preliminary parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this preliminary analysis, is 845. It could be reduced if changes or corrections are made, but the number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a similar parking matrix incorporating any changes or corrections made to the project.
30. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 106,621 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
31. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
32. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins).
33. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
34. A Certificate of Compliance (COC) is required for APN 3212-008-051, -052 & -054 and APN 3212-004-012 because new buildings are proposed on those parcels and there was no previous tract or parcel map creating the parcels. A single COC could be filed on all four of these parcels, or a separate one could be filed on each. A copy of the application form is attached.
35. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit A, and it must be signed, notarized and recorded. This can be done after the public hearing.
36. This project is subject to the Rural Outdoor Lighting District Ordinance (Dark Skies). See the attached handout for a summary of the requirements. You can read more details about it on our website at this link:
http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting-overview.pdf
37. This project is subject to the Green Building, Drought Tolerant Landscaping, and Low Impact Development (LID) ordinance requirements. Please read the attached handouts for a summary of these requirements. Please comply with these requirements and provide the following additional information:
 - a. Show the amount of existing and proposed impervious surfaces on each of the 8 parcels related to the project, in square feet. The application form lists an approximate impervious area total of 200,000 square feet, but a detailed breakdown is needed that shows how the total impervious area is calculated for both before and after the project.
 - b. Also include a landscape plan and show how much area will be devoted to drought-tolerant landscaping and non-drought-tolerant landscaping for each parcel, in square feet.
 - c. Please show at least three new 15-gallon trees for every 10,000 square feet of

developed area. At least 65% of the trees need to be from the drought-tolerant list. Existing trees that are 6 inches or more in diameter may be counted toward this total. See the following link for the drought tolerant list and Green ordinance details:

<http://planning.lacounty.gov/green>

38. One of the drought-tolerant requirements restricts the lawn area to a maximum of 5,000 square feet. Pursuant to Section 22.52.2270, the Director of the Department, without notice or a hearing, may grant a modification to the landscaping requirements of this Part 21 under the following circumstances:

1. When a project's topographic features, lot size, or other conditions make it unreasonable, impractical, or otherwise creates an unnecessary hardship to require compliance with these landscaping requirements; or
2. When the nature of a large scale or multi-lot project necessitates flexibility in the project design that impacts the landscaping for the project.

Please provide a burden of proof statement supporting the above findings to request a modification to the 5,000 square foot limit on lawn area. Please note that this procedure applies only to the requirements from the drought-tolerant ordinance (Part 21), which does not include the tree planting requirement listed in 37c above.

39. The site plan identifies an area for 55 RV parking spaces. However, it does not depict the individual spaces. Please show the RV spaces on the plan.
40. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,115 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fees, including \$987 for Public Works and \$416 for Parks and Recreation. The \$310 you've paid for the Environmental Assessment will be deducted from the \$3,022 Initial Study (Negative Declaration) fee, for a balance of \$2,712 ($\$2,712 + \$987 + \$416 = \$4,115$). The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review.
41. The pending Zoning Enforcement case must be resolved prior to scheduling of a public hearing for the case.
42. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 8 parcels) at any one time, including employees and all other persons.

A One-Stop Counseling meeting is recommended for this project due to its size and complexity and the numerous agencies involved. This is a meeting held each month at Department of Public Works (DPW) headquarters in Alhambra where the applicants can meet with multiple County agencies with regards to proposed projects to help applicants better understand the requirements of each agency. It will help to better coordinate the project and help resolve issues. The fees for the One-Stop are \$253.25 for DPW, \$84 for Fire, and \$129 for Public Health. The \$328 Regional Planning fee will be waived since you've filed a pending CUP already. The total fees for the One-Stop are \$466.25 if all the agencies attend. Although the One-Stop is not required, it is strongly recommended for this project. A copy of the One-Stop application form is attached for reference.

A separate meeting with Regional Planning will also probably be necessary to help address the issues and requirements mentioned in this letter.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section

ST:RC



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

May 12, 2015

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. None of the information requested in the June 13, 2013 has been received. This is an update to the previous letter. Please address the following items and submit the necessary additional items by **August 12, 2015** or the project may be **DENIED** due to inactivity:

1. According to our records, the three southerly parcels are no longer owned by Ben and Reef Gardens. These parcels include Assessor's Parcel Number 3212-004-012, 3212-008-051, and 3212-008-052. The site plan, project description, application form, and other materials need to be updated to exclude these parcels and the structures, parking spaces, and other features proposed on them.
2. One (1) copy of the land use map (**olded**). Land uses within a 500 foot radius of the project site must be shown. The land use map must depict the land uses that currently exist within 500 feet of the property. See item 12 on the Zoning Permits checklist for details.
3. One (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
4. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. More photos are needed to provide a complete picture of existing site conditions.
5. Guest house 12C is located within a slope easement. Structures are not allowed within a slope easement. Guest houses 12D, 12E, and 12F are located within a recorded private driveway. See the Assessor's map for the driveway location. Structures are not allowed within this private driveway-fire lane easement. The structures must be removed or relocated.
6. The structures being called guest houses on the plans don't meet the county guest house requirements. Guest houses are intended as non-rental structures accessory to single-

family residences, are limited to one per property, and are not allowed to have kitchen facilities. The proposed structures don't fit the guest house definition, but you'll need to clarify how these structures are intended to be used in a detailed project description. If they are for short term guests, the term "guest units" should be used instead.

7. Two sets of elevation plans of the houses were provided. One of them shows a 2,400 square foot house size and the other says the house size is 3,500 square feet. None of the houses shown on the site plan are 2,400 square feet. Please indicate whether any 2,400 square foot houses are proposed. There are six 2,400 square foot structures shown on the site plan, but they are not houses. Also, the 2,400 square foot structures on the site plan appear to be 30 x 40 on size, apparently with two stories. The 2,400 square foot house on the elevation plan appears to be approximately 42 x 74, so it's not clear what this drawing represents.
8. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
9. Please provide floor plans and elevation plans for all buildings. Some were provided, but most were not. Plans must show the building dimensions and must be drawn to scale.
10. Elevation plans were provided for a 1,000 square foot (25 x 40) structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32 x 32 for building #8, 12 x 47 for buildings #21 and #42, 18 x 60 for buildings #22 and #23, and 27 x 50 for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.
11. The elevation plans and floor plans were provided for the cabins. They are shown with a 15 width on the front and 18 on the sides. On the site plan, most of the cabins are oriented with an 18 width at the front and 15 on the sides. Since each cabin is 14 wide inside with 6 walls on each side according to the floor plan, the 9-cabin structure at the northwest part of parcel 25 should be 18 x 131 in size (14 x 9 = 126, plus 5 additional feet for the walls). Instead the structure scales out to approximately 15 x 162. The 10-cabin structure next to it has dimensions of 18 x 145-6 on the floor plan. However, on the site plan, this same structure appears to be 15 x 180. Most of the other cabin structures have the same problem on the site plan. If the cabins are to be oriented with an 18 width for each cabin at the front, then the floor plan and elevation plans need to be revised so that they are consistent with the site plan. If they will be oriented in different directions, then this needs to be clarified. It is important that the buildings be depicted accurately on all the plans to avoid problems during and after the processing of the case.
12. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
13. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. It doesn't appear a grading permit for this work was issued prior to the site plan expiration on August 24, 2013. Since this parking area is still proposed, and since it also appears much other grading is needed, a grading plan is needed that shows all of the proposed grading. The banquet hall (building 9) is located on sloping terrain, as are the guest cabins and many of the other proposed structures and the basketball and tennis courts, and it appears grading will be needed for these. If a soccer field is included that will also require significant grading. You'll need to provide a detailed grading plan to depict all

of the grading involved in the project, and include this information in the revised project description. Please provide the total amount of cut and fill (in cubic yards) as well as indicating the total square footage of the areas to be graded.

14. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. However, it appears a number of buildings and other improvements are located in the flood zone, including the banquet hall (#3), restrooms (#4), dining pad (#11), tennis and basketball courts, spa (#31 & #33), restroom (#35), office (#36), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be removed or relocated. The project description needs to be corrected.
15. The application form lists the city for the project location mailing address as Santa Clarita, but the Assessor's records show it as Agua Dulce.
16. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
17. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
18. A soccer field is mentioned in the description but is not shown on the site plan.
19. The description mentions swimming pools and fishing ponds. Four pools are shown and one pond, but it's not clear which ones are for fishing and which are for swimming. Please label them.
20. Include the existing and proposed floor plans for the restaurant structure (previously a snack bar) and clearly show any alterations being proposed for the building, and for any other existing structures being altered.
21. The project description says 42 buildings would be constructed or rehabilitated. The actual number of structures is considerably higher, as it appears there are actually 62 structures based on the current site plan, although that figure includes the structures on the parcels that are no longer part of the project. The guest cabins on parcel 25 are counted as one structure, even though they are shown as six separate buildings. The guest houses also need to be counted as separate individual buildings. The guest cabins on parcels 52 & 54 are also counted as a single building even though they are depicted as 9 different structures. The RV parking (#39) does not appear to be a building and shouldn't be counted as a building. The occupant load list shows guard shacks numbered as #40 & 41. However, on the site plan there is no building #41 and two with the #40. The dining pad (#11) does not appear to be a building, but the kitchen adjacent to it appears to be a building. Please include plans for this kitchen building along with all other buildings on the site that are proposed or will have any proposed work to be done on them. Please revise the description and correct any errors and inconsistencies and update as needed.
22. Guard shack #40 west of parcels 54 and 28 is in the public right of way, and so is part of the gate. They may not be located within the public right of way or any future dedication area. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5 x 7).
23. Guard shack #40 on parcel 12 should be repositioned so that it is outside of the driveway or it should be in the middle of the driveway with evenly spaced lanes on each side. It also

- should be parallel with the direction of the driveway instead of being skewed at an angle.
24. The proposed signs are shown within the public right of way area. The sign locations should be revised to match the locations approved under the amendment to RPP 200900080 approved on 2/19/13.
 25. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location and include a sign plan.
 26. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. If the winery is to be included, it needs to be included on the site plan and included in the detailed project description.
 27. Please indicate whether or not massage services will be performed by technicians or therapists holding licenses from the California Massage Therapy Council (CAMTC).
 28. The mobile home (building #28) should be labeled as caretaker's mobile home on the site plan.
 29. Label all buildings as (E) existing or (P) proposed on the site plan. If it is existing but remodeling is proposed, then label it (E/R) existing/remodel. If an addition is proposed, label it (E/A) existing/addition.
 30. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking is incorrect, and most uses are not included. It lists 393 spaces provided, which appears to be accurate based on the current site plan. However, the project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. The largest single parking lot shown on the site plan has 167 spaces. The 393 total spaces shown are far short of what is required. A preliminary parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this preliminary analysis, is 846. It could be reduced if changes or corrections are made, but the number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a similar parking matrix incorporating any changes or corrections made to the project.
 31. A revised parking analysis was done that excluded the uses and parking spaces on the three southerly parcels. The revised analysis eliminated buildings and parking that were completely or partially on the parcels no longer owned by Ben & Reef. Three of the guest cabins on parcel 54 were deleted since two of them encroached onto parcel 52 and another was less than 5 feet from the property line of parcel 52, which now has a different owner. According to the new analysis, which is attached, 793 parking spaces are required and only 309 parking spaces are shown. More parking is required, or you'll need to reduce the number and/or intensity of uses so that the parking provided will meet the requirements.
 32. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 106,621 square feet. According to the revised analysis excluding the 3 southern parcels, the total structural area is 95,946 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 33. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 34. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins).
 35. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
 36. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. A copy of the application form is attached.
 37. A covenant to hold property as one parcel is required. A covenant was done for the north

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit A, and it must be signed, notarized and recorded. This can be done after the public hearing.

38. This project is subject to the Rural Outdoor Lighting District Ordinance (Dark Skies). See the attached handout for a summary of the requirements. You can read more details about it on our website at this link:

http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting-overview.pdf

39. This project is subject to the Green Building, Drought Tolerant Landscaping, and Low Impact Development (LID) ordinance requirements. Please read the attached handouts for a summary of these requirements. Please comply with these requirements and provide the following additional information:

- a. Show the amount of existing and proposed impervious surfaces on each of the 8 parcels related to the project, in square feet. The application form lists an approximate impervious area total of 200,000 square feet, but a detailed breakdown is needed that shows how the total impervious area is calculated for both before and after the project.
- b. Also include a landscape plan and show how much area will be devoted to drought-tolerant landscaping and non-drought-tolerant landscaping for each parcel, in square feet.
- c. Please show at least three new 15-gallon trees for every 10,000 square feet of developed area. At least 65% of the trees need to be from the drought-tolerant list. Existing trees that are 6 inches or more in diameter may be counted toward this total. See the following link for the drought tolerant list and Green ordinance details:

<http://planning.lacounty.gov/green>

38. One of the drought-tolerant requirements restricts the lawn area to a maximum of 5,000 square feet. Pursuant to Section 22.52.2270, the Director of the Department, without notice or a hearing, may grant a modification to the landscaping requirements of this Part 21 under the following circumstances:

1. When a project's topographic features, lot size, or other conditions make it unreasonable, impractical, or otherwise creates an unnecessary hardship to require compliance with these landscaping requirements; or
2. When the nature of a large scale or multi-lot project necessitates flexibility in the project design that impacts the landscaping for the project.

Please provide a burden of proof statement supporting the above findings to request a modification to the 5,000 square foot limit on lawn area. Please note that this procedure applies only to the requirements from the drought-tolerant ordinance (Part 21), which does not include the tree planting requirement listed in 37c above.

39. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 13 short term and 8 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short

term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2 x 6 each, and bike racks need to be provided. See the attached handout for additional details on the bike parking.

40. The site plan identifies an area for 55 RV parking spaces. However, it does not depict the individual spaces. Please show the RV spaces on the plan.
41. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,165 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$998 for the Department of Public Works and \$421 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment will be deducted from the \$3,056 Initial Study (Negative Declaration) fee, for a balance of \$2,746 ($\$2,746 + \$998 + 421 = \$4,165$). The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review.
42. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$498 and Department of Public Health referral of \$593. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.
43. The pending Zoning Enforcement case must be resolved prior to scheduling of a public hearing for the case.
44. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.

A One-Stop Counseling meeting is recommended for this project due to its size and complexity and the numerous agencies involved. This is a meeting held each month at Department of Public Works (DPW) headquarters in Alhambra where the applicants can meet with multiple County agencies with regards to proposed projects to help applicants better understand the requirements of each agency. It will help to better coordinate the project and help resolve issues. The fees for the One-Stop are \$253.25 for DPW, \$84 for Fire, and \$129 for Public Health. The \$332 Regional Planning fee will be waived since you've filed a pending CUP already. The total fees for the One-Stop are \$466.25 if all the agencies attend. Although the One-Stop is not required, it is strongly recommended for this project. A copy of the One-Stop application form is attached for reference.

A separate meeting with Regional Planning will also probably be necessary to help address the issues and requirements mentioned in this letter.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 15, 2015

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from May 12, 2015 following your submittal of revised plans on July 8, 2015. Please address the following items and submit the necessary additional items by **October 15, 2015** or the project may be **DENIED** due to inactivity:

1. One (1) copy of the land use map (**olded**). Land uses within a 500 foot radius of the project site must be shown. The land use map must depict the land uses that currently exist within 500 feet of the property. See item 12 on the Zoning Permits checklist for details.
2. One (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
3. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. More photos are needed to provide a complete picture of existing site conditions.
4. Guest house 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
5. The structures being called "guest houses" on the plans don't meet the county guest house requirements. Guest houses are intended as non-rental structures accessory to single-family residences, are limited to one per property, and are not allowed to have kitchen facilities. The proposed structures don't fit the guest house definition, but you'll need to clarify how these structures are intended to be used in a detailed project description. If they are for short-term guests, the term "guest units" should be used instead.
6. Two sets of elevation plans of the houses were provided. One of them shows a 2,400 square foot house size and the other says the house size is 3,500 square feet. None of the houses shown on the site plan are 2,400 square feet. Please indicate whether any 2,400 square foot houses are proposed. There are six 2,400 square foot structures shown on the

site plan, but they are not houses. Also, the 2,400 square foot structures on the site plan appear to be 30 x 40 on size, apparently with two stories. The 2,400 square foot house on the elevation plan appears to be approximately 42 x 74, so it is not clear what this drawing represents.

7. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
8. Please provide floor plans and elevation plans for all buildings. Some were provided, but most were not. Plans must show the building dimensions and must be drawn to scale.
9. Elevation plans were provided for a 1,000 square foot (25 x 40) structure, but it is not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32 x 32 for building #8, 12 x 47 for buildings #21 and #42, 18 x 60 for buildings #22 and #23, and 27 x 50 for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.
10. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
11. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. It doesn't appear a grading permit for this work was issued prior to the site plan expiration on August 24, 2013. Since this parking area is still proposed, and since it also appears much other grading is needed, a grading plan is needed that shows all of the proposed grading. The banquet hall (building 9) is located on sloping terrain, as are the guest cabins and many of the other proposed structures and the basketball and tennis courts, and it appears grading will be needed for these. If a soccer field is included that will also require significant grading. You'll need to provide a detailed grading plan to depict all of the grading involved in the project, and include this information in the revised project description. Please provide the total amount of cut and fill (in cubic yards) as well as indicating the total square footage of the areas to be graded.
12. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. However, it appears a number of buildings and other improvements are located in the flood zone, including the restrooms (#4), dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be removed or relocated. The project description needs to be corrected.
13. The application form lists the city for the project location mailing address as Santa Clarita, but the Assessor's records show it as Agua Dulce.
14. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
15. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?

16. A soccer field is mentioned in the description but is not shown on the site plan.
17. The description mentions swimming pools and fishing ponds. Four pools are shown and one pond, but it is not clear which ones are for fishing and which are for swimming. Please label them.
18. Include the existing and proposed floor plans for the restaurant structure (previously a snack bar) and clearly show any alterations being proposed for the building, and for any other existing structures being altered.
19. The project description says 42 buildings would be constructed or rehabilitated. The actual number of structures appears to be higher, as it appears there are actually about 50 structures (existing and proposed) based on the current site plan. The guest cabins on parcel 25 should be counted as six separate buildings. The guest houses also need to be counted as separate individual buildings. The guest cabins on parcels 52 & 54 should be counted as 6 different structures. The occupant load list shows guard shacks numbered as #40 & 41. However, on the site plan there is no building #41, one with the #14, one with the #40. The dining pad (#11) does not appear to be a building, but the kitchen adjacent to it appears to be a building. Please include plans for this kitchen building along with all other buildings on the site that are proposed or will have any proposed work to be done on them. Please revise the project description and correct any errors and update as needed so that the plans and project description are consistent with each other.
20. Guard shack #40 west of parcels 54 and 28 is in the public right of way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the public right of way or any future dedication area, so they must be removed or relocated. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5 x 7).
21. The proposed signs are shown within the public right of way area. The sign locations should be revised to match the locations approved under the amendment to RPP 200900080 approved on 2/19/13.
22. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location and include a sign plan.
23. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. If the winery is to be included, it needs to be included on the site plan and included in the detailed project description.
24. Please indicate whether or not massage services will be performed by technicians or therapists holding licenses from the California Massage Therapy Council (CAMTC).
25. The mobile home (building #28) should be labeled as caretaker's mobile home on the site plan.
26. Label all buildings as (E) existing or (P) proposed on the site plan or in the project description or separate list. If it is existing but remodeling or an addition is proposed, then please indicate that on the plans or in the project description so it is clear exactly what is being proposed.
27. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking is incorrect, and most uses are not included. It lists 207 spaces provided, which is not accurate based on the current site plan. However, the project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. The largest single parking lot shown on the site plan has 167 spaces. The number of parking spaces depicted on the revised plans is

309, which is far short of what is required. An updated parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 503. It could be reduced if changes or corrections are made, but the number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a similar parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.

28. Two of the guest cabins on Parcel 54 encroach onto Parcel 52, which is no longer part of the project area. These two cabins must be deleted.
29. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
30. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
31. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins).
32. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
33. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54.
34. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit A, and it must be signed, notarized and recorded. This can be done after the public hearing.
35. This project is subject to the Rural Outdoor Lighting District Ordinance (Dark Skies). See the attached handout for a summary of the requirements. You can read more details about it on our website at this link:
http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting-overview.pdf
36. This project is subject to the Green Building, Drought Tolerant Landscaping, and Low Impact Development (LID) ordinance requirements. Please read the attached handouts for a summary of these requirements. Please comply with these requirements and provide the following additional information:
 - a. Show the amount of existing and proposed impervious surfaces on each of the 8 parcels related to the project, in square feet. The application form lists an approximate impervious area total of 200,000 square feet, but a detailed breakdown is needed that shows how the total impervious area is calculated for both before and after the project.
 - b. Also include a landscape plan and show how much area will be devoted to drought-tolerant landscaping and non-drought-tolerant landscaping for each parcel, in square feet.
 - c. Please show at least three new 15-gallon trees for every 10,000 square feet of developed area. At least 65% of the trees need to be from the drought-tolerant list. Existing trees that are 6 inches or more in diameter may be counted toward this total. See the following link for the drought tolerant list and Green ordinance details:

<http://planning.lacounty.gov/green>

37. One of the drought-tolerant requirements restricts the lawn area to a maximum of 5,000 square feet. Pursuant to Section 22.52.2270, the Director of the Department, without notice or a hearing, may grant a modification to the landscaping requirements of this Part 21 under

the following circumstances:

1. When a project's topographic features, lot size, or other conditions make it unreasonable, impractical, or otherwise creates an unnecessary hardship to require compliance with these landscaping requirements; or
2. When the nature of a large scale or multi-lot project necessitates flexibility in the project design that impacts the landscaping for the project.

Please provide a burden of proof statement supporting the above findings to request a modification to the 5,000 square foot limit on lawn area. Please note that this procedure applies only to the requirements from the drought-tolerant ordinance (Part 21), which does not include the tree planting requirement listed in 37c above.

38. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2 x 6 each, and bike racks need to be provided. See the attached handout for additional details on the bike parking.
39. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. **You'll need to pay an additional \$4,165 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee** of \$998 for the Department of Public Works and \$421 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment will be deducted from the \$3,056 Initial Study (Negative Declaration) fee, for a balance of \$2,746 ($\$2,746 + \$998 + 421 = \$4,165$). The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. **As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.**
40. **The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$498 and Department of Public Health referral of \$593.** Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

41. The pending Zoning Enforcement case must be resolved prior to scheduling of a public hearing for the case.
42. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

A One-Stop Counseling meeting is recommended for this project due to its size and complexity and the numerous agencies involved. This is a meeting held each month at Department of Public Works (DPW) headquarters in Alhambra where the applicants can meet with multiple County agencies with regards to proposed projects to help applicants better understand the requirements of each agency. It will help to better coordinate the project and help resolve issues. The fees for the One-Stop are \$253.25 for DPW, \$84 for Fire, and \$129 for Public Health. The \$332 Regional Planning fee will be waived since you've filed a pending CUP already. The total fees for the One-Stop are \$466.25 if all the agencies attend. Although the One-Stop is not required, it is strongly recommended for this project. A copy of the One-Stop application form is attached for reference.

A separate meeting with Regional Planning will also probably be necessary to help address the issues and requirements mentioned in this letter.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

1. Guest house 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled photo pad. In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5 x 7).

5. The proposed signs are shown within the ROW area. The sign locations must be relocated outside of the ROW.
6. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking information is incorrect, and most uses are not included. It lists 207 spaces provided, which is not accurate based on the current site plan. You don't need to have a complete parking summary on the site plan, but it should at least list the number of parking spaces provided and the number required. A detailed analysis can be included on a separate page. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. An updated parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 497. It could be reduced to 419 if the kitchen is eliminated next to the photo pad. Further reductions would be possible if more changes are made. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
7. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
8. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2 x 6 each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.
9. The parking lot east of the tennis courts includes some parking spaces which have less than 26 feet of backup area, based on the updated site plan. Please revise to comply with the 26-foot backup space requirement.
10. There is a square south of the snack bar (building #44) on the site plan that is unidentified. It appears to be a possible structure. Please indicate whether this is a structure and identify what it represents.

ARCHITECTURAL PLANS

11. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
12. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but many were not. No floor plans for the 3,500 sf guest units were provided, or for the 1,500 sf spa buildings, 2,400 sf buildings, 1,000 sf buildings, 500 sf restrooms, 400 sf restrooms, etc. Plans must show the building dimensions and must be drawn to scale.
13. Elevation plans were provided for a 1,000 square foot (25 x 40) structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32 x 32 for building #8, 12 x 47 for buildings #21 and #42, 18 x 60 for buildings #22 and #23, and 27 x 50 for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

15. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
16. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
17. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
18. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
19. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
20. A soccer field is mentioned in the description but is not shown on the site plan. It should be

deleted from the description unless it is shown on the site plan.

21. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
22. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
23. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
24. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
25. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
26. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
27. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
28. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

29. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
30. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.
31. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
32. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,755.
33. A covenant to hold property as one parcel is required. A covenant was done for the north

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit A, and it must be signed, notarized and recorded. This can be done after the public hearing.

34. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,288 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$1,026 for the Department of Public Works and \$433 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment (ENV) will be deducted from the \$3,139 Initial Study (Negative Declaration) fee, for a balance of \$2,829 ($\$2,829 + \$1,026 + \$433 = \$4,288$). Please note that these fees will need to be paid by the same payer as the \$310 ENV fee (Ronit Waizgen and Shaul Yakovi). If the payer is different the fee will be \$310 higher, and a refund could be requested for the \$310 already paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
35. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$512 and Department of Public Health referral of \$609. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

- ✓ 1. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
- 2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
- ✓ 3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled "photo pad". In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
- 4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

Need to
show
parking

shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').

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8. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.
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11. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
12. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but many were not. No floor plans for the 3,500 sf guest units were provided, or for the 1,500 sf spa buildings, 2,400 sf buildings, 1,000 sf buildings, 500 sf restrooms, 400 sf restrooms, etc. Plans must show the building dimensions and must be drawn to scale.
13. Elevation plans were provided for a 1,000 square foot (25' x 40') structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the

Still
Need
Floor Plan
for 3500 sf
guest units

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

15. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
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deleted from the description unless it is shown on the site plan.

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23. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
24. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
25. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
26. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
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OTHER

29. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
30. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.
31. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
32. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,755.
33. A covenant to hold property as one parcel is required. A covenant was done for the north

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.

34. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,288 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$1,026 for the Department of Public Works and \$433 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment (ENV) will be deducted from the \$3,139 Initial Study (Negative Declaration) fee, for a balance of \$2,829 ($\$2,829 + \$1,026 + \$433 = \$4,288$). Please note that these fees will need to be paid by the same payer as the \$310 ENV fee (Ronit Waizgen and Shaul Yakovi). If the payer is different the fee will be \$310 higher, and a refund could be requested for the \$310 already paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
35. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$512 and Department of Public Health referral of \$609. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section

FW: Project R2012-02971

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed 5/24/2017 4:30 PM

To: 'shaul92@gmail.com' <shaul92@gmail.com>

Cc: 'karnier@gmail.com' <karnier@gmail.com>

 1 attachments (263 KB)

Incomplete_Letter4(Updated_5-24-17).pdf;

Good afternoon,

We had an appointment scheduled for today at 1:00 pm but you weren't here. I hope everything is okay. I just realized that the attachment I sent you on 8/10/16 where I sent a copy of the correction letter with some handwritten notes was missing some pages. I'm sending you a revised version with all pages. I also updated the fees for items 34 & 35, which have increased since the last letter. Let me know if you'd like to reschedule the appointment, and what day(s) and time(s) you'd prefer. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street, Room 1348

Los Angeles, CA 90012

Phone: 213-974-6443

From: Richard Claghorn

Sent: Wednesday, August 10, 2016 4:52 PM

To: 'shaul yakovi' <shaul92@gmail.com>

Subject: RE: Project R2012-02971

Hi Shaul,

Thank you for coming in today and for the revised plans. I've attached a copy of the 3/23/16 correction letter with notes based on the new information. I checked off items 1, 3, 10, 11 and 13, which have been completed. Item 12 was mostly completed, but we're still lacking the floor plans for the 3,500 sf guest units. I've also attached a spreadsheet with an updated parking analysis based on the revised plans. In this analysis, I eliminated 9 cabin units that were at least partly within the 30' setback area (see item 7 in letter). However, if you choose to relocate some of these units, you'll need to make sure they're reflected in the updated parking analysis. If a floor plan is done for the restaurant (Bldg 24) and a new occupant calculation is obtained from Building and Safety for it, then you're likely to be able to get a further reduction in the parking requirement. Based on the updated analysis, you're required to provide 409 parking spaces. The last site plan showed 358 spaces, so it's still short on parking. You'll also still need at least 18 bike parking spaces (11 short term and 7 long term).

For reference, I've also attached a copy of the application form, which includes a project description. Please provide an updated project description with correct and current information. I've also included a link to the COC application form, which is required for parcel 54.

<http://planning.lacounty.gov/apps>

Let me know if you have any questions, or if you're ready to schedule an appointment to submit the revised plans, fees, etc. Thanks.

Richard Claghorn

Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: Richard Claghorn
Sent: Tuesday, August 02, 2016 9:27 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: Project R2012-02971

Hi Shaul,

I've rescheduled the meeting to Wednesday, August 10 at 1:00 pm based on our conversation today. Please confirm that this time will be okay. Thanks.

Richard Claghorn

Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: Richard Claghorn
Sent: Tuesday, July 26, 2016 11:26 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: Project R2012-02971

Hi Shaul,

Based on our conversation today, I've rescheduled our meeting to next Wednesday, Aug. 3, at 1:00 pm. I hope you feel better soon.

Richard Claghorn

Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning

320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: Richard Claghorn
Sent: Tuesday, July 19, 2016 11:34 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: Project R2012-02971

Hi Shaul,

I rescheduled the meeting for Wednesday, July 27 at 1:00 pm. Previously the meeting was set for July 18, although July 20 was the deadline, so that may have been the reason for the confusion (see below). I'll extend the deadline until at least July 27, and we will go over it next week in more detail at that time. Please confirm if that time works for you. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: shaul yakovi [<mailto:shaul92@gmail.com>]
Sent: Tuesday, June 14, 2016 3:09 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: Project R2012-02971

Ok sound good
Thanks
Shaul

Sent from my iPhone

On Jun 14, 2016, at 10:19 AM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul,

I extended the due date for corrections to July 20, 2016. I received an email from Sami Maalouf last week that said he was going to provide updated drawings before the June 20 deadline. If possible, the drawings should be provided before June 20, or soon thereafter. However, since you think more time may be needed, and since I'll be on vacation between June 24 and July 10, I decided to provide an extension. I can schedule an appointment in July as you requested to submit the corrections. Let me know if Monday, July 18 at 1:00 pm is okay. If not, let me know another day and time when you can come in. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street, Room 1348

Los Angeles, CA 90012

Phone: 213-974-6443



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

- ✓ 1. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
- ✓ 3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled "photo pad". In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

Need to
show
parking

shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').

5. The proposed signs are shown within the ROW area. The sign locations must be relocated outside of the ROW.
6. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking information is incorrect, and most uses are not included. It lists 207 spaces provided, which is not accurate based on the current site plan. You don't need to have a complete parking summary on the site plan, but it should at least list the number of parking spaces provided and the number required. A detailed analysis can be included on a separate page. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. An updated parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 497. It could be reduced to 419 if the kitchen is eliminated next to the "photo pad". Further reductions would be possible if more changes are made. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
7. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
8. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.
9. The parking lot east of the tennis courts includes some parking spaces which have less than 26 feet of backup area, based on the updated site plan. Please revise to comply with the 26-foot backup space requirement.
10. There is a square south of the snack bar (building #44) on the site plan that is unidentified. It appears to be a possible structure. Please indicate whether this is a structure and identify what it represents.

ARCHITECTURAL PLANS

11. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
12. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but many were not. No floor plans for the 3,500 sf guest units were provided, or for the 1,500 sf spa buildings, 2,400 sf buildings, 1,000 sf buildings, 500 sf restrooms, 400 sf restrooms, etc. Plans must show the building dimensions and must be drawn to scale.
13. Elevation plans were provided for a 1,000 square foot (25' x 40') structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the

Still
Need
Floor Plan
for 3500 sf
guest units

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

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OTHER

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Fire \$362 DPR \$522 DPH \$621

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The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.



Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section

Project R2012-002971

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon 12/3/2018 11:45 AM

To: shaul yakovi <shaul92@gmail.com>

Cc: 'karnier@gmail.com' <karnier@gmail.com>

Hello Shaul,

I haven't heard from you in a while and hope you're doing well. We still haven't received the fees we discussed early this year that we need in order to proceed to the next step in the review of your CUP (Project R2012-002971, CUP 201200163). The fees increased on March 1, 2018 and will probably increase again on March 1, 2019. Here are the current fees:

The fees which we need prior to CUP consultation are as follows:

Fire \$362

DPR \$541

DPH \$643

Total \$1,546

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,312

Initial Study-DPW consult \$1,084

Initial Study-DPR consult \$458

COC \$1,855

If we don't receive the CUP consultation fees by February 4, 2019 then your case could be scheduled for denial. Please resolve this as soon as possible. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: Richard Claghorn

Sent: Wednesday, February 28, 2018 11:04 AM

To: shaul yakovi <shaul92@gmail.com>

Subject: RE: Shaul

Hello Shaul,

The fees which we need prior to CUP consultation are as follows:

Fire \$362

DPR \$522

DPH \$621

Total \$1,505

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,199

Initial Study-DPW consult \$1,046

Initial Study-DPR consult \$442

COC \$1,790

These fees will increase to the following on March 1, 2018:

Initial Study \$3,312

Initial Study-DPW consult \$1,084

Initial Study-DPR consult \$458

COC \$1,855

You'll need the Initial Study fees before we can do the CEQA consultation, but that will come after the CUP consultation, and isn't needed immediately. You may want to pay the fees now to avoid the increase, but we can still move forward with the CUP consultation once we receive the \$1,505 in CUP consult fees. The COC is a separate issue, and will be needed before the public hearing. However, you'll need to submit all of the related paperwork to pay the COC fee.

Let me know if you have any questions on the fees. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: Richard Claghorn
Sent: Wednesday, February 28, 2018 7:59 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: Shaul

Hi Shaul,

I'm sorry I missed you yesterday. I didn't know you were coming in. Today is the last day of the current fees. I've attached a copy of the new fee schedule that will be effective on March 1. Let me know if you plan to pay the fees today, and what time you are planning to come in. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: shaul yakovi [<mailto:shaul92@gmail.com>]
Sent: Tuesday, February 27, 2018 11:07 AM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: Shaul

Hi Richard

I try to come today to pay the fees I understand you took today off so please give me a call tomorrow at 213-923-5225

Sent from my iPhone

> On Feb 20, 2018, at 2:57 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:
>
> Hello Shaul,
>
> When we met on Jan. 25 you said you would pay the CUP referral fees we discussed in the next week or two. It doesn't appear the fees have been paid yet. The fees will need to be paid by no later than Feb. 28 at the current rate. If paid after that, the fee will be higher. I don't know exactly what the new fees are going to be yet, but I've heard they will increase 3.6%. Therefore, I would recommend paying before March 1 to avoid the fee increase. Thanks.
>
> Richard Claghorn
> Principal Regional Planning Assistant Zoning Permits North Section
> Department of Regional Planning
> 320 W. Temple Street, Room 1348
> Los Angeles, CA 90012
> Phone: 213-974-6443
>

> -----Original Message-----

> From: Richard Claghorn

> Sent: Thursday, January 25, 2018 1:59 PM

> To: 'shaul yakovi' <shaul92@gmail.com>

> Subject: RE: Shaul

>

> OK

>

>

> -----Original Message-----

> From: shaul yakovi [<mailto:shaul92@gmail.com>]

> Sent: Thursday, January 25, 2018 1:58 PM

> To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

> Subject: Shaul

>

> Hi Richard

> We are let 10-15 minute

>

> Thanks shaul

>

> Sent from my iPhone



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

February 6, 2019

Shaul Yakovi/Erez Kami
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from March 23, 2016. Please address the following items and submit the necessary additional items by **May 6, 2019** or the project will be **DENIED** due to inactivity:

SITE PLAN

1. The current site plan (submitted 8/10/16) does not show any parking spaces. The previous version of the plan, submitted on 2/2/16, showed some parking spaces that appear to provide less than 26 feet of backup area, based on the drawing. These included some of the spaces east and northeast of the tennis courts and the spaces in the parking lot near the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided. Compact spaces (minimum size 8' x 15') require a minimum of 23 feet of backup area, but would need to be clearly marked if any are provided.
2. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way (ROW), and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the

- guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').
3. The proposed sign shown west of Parcel 28 and Parcel 54 is within the ROW area. This sign location must be relocated outside of the ROW. The existing sign near the main entrance on Parcel 26 is also within the ROW. The new sign location depicted on the site plan near the entrance on Parcel 26 is outside of the ROW, but is within the driveway. It needs to be moved to a location on Parcel 26 that is not in the driveway.
 4. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. A parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 409. Reductions to the parking requirement would be possible if more changes are made to the project. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a revised parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
 5. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
 6. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.

ARCHITECTURAL PLANS

7. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but the floor plans for the 3,500 sf guest units are still needed. Plans must show the building dimensions and must be drawn to scale.
8. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination

from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

9. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
10. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
11. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
12. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
13. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
14. A soccer field is mentioned in the description but is not shown on the site plan. It should be deleted from the description unless it is shown on the site plan.
15. The project description on the application mentions installing a monument sign. Is

- this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
16. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
 17. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 18. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 19. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
 20. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
 21. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
 22. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

23. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
24. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing

structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.

25. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
26. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,855.
27. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.
28. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. The current fees are \$3,312 for the Initial Study Fee (Negative Declaration), \$1,084 for the Department of Public Works referral fee, and \$458 for the Department of Parks and Recreation referral fee. Please note that the fees will increase on March 1, 2019, so if paid after then the amounts will be higher. A refund may be requested for the \$310 paid previously for the Environmental Assessment, if the Initial Study fee is paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
29. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$384, Department of Parks and Recreation referral fee of \$541 and Department of Public Health referral of \$643 (this fee is \$1,053 if they require a noise review). Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 2 full-size hard copies of the plans.

Project R2012-02971 (CUP 201200163)

February 6, 2019

Page 6

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #28 and 29 (required fees). Items 1-22 also should be addressed before the project is circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects for the Agua Dulce area of Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390. You can also call Council President Don Henry at (661) 268-1731 to request an item be placed on their agenda. Their email address is info@adtowncouncil.com.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Amy J. Bodek, AICP
Director



Richard Claghorn, Principal Regional Planner
Zoning Permits North Section

Attachments:

Draft Parking Analysis
Draft Covenant to Hold Property as One Parcel
DPH Letter from 2/28/13

Parking analysis included as attachment to 2/6/19 correction letter

Gardens of Paradise (2016 update)

number	building description	sq. ft.	occ. load	New/exist	Parcel	pkg. req.
1	storage	2,000	7	N		2.3
2	kitchen	2,000	10	N		3.3
3	(deleted)					
4	restrooms	400	0	N		0.0
5	pavilion canopy	8,205	547	E	25-26	182.3
6	office	1,914	19	E		4.8
7	restrooms	735	0	E		0.0
8	kitchen	250	5	N		1.7
9	storage	2,000	8	N		2.0
10	restrooms	735	0	E		0.0
11	storage/photo pad	150		N		0.2
12	guest A	3,500	18	N		2.0
	guest B	3,500	18	N		2.0
	guest C	3,500	18	N		2.0
	(deleted)					
	guest D	3,500	18	N		2.0
	guest E	3,500	18	N		2.0
13	cabins 1-9	2,430	18	N		9.0
	cabins 10-18	2,430	20	N		9.0
	cabins 19-20	540	8	N		2.0
	cabins 21-26	1,620	14	N		6.0
	cabins 27-31	1,350	10	N		5.0
	cabins 32-34	810	6	N		3.0
14	guard shack	47	1	E		1.0
15	storage	2,400	8	N		2.4
16	hair salon	2,400	48	N		9.6
17	storage	2,400	40	N		2.4
18	nail salon	2,400	48	N		9.6
19	spa	2,400	48	N		16.0
20	spa	2,400	48	N		16.0
21	storage	558	4	E		0.6
22	shower	1,020	0	N		0.0
23	restrooms	1,020	0	N		0.0
24	restaurant/storage	2,000	134	E		44.7
25	shack	48	1	E		1.0
26	2-story house	1,460	10	E		2.0
27	2-story guest house	1,400	7	E		0.0
28	caretaker mobile home	1,200	6	E		2.0
29	shack	200	1	E		1.0
	shack (by cabins)	40		N		1.0
30	restrooms	500	0	N		0.0
31	spa	1,500	30	N		10.0
32	cabins 35-36	540	4	N		2.0
	cabins 37-38	540	4	N		2.0
	cabins 39-42	1,080	8	N		4.0

cabins 43-44	540	4 N	54	2.0
cabins 45-52 (deleted)	2,160 0	22 N	54	8.0
33 spa	1,500	30 N	54	10.0
40 guard shack	150	1 N	54	1.0
42 laundry	558	0 N	54	0.0
44 snack bar	531	14 N	54	10.0
subtotal	78,060	1,283		398.8
other uses				
pond		E	25-26	0.0
tennis court 1		N	27	2.0
tennis court 2		N	27-28	2.0
basketball court 1		N	28	3.3
basketball court 2		N	28	3.3
pool 1		E	54	0.0
pool 2		E	54	0.0
pool 3		E	54	0.0
pool 4		E	54	0.0
Total				409.49

Total required 409
Total Provided 358

Parking provided	parcel(s)	spaces
hillside parking lot	25-26	167
handicapped spaces	26-27	8
hillside parking lot 2	27-28	54
creekside parking area	26-28	115
guest unit garages	25-27	10
Parcel 54 parking	54	4
		358

Building area breakdown

guest rooms/cabins	31,540
dance pavilion	8,205
residential	4,060
other commercial uses	34,255
total commercial uses	42,460

Bicycle parking	units	sf	short term	long term
guest rooms	66	31,540	2.0	3.3
commercial		42,460	8.5	3.5
total			10.5	6.8



RECORDING REQUESTED BY:

Department of Regional Planning
320 West Temple Street
Room 1360, Hall of Records
Los Angeles, California 90012

WHEN RECORDED MAIL TO:

Name: Ben & Reef - Ronit Waizgen

Street: 5837 Donna Ave..

City: Tarzana, CA 91356

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL

The undersigned hereby certify that we are the owners of real property located in the County of Los Angeles, State of California that is legally described as follows:

See attached Exhibit "A"

As recorded in the Records of Los Angeles County. The property is located at and is known by the following address: 32222 Agua Dulce Canyon Rd.

Assessor Parcel Number(s): 3212-007-025, -026, -027 & -028, and 3212-008-054

We hereby agree and covenant with the County of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of obtaining approval for a recreation club and related uses regulated by Title 22 (Zoning Ordinance) of the Los Angeles County Code.

This covenant and agreement shall run with all the above described land and shall be binding upon ourselves, future owner's, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Director of Planning of the County of Los Angeles upon submittal of request, applicable fees and evidence that the Covenant and Agreement is no longer required by law.

Project No.: R2012-02971 Permit No.: RCUP 200900163

Executed this _____ day of _____, 20__ at _____, California, under penalty of perjury of the laws of the State of California.

OWNER(S) NAME:

SIGNED: _____

SIGNED: _____

PRINT NAME: _____

PRINT NAME: _____

(Signatures must be notarized)



COUNTY OF LOS ANGELES • DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL HEALTH
WATER QUALITY PROGRAM
5050 Commerce Drive, Baldwin Park CA 91706 (626) 430-5420
Public Email: waterquality@ph.lacounty.gov
Fax (626) 813-3013

DATE: 3-19-2013

FAX TRANSMITTAL TO:

ATTENTION: Rob Blasere - Regional Planning

FAX: (213) 626-0434

Phone:

FAX TRANSMITTAL FROM:

NAME OF SENDER: Teri Hachey

PROGRAM: Water Quality Program

OFFICE PHONE: (626) 430-5420

FAX NUMBER: (626) 813-3013

del-287-7017

TOTAL NUMBER OF PAGES INCLUDING COVER SHEET 4

COMMENTS:

thank you Teri Hachey

IF YOU HAVE ANY PROBLEMS OR HAVE NOT RECEIVED THE NUMBER OF PAGES SENT, PLEASE CONTACT US AS SOON AS POSSIBLE.



**COUNTY OF LOS ANGELES
Public Health**
Environmental Health
ANGELO J. BELLOMO, REHS
Director of Environmental Health

Drinking Water Program
RICHARD LAVIN, REHS
Chief Environmental Health Specialist
5050 Commerce Drive
Baldwin Park, California 91700
TEL (626) 430-5420 • FAX (626) 813-3013



BOARD OF SUPERVISORS

Marie Melina
First District
Mark Ridley Thomas
Second District
Zev Yaroslavsky
Third District
Don Knabe
Fourth District
Michael D. Antonovich
Fifth District

HEARING NOTICE

28 February 2013

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Gardens of Paradise Park
Water System 1900009
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

The Los Angeles County Department of Public Health, Environmental Health Division, Drinking Water Program directs you to appear at a Department Hearing:

Date: Tuesday 19 March 2013
Time: 10:00 AM
Location: Los Angeles County Department of Public Health, Environmental Health Division
5050 Commerce Drive, Baldwin Park, CA 91708

Upon arrival at the Environmental Health customer counter, call extension 5420.

The owners, representatives, and/or legal counsel of Gardens of Paradise Park Water System are directed to present any relevant facts and plan of correction to address the repeated violation of the California Code of Regulations Title 22 Section 64423.

Failure to appear for this Department Hearing may result in the imposition of additional enforcement actions and/or administrative penalties from \$324.00 in accordance with Los Angeles County Code Section 8.04.728(F).

Richard Lavin, R.E.H.S.
Chief Environmental Health Specialist

C: Sutida Bergquist, California Department of Public Health
Vincent Gallegos, Los Angeles County Local Primacy Agency
Teri Hachey, Los Angeles County Drinking Water Program
Office of the Los Angeles County Counsel

RL:jm

CERTIFIED MAIL



ENVIRONMENTAL HEALTH Drinking Water Program

5050 Commerce Drive, Baldwin Park, CA 91706
 Telephone: (626) 430-5420 • Facsimile: (626) 813-3013
 Email: waterquality@ph.lacounty.gov
http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm



COST RECOVERY AND EXPENSE BILLING NOTICE

INVOICE NUMBER: 1900730-20130228

BILL TO:	BILLING DATE	DUE DATE
SHAUL YAKOVI 32222 AGUA DULCE CANYON ROAD AGUA DULCE, CA 91390 GARDENS OF PARADISE PARK # 1900730	2/28/2013	3/28/2013

ADDITIONAL FEES ARE INCURED WHEN REVIEWS, CONSULTATIONS, GUIDANCE, FIELD INSPECTION RESCHEDULING/ SCHEDULING LESS 48 HOURS NOTICE, SAMPLING, EMERGENCY RESPONSE, SERVICE EXTENDING BEYOND NORMAL WORK HOURS, OR ANY ACTIVITY BEYOND INITIAL LICENSE/PERMIT/APPLICATION FEES. RECOVERABLE COSTS/EXPENSES MAY INCLUDE BUT ARE NOT LIMITED TO: CONTRACT SERVICES, STAFF TIME, PURCHASES, TRAVEL EXPENSES, MEETING EXPENSES, TRAINING COSTS, BOARD OF DIRECTOR MEETING COSTS, AND CONTRACTOR EXPENSES.

DESCRIPTION OF CHARGE	UNITS	RATE Per	AMOUNT
CHARGES FOR TIME SPENT COLLECTING WATER QUALITY SAMPLES		\$129.00 hr.	\$ -
ADDITIONAL HOURLY CHARGE FOR SERVICES RENDERED BEYOND NORMAL WORKING HOURS: 8AM - 5PM		\$129.00 hr.	\$ -
CITATION Public Water Systems		\$649.00	\$ -
CITATION Local and State Small Water System		\$519.00	\$ -
ADMINISTRATIVE HEARING	1.00	\$324.00	\$ 324.00
NOTICE OF VIOLATION AND ORDER	1.00	\$260.00	\$ 260.00
MAKE check or money orders payable to: LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH DRINKING WATER FUND # 23631			
DUE ON RECEIPT DELINQUENT AFTER 30 DAYS		TOTAL DUE:	\$584.00

Inquiries relating to this bill should be directed to (626)430-5420

SECTION 4019.10 THROUGH 4019.45 OF THE CALIFORNIA HEALTH AND SAFETY CODE: ALL PUBLIC WATER SYSTEM SHALL REIMBURSE THE JURISDICTION HAVING AUTHORITY TO CONDUCT THOSE ACTIVITIES MANDATED BY THE CODE RELATED TO THE ISSUANCE OF DOMESTIC WATER SUPPLY PERMITS, INSPECTION, MONITORING, SURVEILLANCE, AND WATER QUALITY EVALUATION THAT RELATE TO THE SPECIFIC PUBLIC WATER SYSTEM.

LACC Title: 8.04.540 Purpose and statutory authority of chapter provisions.
 The purpose of the ordinance codified in this chapter is to establish a public health license and public health permit fee system for activities subject to state statutes, orders, quarantines, rules or regulations relating to public health, so that county expenses resulting from enforcement of such state statutes, rules or regulations are offset by the fees collected. The authority for this chapter is Section 101325 of the California Health and Safety Code and Section 33252 of the Food and Agricultural Code. (Ord. 98-0069 § 18, 1998; Ord. 93-0055 § 5, 1993; Ord. 12250 § 1, 1980; Ord. 8609 Art. 1 § 8, 1964.)

LACC Title: 8.04.550 Jurisdiction.
 Public health licenses and permits required by this chapter shall be required of any business or activity within the area in which the county health officer enforces any state statute, order, quarantine, rule or regulation relating to public health, whether within or outside an incorporated city. (Ord. 98-0069 § 18, 1998; Ord. 8609 Art. 1 § 7, 1964.)

Retain this page for your records

emails sent on 1/22/20 and earlier

RE: CUP 201200163

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed 1/22/2020 7:39 AM

To: shaul92@gmail.com <shaul92@gmail.com>

 4 attachments (1 MB)

Incomplete_Letter5_RCUP201200163.pdf; Fire_Not_Cleared.pdf; DPH_Not_Cleared.pdf; DPW_Not_Cleared.pdf;

Good morning Shaul,

I hope you're doing well. Could you please provide an update on the progress on your CUP? Have you contacted DPH, DPW, or the Fire Department to resolve the issues in the attached letters? Refer to the letters for the contact information for each department and address the issues described in each. Have you addressed any additional items from the attached letter dated 2/6/19 that I wrote? You paid the CUP referral fees from item #29 of that letter but have still not paid the fees listed in items #27 and 28. Those fees have changed since the last letter as follows: The COC fee from item #27 is now \$1,915. For item #28, the Initial Study fee is now \$3,494 and DPW referral fee is \$1,119. Fees are expected to increase again on March 1 with the annual fee adjustment.

Because of the scope of the project and the many requirements triggered by the many proposed uses, I think you should consider updating your project description and plans to eliminate proposed uses that may make the project more feasible and realistic. You will need to demonstrate progress on the permitting process or the CUP may be denied for inactivity, or denied for failure to meet the requirements. Please provide an update on your progress so we can help the CUP process to move forward. Thank you.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

213-893-7015

From: Richard Claghorn

Sent: Wednesday, August 21, 2019 7:40 AM

To: shaul92@gmail.com

Subject: RE: CUP 201200163

Good morning Shaul,

Here is the letter from DPW about your project. Please review each of the 3 letters I sent you from DPH, DPW and Fire and work with each department to resolve the issues for each. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

213-893-7015

From: Richard Claghorn
Sent: Thursday, August 15, 2019 7:26 AM
To: shaul92@gmail.com
Subject: CUP 201200163

Good morning Shaul,

Please read the attached letters from the Department of Public Health and Fire Department about your project. We are still waiting for a letter from the Department of Public Works, which I'll send you once I receive it. Please contact each department to address the issues discussed in the letters. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
213-893-7015



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

September 9, 2020

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from February 6, 2019. Please address the following items and submit the necessary additional items by **October 13, 2020** or the project will be **DENIED**:

SITE PLAN

1. The current site plan (submitted 8/10/16) does not show any parking spaces. The previous version of the plan, submitted on 2/2/16, showed some parking spaces that appear to provide less than 26 feet of backup area, based on the drawing. These included some of the spaces east and northeast of the tennis courts and the spaces in the parking lot near the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided. Compact spaces (minimum size 8' x 15') require a minimum of 23 feet of backup area, but would need to be clearly marked if any are provided.
2. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way (ROW), and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the

guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').

3. The proposed sign shown west of Parcel 28 and Parcel 54 is within the ROW area. This sign location must be relocated outside of the ROW. The existing sign near the main entrance on Parcel 26 is also within the ROW. The new sign location depicted on the site plan near the entrance on Parcel 26 is outside of the ROW, but is within the driveway. It needs to be moved to a location on Parcel 26 that is not in the driveway.
4. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. A parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 409. Reductions to the parking requirement would be possible if more changes are made to the project. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a revised parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
5. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
6. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.

ARCHITECTURAL PLANS

7. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but the floor plans for the 3,500 sf guest units are still needed. Plans must show the building dimensions and must be drawn to scale.
8. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination

from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

9. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
10. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
11. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
12. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
13. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
14. A soccer field is mentioned in the description but is not shown on the site plan. It should be deleted from the description unless it is shown on the site plan.
15. The project description on the application mentions installing a monument sign. Is

- this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
16. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
 17. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 18. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 19. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
 20. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
 21. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
 22. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

23. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
24. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing

structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.

25. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,972.
26. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 5 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.
27. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. The current fees are \$3,672 for the Initial Study Fee (Negative Declaration) and \$1,152 for the Department of Public Works referral fee. A refund may be requested for the \$310 paid previously for the Environmental Assessment, if the Initial Study fee is paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
28. Please address the issues listed in the attached letters from the Fire Department (8/8/19), Department of Public Health (8/14/19) and Department of Public Works (8/14/19). Please contact each department using the contact information listed in the individual letters.

Please provide a digital copy of any revised plans on a CD or by email, plus 2 full-size hard copies of the plans.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects for the Agua Dulce area of Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390. You can also call Council President Don

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 6

Henry at (661) 268-1731 to request an item be placed on their agenda. Their email address is info@adtowncouncil.com.

Failure to submit the required information by October 13, 2020 will result in the CUP being scheduled for a public hearing with a recommendation of denial.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Amy J. Bodek, AICP
Director

Richard Claghorn, Principal Regional Planner
Zoning Permits North Section

Attachments:

Draft Parking Analysis
Draft Covenant to Hold Property as One Parcel
FD Letter from 8/18/19
DPH Letter from 8/14/19
DPW Letter from 8/14/19



**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

CASE NUMBER: RCUP-201200163
PROJECT NUMBER: R2012-02971

MAP DATE: July 9, 2019
PLANNER: Richard Claghorn

THE FIRE DEPARTMENT RECOMMENDS THAT THIS PROJECT NOT TO BE APPROVED AT THIS TIME AND NOT TO PROCEED WITH THE PUBLIC HEARING PROCESS. THIS RECOMMENDATION MAYBE CHANGED WHEN THE HOLDS BELOW HAVE BEEN ADDRESSED.

HOLDS

Access

1. All on-site Fire Apparatus Access Roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
4. Fire Apparatus Access Roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4
5. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
6. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3(Provide a letter from a certified civil engineer verifying the proposed road is capable of supporting the required weight.)



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

CASE NUMBER: RCUP-201200163
PROJECT NUMBER: R2012-02971

MAP DATE: July 9, 2019
PLANNER: Richard Claghorn

-
7. On paved private access roads the maximum allowable grade shall not exceed 15% except where topography makes it impracticable to keep within such grade, then an absolute maximum grade of 20% will be allowed for up to 150 feet in distances. The break shall be 50 feet in length with a maximum grade of 5%. The average maximum allowed grade shall not be more than 17%. Change in grade shall not exceed 10% in 10 feet.
 8. Indicate the various grade percentages and their lengths of the Fire Department access roadway on the site plan. Provide a road profile for proposed access roads with grades greater 15 percent.
 9. Abrupt changes in grade shall not exceed the maximum angles of approach and departure for fire apparatus. The first 10 feet of any angle of approach or departure or break-over shall not exceed a 10 percent change or 5.7 degrees. Fire Code 503.2.8
 10. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. (Fire Code 504.1) Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width.
 11. Provide a detail of the proposed guard shack and entrance located off of the Agua Dulce Canyon Rd.

WATER

12. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
13. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
14. The required fire flow for the public fire hydrants for this project is _____ gpm at 20



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

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5823 Rickenbacker Road
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MAP DATE: July 9, 2019
PLANNER: Richard Claghorn

psi residual pressure for _____ hours. _____ public fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. (Fire Code 507.3 & Appendix B105.1) Currently unable to calculate the required Fire Flow. Provide the type of construction, square footage and indicate the installation of automatic fire sprinklers for all proposed structures on site.

15. The required fire flow for the on-site private fire hydrants for this project is _____ gpm at 20 psi residual pressure for _____ hours. _____ on-site fire hydrant(s) flowing simultaneously may be used to achieve the required fire flow. (On-site fire flow is to be the same as public fire flow.)
16. Provide a Form 196 signed and completed by the local water purveyor.
17. Show all existing public fire hydrants to within 300' of all property lines. Should hydrants be in excess of 300', show the location of the nearest public fire hydrant represented by a broken dimension arrow in the location it exists.

FUEL MODIFICATION

18. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to public hearing. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

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



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH**

5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380

August 14, 2019

CASE: RCUP-201200163

Project: R2012-02971

Planner: Claghorn, Richard

Location: 32222 Agua Dulce Canyon Road Agua Dulce 91390

The Department of Public Health-Environmental Health Division has reviewed the proposed retreat and events center which will include an outdoor dance pavilion, live entertainment, concerts, weddings, corporate retreat events, spa with massage services, winery with wine tasting and sales, a Type 47 Alcoholic Beverage Control license (beer, wine, and distilled spirits sales at a restaurant), 61 guest cabins, five proposed "guest units", and a caretaker mobile home. It is similar in some respects to a private recreation club but does not fit the strict definition of a private recreation club.

RPPL200900080 was approved in 2010 to legalize an outdoor dance pavilion and accessory office and restroom buildings. Permits were never finalized. The zone changed in 2012 from R-R-1 to A-1-2, but this CUP application was filed before the zone change and was allowed to apply under R-R zoning requirements. The proposal has changed since the original submittal as 3 of the original 8 parcels are no longer part of the project.

Project under the current ownership began a new Public Water Supply Permit application around January 2012, however no further action was taken by the project to complete the TMF.

Public Health recommends that the conditions or information requested below be satisfied before agency approval or clearance.

rin ing a r

1. Visitors and employees are required to have a source of *a ro d a and r lia l* potable water either from an approved onsite source or permitted nearby public water system that meets water demands of the proposed project. **Under the previous ownership and differing site plan and activity, this site was classified as a Transient Non-Community Water System under the PC code of 1900730.**

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

2. Where potable is obtained onsite, new and existing Well construction shall conform the Department of Water Resources (DWR) California Well Standards Bulletin 74-81 & 74-90
http://www.water.ca.gov/groundwater/well_info_and_other/california_well_standards/well_standards_content.html Submit a copy(s) of the State Well Completion Report for the existing well that is onsite. Contact the DWR at (818) 500-1645 for any existing well records.
3. Submit application(s) for Production Well Permit” for any proposed well(s) construction review(s). Once the well(s) are constructed, submit application(s) for the Water Supply Yield test(s) for each water source with engineer’s report as required per Chapter 16 of the California Safe Drinking Water Act. For water quality triggers (when necessary), separate application for a Water Treatment System Evaluation will be required. Applications with associated fees may be downloaded at http://publichealth.lacounty.gov/eh/EP/dw/dw_main.htm
4. Per Chapter 16 of the Safe Drinking Water Act, constructed drinking water wells shall require a “Source Capacity Study” that includes an engineer’s report on the project’s watershed, an 8 hour for alluvium, 3 or 10-day for bedrock pump test (Due to the geomorphology of the area, a 3 or 10 day pump test will be required for any well construction) with recovery data and graphs, safe pumping yield determinations, and summary by a California State licensed hydrologist per Title 22 Code of Regulation Chapter 16 California Waterworks Standards. Code details may be viewed online at http://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/Lawbook.shtml A separate application with the associated fee for this source capacity study is also required and may be downloaded from our site at http://publichealth.lacounty.gov/eh/EP/dw/dw_main.htm
5. Please note that well production or the wells capacity to pump a certain amount of water in gallons per minute (gpm) shall meet the maximum occupancy or per capita or other that results in the greater amount of water demand along with sufficient onsite water storage capacity.
6. Water quality sampling and analysis per California State Title 22 Code of Regulation Chapter 15 will be required. Any analyte triggers may require treatment system mitigation if required. See item 9(f)
7. Based on the type of development you are proposing; the project must obtain a permit as a public water system. According to **Senate Bill No. 1263**, for a

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

proposed new public water system that would be regulated by a local primacy agency (LA County Drinking Water Program), the applicant shall start the permitting process by submitting a copy of the [preliminary technical report](#) to the State Water Resources Control Board, Division of Drinking Water for evaluation and further instructions. The preliminary technical report shall include all the following:

- a. The name of each public water system for which any service area boundary is within three miles, as measured through existing public rights-of-way, of any boundary of the applicant's proposed public water system's service area.
- b. A discussion of the feasibility of each of the adjacent public water systems identified pursuant to paragraph above annexing, connecting, or otherwise supplying domestic water to the applicant's proposed new public water system's service area. The applicant shall consult with each adjacent public water system in preparing the report and shall include in the report any information provided by each adjacent public water system regarding the feasibility of annexing, connecting, or otherwise supplying domestic water to that service area.
- c. A discussion of all actions taken by the applicant to secure a supply of domestic water from an existing public water system for the proposed new public water system's service area.
- d. All sources of domestic water supply for the proposed new public water system.
- e. The estimated cost to construct, operate, and maintain the proposed new public water system, including long-term operation and maintenance costs and a potential rate structure.
- f. A comparison of the costs associated with the construction, operation and maintenance, and long-term sustainability of the proposed new public water system to the costs associated with providing water to the proposed new public water system's service area through annexation by, consolidation with, or connection to an existing public water system.
- g. A discussion of all actions taken by the applicant to pursue a contract for managerial or operational oversight from an existing public water system.
- h. An analysis of whether a proposed new public water system's total projected water supplies available during normal, single dry, or multiple dry water years during a 20- year projection will meet the projected water demand for the service area.

8. If the State Water Resources Control Board, Division of Drinking Water approves a proposed new water system, the project is invited to apply and complete the process to obtain a California State Domestic Water Supply Permit through the DPH-EH and comply with permit requirements as indicated in Title 22 of the California Code of Regulations, Article 2, 64552. see: http://carules.elaws.us/code/t.22_d.4_ch.16_art2_sec.64552
9. Submit an application for a Domestic Water Supply Permit so that the Department of Public Health – Drinking Water Program may properly evaluate your projects ability to meet the requirements as a public water system. Please provide the following data:
 - a. Information regarding the proposed source of water
 - b. A full application package including the following:
 - i. Technical, Managerial, and Financial (TMF) information for evaluation. TMF requirement helps ensure that public water systems have long-term sustainability to maintain compliance with all applicable drinking water laws and regulations. Please contact LA County DPH-EH, Drinking Water program to obtain a contact information for the third party technical assistance providers who may be able to assist the state in helping small water systems in TMF preparation.
 - ii. The documentation of system construction conformity to Title 22, Chapter 16 Water Works Standard including requirements of National Sanitation Foundation Standards 60 and 61.
 - c. Clearly identify the type of operation, and the number of employees.
 - d. Identify the number of proposed toilet facilities, lavatories, urinals, drinking fountains, hose bibs for general facility sanitation, sinks required by the California Plumbing Code, based upon the type of operation and occupancy rate. The water demand for each unit must be determined and an engineer shall prepare a water budget and submit a stamped report.
 - e. Create water system operation plans so that any qualified person unfamiliar with the system can follow and run the system during normal or emergency contingencies.
 - f. System monitoring schedules for ongoing regulatory oversight, i.e. Consumer Confidence Reports, Lead and Copper Rule, Disinfection Byproducts Rules, Total Coliform Rule, Inorganic Chemicals, Volatile

Organic Chemicals, Synthetic Organic Chemicals, Secondary Drinking Water Standards, Radiochemical elements.

Installation shall have an engineer's license and shall be in accordance with California Standard Chapter 11 California Code Regulations

regarding drinking water in accordance with the following

Installation

10. A report to determine the feasibility of installing onsite wastewater treatment systems (OWTS) for the new proposed facilities shall be submitted to the DPH's Land Use Program for review and approval. The report shall be prepared in compliance with DPH's "Conventional and Non-Conventional Installation Requirements and Procedures" at www.lapublichealth.org/eh/EP/lu/lu_main.htm
11. The report shall consist of a soil profile excavation, exploratory boring to determine historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to confirm that the soil on the property can support the use of (N)OWTS. Testing shall be conducted in an area likely to be utilized as a disposal field including the 100% future expansion/dispersion field area.
12. Each lot(s) shall be subject to the following: Lots less than 2.5 acres require the utilization of Non-Conventional Onsite Wastewater Treatment System (NOWTS). NOWTS include in part, enhanced treatment for domestic wastewater in quality, alarm features, annual system sampling with reporting, annual permit, and a County Registrar's recorded covenant on the properties/parcels title.
13. The design and installation of (N)OWTS shall conform to the requirements of this Department and other applicable regulatory agencies.
14. The required size and capacity of the proposed (N)OWTS shall be determined based on the factors including, bedrooms, bedroom equivalents, fixture unit count, number of employees, number of parking spaces, restrooms, etc.,

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

either individually or in combination of one, two or more factors as applicable which results in the largest system capacity and in accordance with *a / 201.1-CAPACITY OF SEPTIC TANKS, a / 201.1(2)-ESTIMATED WASTE SEWAGE FLOW RATES, and a / H 101. LOCATION OF SEWAGE DISPOAL SYSTEM* of the Los Angeles County Plumbing Code Title 28 - Appendix H and requirements established in the Department's guidelines.

Reference:https://library.municode.com/CA/Los_Angeles_County/codes/code_of_or_dinances?nodeId=TIT28PLCO

15. For new system installation, submit project review application to Chris Gibson at 26415 Carl Boyer Dr. Santa Clarita 91350 (661) 287-7018. Mr. Gibson will assist with the filing of the appropriate application, associated review fee and documents required within the application work plan. Please check our website for guidance and applications and associated fees:
www.lapublichealth.org/eh/EP/lu/lu_main.htm
16. Where the projects waste water loading is 10,000 GPM/Day or more, a Wastewater Discharge Requirement permit (WDR) from the Los Angeles Regional Water Quality Control Board (LARWQCB) will be required and shall be submitted for our Program's review. The LARWQCB can be contacted at (213) 576-6600. Submit an engineer's report to the Land Use Program that details the increased wastewater loads from the project users to the site determined at maximum visitor, guest, employee and contractor capacities.
17. If there is public sewerage is available within 200 feet of the project, there shall be connections made to such utility.
18. Where no modifications are to be made to the existing septic system, an application containing the evaluation of the current system by a qualified contractor is required. Although not exhaustive, the evaluation will include:

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Environmental Health Specialist IV

19. For new system installation and existing system evaluations, submit project review applications to Chris Gibson at 26415 Carl Boyer Dr. Santa Clarita 91350 (661) 287-7018. Mr. Gibson will assist with the filing of the appropriate application, associated review fee and documents required within the application work plan. Please check our website for guidance and applications and associated fees: www.lapublichealth.org/eh/EP/lu/lu_main.htm

Food Facilities

20. Where food facilities and alcohol are proposed submit plans to the Food Plan Check Program.

or refer all Conac inquiries

Pool Facilities

21. Where pool facilities are proposed submit plans to the Recreational Waters Program. Please see our link for the New Pool Plan Check Approval Requirements at http://www.publichealth.lacounty.gov/eh/docs/ep_re_planreq.pdf

or refer all conac inquiries

Noise

22. Noise: The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles (reference available at municode.com). A traffic noise study will be required. The sections in Title 12 that apply to this project may be subject to change during the initial CUP process.

- Operational use: **Section 12.08.390. Exterior Noise standards.** This standard would apply to on-site equipment such as mechanical equipment or operational sound, amplified sound, wedding/temporary events. Please find specific noise restrictions in part 4 of Title 12. The following exterior noise levels shall apply to all receptor properties within a designated noise zone

COMMUNITY NOISE CRITERIA (12.08.390)

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV

Noise Zone	Land Use of Receptor Property	Time	Level (dBA)				
			Std 1	Std 2	Std 3	Std 4	Std 5
			L50 30 min/hr	L25 15 min/hr	L8.3 5 min/hr	L1.7 1 min/hr	L0 At any time
I	Noise Sensitive	Anytime	45	50	55	60	65
II	Residential	10PM to 7AM	45	50	55	60	65
		7 AM to 10 PM	50	55	60	65	70

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C. If the measurement location is on a boundary property between two different zones, the exterior noise level utilized in subsection B of this section to determine the exterior standard shall be the arithmetic mean of the exterior noise levels in subsection A of the subject zones. Except as provided for above in this subsection C, when an intruding noise source originates on an industrial property and is impacting another noise zone, the applicable exterior noise level as designated in subsection A shall be the daytime exterior noise level for the subject receptor property.

D. The ambient noise histogram shall be measured at the same location along the

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Vincent Gallegos, REHS
Environmental Health Specialist IV

property line utilized in subsection B of this section, with the alleged intruding noise source inoperative. If for any reason the alleged intruding noise source cannot be turned off, the ambient noise histogram will be estimated by performing a measurement in the same general area of the alleged intruding noise source but at sufficient distance such that the noise from the alleged intruding noise source is at least 10dB below the ambient noise histogram in order that only the actual ambient noise histogram be measured. If the difference between the ambient noise histogram and the alleged intruding noise source is 5 to 10dB, then the level of the ambient noise histogram itself can be reasonably determined by subtracting a one-decibel correction to account for the contribution of the alleged intruding noise source.

E. In the event the intrusive exceeds the exterior noise standards as set forth in subsections B and C of this section at a specific receptor property and the health officer has reason to believe that this violation at said specific receptor property was unanticipated and due to abnormal atmospheric conditions, the health officer shall issue an abatement notice in lieu of a citation. If the specific violation is abated, no citation shall be issued therefor. If, however, the specific violation is not abated, the health officer may issue a citation. (Ord. 11778 § 2 (Art. 4 § 403), 1978: Ord. 11773 § 2 (Art. 4 § 403), 1978.)

- Adjustments to the noise standard are made if a pure tone or impulsive noise is present (section 12.08.410).

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- **Sect on 12.0 . 60.** Loading and Unloading operations. Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 pm to 6:00 am in such a manner as to cause noise disturbance is prohibited.
- **Sect on 12.0 .520. Re use collect on e cles.** (refer to the ordinance available at municode.com)
- **Sect on 12.0 . 0. Construct on no se.** A. Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sundays or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line is prohibited, except for emergency work of public service utilities or by variance issued by the health officer.

Sect on 12.0 . 0 B: The contractor shall conduct construction activities in such a manner that the maximum noise levels are not exceeded (refer to listed noise levels

12.08.440 B). Noise Restrictions at Affected Structures. The contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed those listed in the following schedule:

- At Residential Structures: Mobile Equipment. Maximum noise levels from non-scheduled, intermittent, and short-term operation (less than 10 days) of mobile equipment:

	Single- a ly Res dent al (dBA)	Mult - a ly Res dent al (dBA)
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	75	80
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays.	60	65

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	Single- a ly Res dent al (dBA)	Mult - a ly Res dent al (dBA)
Daily, except Sundays and legal holidays, 7:00 a.m. to 8:00 p.m.	60	65
Daily, 8:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays.	50	55

- **Sect on 12.0 . 0 C:** All mobile or stationary internal-combustion-engine powered equipment or machinery shall be equipped with suitable exhaust and air-intake silencers in proper working order. Apply best management practices and notify neighbors of construction activities. If a noise study is recommended, it would include an analysis on noise from construction and mitigation measures if needed. The determination to recommend a noise study is made on a case by case basis during the conditional use permit review.
- **Sect on 12.0 . 60.** Loading and Unloading operations. Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 pm to 6:00 am in such a manner as to cause noise disturbance is prohibited.

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- **Sect on 12.0 .520. Re use collect on e cles.** (refer to the ordinance available at municode.com)
- **Sect on 12.0 .530: Res dent al a r-cond t on ng.** Operating or permitting the operation of any air-conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited.

Measurement Location	Units Installed on or after 1-1-80 dBA
<ul style="list-style-type: none"> • Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall. 	55
<ul style="list-style-type: none"> • Center of neighboring patio, 5 feet above grade level, no closer than 3 feet from any wall. 	50
<ul style="list-style-type: none"> • Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface. 	50

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- During grading or excavation activities if applicable, apply dust control measures per AQMD rule 403 to minimize fugitive dust. Fugitive dust can result in worker and public exposure to fungal spores such as Coccidioides immitis, which can cause Coccidioidomycosis (Valley Fever). Adhere to applicable air quality AVAQMD regulations.

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For any questions regarding the report, please contact Vincent Gallegos of the Land Use Program at vgallegos@ph.lacounty.gov

Prepared by:
Vincent Gallegos, REHS
Environmental Health Specialist IV



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

IN REPLY PLEASE

REFER TO FILE:

August 14, 2019

TO: Samuel Dea
Zoning Permits North Section
Department of Regional Planning

Attention Richard Claghorn

FROM: Art Vander Vis
Land Development Division
Department of Public Works

RCUP-201200163 (CUP)
ASSESSOR'S MAP BOOK 3212, PAGE 7, PARCELS 25-28
ASSESSOR'S MAP BOOK 3212, PAGE 8, PARCEL 54
UNINCORPORATED COUNTY COMMUNITY OF AGUA DULCE

Thank you for the opportunity to review the zoning permit application and site plan for the subject project. The project is a proposed retreat and events center which will include an outdoor dance pavilion, live entertainment, concerts, weddings, corporate retreat events, spa with massage services, winery with wine tasting and sales, 61 guest cabins, five proposed "guest units", and a caretaker mobile home.

- Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the comments have been addressed.

Additional information needs to be addressed, submitted, or shown on the site plan. Refer to the additional comments on the site plan that may be used for clarification of the following comments.

A. Street

1. Show, label, and dimension the following on sheet C-1 and C-2 of the site plan:

- a. The existing driveways as dashed lines and any proposed driveway as solid lines.
 - b. Clearly identify the limits of the slope easement, private easements, restricted use areas, flood hazard areas, and geological hazard areas on the site plan.
 - c. The record street centerline (2-CSB-1312-1) on Agua Dulce Canyon Road.
 - d. The existing street right of way width along Agua Dulce Canyon Road (50' from the centerline) as solid lines.
 - e. All existing and proposed street improvements, including concrete curbs, curb ramps, sidewalks, driveways, utility poles, catch basins, fences, etc., on both sides of Agua Dulce Canyon Road at least 50 feet beyond the proposed improvements. All existing improvements should be shown as dashed lines and all proposed improvements should be shown as solid lines. All existing improvements that are intended to be removed or reconstructed should be labeled as such.
2. Provide clear line of stopping sight distance, both horizontal and vertical, commensurate with 65 mph (660 feet) from the driveways on Agua Dulce Canyon Road in both directions. Address line of sight issues due to vertical walls and grading near the driveways.
 3. Relocate all structures and obstructions (such as walls, fences, fountains, etc.) to outside of the street right of way on Agua Dulce Canyon Road.

For questions regarding the street comments, please contact Sam Richards of Public Works, Land Development Division at (626) 458-4921 or srich@pw.lacounty.gov.

B. Traffic

1. Submit a Traffic Access Management Study through EPIC-LA under "Engineering Studies: Traffic Access Management" to Public Works for review and approval.
2. Submit a Trip Generation Study as part of the Traffic Access Management Study to Public Works to determine if a Transportation Impact Analysis is required.

For questions regarding the traffic comments, please contact Kent Tsujii of Public Works, Traffic Safety and Mobility Division at (626) 300-4776 or ktsujii@pw.lacounty.gov.

C. Drainage

1. Submit a hydrology report through EPIC-LA under "Engineering Studies: Hydrology Study" to Public Works for review and approval.
2. Submit a Low Impact Development Plan (LID) as part of the hydrology report. Comply with LID standards in accordance with the LID standards manual which is available at <https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.
3. If an infiltration rate is required for the design of flood control facilities or compliance with LID standards, an infiltration test must be done per GS200.2 and approved by Public Works, Geotechnical and Materials Engineering Division prior to final approval of any hydrology or LID reports.

For questions regarding the drainage comments, please contact Alex Mikhailpoor of Public Works, Land Development Division at (626) 458-4921 or amikhailpoor@pw.lacounty.gov.

D. Geotechnical and Soils

1. Submit a geotechnical report through EPIC-LA under "Engineering Studies: Geotechnical Study" to Public Works that addresses issues such as, but not limited to, the potential for liquefaction, slope stability, and settlement. The report must discuss and provide recommendations for all mitigation measures required from a geotechnical standpoint as necessary.

For questions regarding the geotechnical comments, please contact George Molina of Public Works, Geotechnical and Materials Engineering Division at (626) 458-7140 or gmolina@pw.lacounty.gov.

ADDRESS ALL ABOVE COMMENTS PRIOR TO PUBLIC WORKS APPROVAL OF THE SITE PLAN AND ISSUANCE OF CLEARANCE FOR PUBLIC HEARING. THE FOLLOWING ARE PRELIMINARY CONDITIONS.

1. Street

- 1.1 Prior to issuance of a grading or building permit, submit street improvement plans to Public Works through the EPIC-LA portal under "Public Improvement Plans: Street Plans" for review and approval of the following improvements:

- 1.1.1 Comply with the approved traffic access management study and transportation impact analysis.

Be advised that we currently have no known County road construction projects within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <http://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exists along streets fronting the project location.

- 1.2 Prior to issuance of a certificate of occupancy, dedicate and continuously maintain line of sight easements commensurate with 65 mph (660 feet) from the driveways on Agua Dulce Canyon Road in both directions. For questions regarding the dedication process, contact Alan Chan of Public Works, Land Development Division at (626) 458-4921 or achan@dpw.lacounty.gov.

For questions regarding the street conditions, please contact Sam Richards of Public Works, Land Development Division at (626) 458-4921 or srich@pw.lacounty.gov.

2. Geotechnical

- 2.1. Prior to issuance of a grading or building permit, comply with the approved geology and geotechnical study.

For questions regarding the geotechnical condition, please contact George Molina of Public Works, Geotechnical and Materials Engineering Division at (626) 458-7140 or gmolina@pw.lacounty.gov.

Samuel Dea
August 14, 2019
Page 5

3. Drainage

3.1. Prior to issuance of a grading or building permit, comply with the approved hydrology study and low impact development plan.

For questions regarding the drainage conditions, please contact Alex Mikhailpoor of Public Works, Land Development Division at (626) 458-4921 or amikhailpoor@pw.lacounty.gov.

If you have any other questions or require additional information, please contact Toan Duong of Public Works, Land Development Division at (626) 458-4921 or tduong@pw.lacounty.gov.

JDC:

P:\ldpub\SUBPCHECK\Plan Checking Files\CUP\RCUP-201200163 - 0 VAC-PVT DRWY-VIC AGUA DULCE CY Street\RCUP-201200163\DPW_Not Cleared_2019-08-14_RCUP-201200163.docx

emails from 10/15/20 and earlier

Re: Fw: Time Extension of due date for CUP 201200163

Steve Kaplan <sk.landuselaw@gmail.com>

Thu 10/15/2020 2:47 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

OK - thanks Richard

STEVE KAPLAN

Attorney

16133 Ventura Boulevard, Suite 700

Encino, CA 91436

Office: 818.377.7440

Cell: 818.321.9575

Facsimile: 818.377.7401

E-Mail: sk.landuselaw@gmail.comOn Thu, Oct 15, 2020 at 2:20 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Mr. Kaplan,

Please see below for my email to Shaul Yakovi regarding the time extension to Nov. 12. Please note that after today I will be on vacation and will return on Oct. 26. If you need to reach us during that time, you may contact Samuel Dea, my supervisor, at sdea@planning.lacounty.gov, or Tracy Swann. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

[https://bit.ly/LACoCSSurvey](https://bit.ly/LACoCSSSurvey)

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn**Sent:** Thursday, October 8, 2020 10:12 AM**To:** shaul yakovi <shaul92@gmail.com>**Cc:** karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont <SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>**Subject:** Time Extension of due date for CUP 201200163

Shaul,

We are granting your request for a time extension until **November 12, 2020**. However, we cannot process a CUP with active violations. As explained previously, including in my email to you dated October 1, 2020, which is copied below, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

You have now stated that you want to revise your CUP application to reduce the scope of your project. You must submit the following by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

We reiterate that this or any extension does not authorize you to continue holding events, and is only to keep your CUP application active. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Sent: Thursday, October 1, 2020 1:56 PM

To: shaul yakovi <shaul92@gmail.com>

Cc: karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont <SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>

Subject: Gardens of Paradise CUP

Good afternoon Shaul,

Please read the attached letter dated 9/9/20 regarding your project, and the related attachments. The letter and the attached letters from other County departments are based on the current project scope. As we've discussed, it is recommended that the project be downsized to focus on legalizing the existing unpermitted structures and establishing the event venue use through the CUP. Revised plans and application materials are needed to show the revised scope of the project. We can send the project to the other departments for interdepartmental County review if we receive the revised submittal materials. If we don't receive an adequate response by

the deadline of October 13, 2020 we may begin the process of scheduling the CUP application for a public hearing for denial due to inactivity.

In addition, I've attached a letter from 2012 which explains background on the zone change that occurred in 2012 and how it affects your property. As explained on page 3 of the letter, the site plan approval for outdoor dance pavilion would only be valid for a period of 5 years after the date the zone change became effective. This means that after 12/27/17 the use would have to terminate, unless the CUP was approved by then, assuming the use had been legally established. Since the CUP is still not approved, you may not hold events at the site.

At this time, any gatherings/events not specifically allowed in the [Health Officer Order 9.4.20](#), such as places of worship services, therapeutic behavioral health groups, small cohorts at schools/day care, etc., are prohibited.

Because of this order, gatherings and events not allowed in the order are prohibited, so even if the CUP had been approved the order related to the current pandemic would prohibit gatherings at the location until such time the order is lifted.

Let me know if you have any other questions about it. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [\[bit.ly/LACoCSSSurvey\]](https://bit.ly/LACoCSSSurvey).

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn
Sent: Wednesday, September 9, 2020 4:36 PM
To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>
Subject: Gardens of Paradise CUP

Hello Shaul and Erez,

Please read the attached correction letter regarding your case, along with the other attached letters and documents. Let me know if you have any questions. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [\[bit.ly/LACoCSSSurvey\]](https://bit.ly/LACoCSSSurvey).

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

Re: 32222 Auga Dulce Canyon Road

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu 11/19/2020 3:25 PM

To: Steve Kaplan <sk.landuselaw@gmail.com>; shaul92@gmail.com <shaul92@gmail.com>

 3 attachments (6 MB)

Topo Map-markup.pdf; aerial photo 2017.pdf; aerial photo 2017-Parcel 54.pdf;

Hi Steve,

Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.
5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSurvey>

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, November 19, 2020 1:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

Once again, and before your work week ends, I hope you will give me a call at 818-321-9575 to discuss the CUP processing of the above captioned site.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Tue, Nov 17, 2020 at 2:44 PM Steve Kaplan <sk.landuselaw@gmail.com> wrote:
Helo Richard,

I would most appreciate a call from you to my cell phone at 818-321-9575 to discuss Shaul's case...thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 12, 2020 at 5:05 PM Steve Kaplan <sk.landuselaw@gmail.com> wrote:
Good afternoon Richard,

Please find attached my letter and additional documentation with respect to the above captioned property site and pending CUP application.

I will follow up tomorrow with additional material.

Thank you.

STEVE KAPLAN

Attorney

16133 Ventura Boulevard, Suite 700

Encino, CA 91436

Office: 818.377.7440

Cell: 818.321.9575

Facsimile: 818.377.7401

E-Mail: sk.landuselaw@gmail.com

Re: 32222 Agua Dulce Canyon Rd.

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu 2/11/2021 11:01 AM

To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>

Cc: Steve Kaplan <sk.landuselaw@gmail.com>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Samuel Dea <sdea@planning.lacounty.gov>; Tracy Swann <tswann@counsel.lacounty.gov>

Good morning Shaul,

This is a follow-up to the email I sent to you on February 4. We would like to schedule a meeting with you and the County Departments involved in reviewing your CUP application in order to help resolve issues and answer questions about how to move forward in the CUP process. The meeting would be held virtually in accordance with COVID-19 safety measures. Normally, we charge One-Stop fees for interdepartmental meetings to discuss project requirements. However, we can waive the fees for this meeting for you to help resolve the issues of your pending CUP application.

Before we can schedule such a meeting, we must have received a revised project description and site plan. As stated in prior emails, the site plan submitted on 12/28/20 should be revised to remove the restaurant shown on the south parcel. This existing structure may be used as storage or other accessory use. The project description should not include the restaurant. It should be consistent with the site plan and focus on legalizing existing structures and the event center use rather than adding new uses. This will help to simplify the CUP process. **Please provide the updated site plan and project description by February 18.** If you need additional time, please let me know beforehand so we may grant more time if it is needed.

After we receive the information, we will schedule an interdepartmental meeting. Please do not hold any more events on the site until the CUP is approved. Let me know if you have any questions or need additional time. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn

Sent: Thursday, February 4, 2021 4:29 PM

To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>

Cc: Steve Kaplan <sk.landuselaw@gmail.com>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Samuel Dea <sdea@planning.lacounty.gov>; Tracy Swann <tswann@counsel.lacounty.gov>

Subject: 32222 Agua Dulce Canyon Rd.

Good afternoon,

As we have informed you on prior occasions, we cannot process a CUP with active violations. As explained previously, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

On October 8, 2020, I requested the following information by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

I received a revised site plan on November 12, 2020. On November 19, 2020 I requested that changes be made to the site plan, including the following comment:

"The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function."

A revised site plan was submitted on December 28, 2020, but it still shows the restaurant that I had asked to be removed. Please remove the restaurant from the site plan. Also, we still have not received the revised project description requested previously to reflect the modified scope of the project. Please provide this information by February 18, 2021 if you wish to continue the CUP permitting process.

Also, there does not appear to have been any progress toward addressing the Drinking Water and Onsite Wastewater Treatment System requirements of DPH. Please provide evidence that you have hired a consultant to prepare the necessary reports and other information for DPH to review the project.

We reiterate that you are not authorized to continue holding events and must cease holding events in order for us to continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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email from 2/24/21

Gardens of Paradise

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed 2/24/2021 1:33 PM

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: shaul92@gmail.com <shaul92@gmail.com>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Oscar Gomez <ogomez@planning.lacounty.gov>; Samuel Dea <sdea@planning.lacounty.gov>; Tracy Swann <tswann@counsel.lacounty.gov>; karnier@gmail.com <karnier@gmail.com>

📎 2 attachments (646 KB)

PLOT PLAN Feb 2021-edits.pdf; Project Gardens of Paradise Description_edits.docx;

Good afternoon Steve,

Thank you for providing the revised site plans and project description. Further changes are still needed. There should only be one site plan, and it needs to only include the existing facilities. It must be consistent with the project description. The project description also needs to only include the existing facilities. It should not include background information. You may include that information in a separate document. Please see the attached copy of the project description for additional comments and recommended editorial changes, as well as the attached site plan with notes showing the needed changes. Let me know if you have any questions. Please provide the revisions by March 11. We can't schedule an interdepartmental meeting until we have the revised project description and site plan. This meeting should be to address the issues related to the CUP and should not be used to discuss pending litigation or enforcement issues. Before we schedule the meeting we also need to verify that events being held at the site have ceased and an agreement to not conduct further events until the CUP has been approved and finalized. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

March 18, 2021

Mr. Shaul Yakovi
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

Dear Mr. Yakovi:

**PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. R2012-02971
CONDITIONAL USE PERMIT NO. 201200163
32222 A AGUA DULCE CANYON RD. (APN 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-007-029)**

The Los Angeles County (County) Department of Regional Planning (Department) has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit (CUP) to authorize a special event facility, caretaker's residence, and related facilities at the above-referenced location. The correspondence dated September 9, 2020 requesting project revisions and additional information is attached for your review. Additionally, staff has sent many letters requesting required information beginning on June 13, 2013. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090. Due to the longstanding inactive status of the project identified above, the project will be scheduled for denial before a County Hearing Officer on **April 20, 2021**.

If you wish to keep this project active, please send a written request to the Department, Zoning Permits North, Room 1348, 320 West Temple Street, Los Angeles, CA 90012, Attention: Richard Claghorn or rclaghorn@planning.lacounty.gov. This correspondence must be received on or before April 1, 2021 in order to avoid being scheduled for denial.

For questions or for additional information, please contact Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or rclaghorn@planning.lacounty.gov.

Mr. Shaul Yakovi
March 18, 2021
Page 2

Sincerely,

Amy J. Bodek, AICP
Director

A handwritten signature in black ink, appearing to read "Samuel Dea". The signature is fluid and cursive, with a large initial "S" and "D".

Samuel Dea, Supervising Regional Planner
Zoning Permits North Section

SD:RC

Enclosures: Incomplete Letter 9-9-20

c: Steve Kaplan, Attorney, 16133 Ventura Blvd., Suite 700, Encino, CA 91390
cc (via email): sk.landuselaw@gmail.com; shaul92@gmail.com

Re: Gardens of Paradise-

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu 3/18/2021 5:10 PM

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: Samuel Dea <sdea@planning.lacounty.gov>; Tracy Swann <tswann@counsel.lacounty.gov>

Steve,

In my email to you on 2/24/21 I asked for a revised site plan and project description in order for us to schedule an interdepartmental meeting with a deadline of March 11. I also said that we would have to verify that events on the site had ceased and that the owner would have to agree not to conduct any more events until a CUP approval is obtained. Although a revised site plan was submitted, we still have not received a revised project description consistent with the site plan. The department has decided to schedule the case for denial due to inactivity. Please include my supervisor, Sam Dea (sdea@planning.lacounty.gov) and Tracy Swann from County Counsel (tswann@counsel.lacounty.gov) in any future emails to me. I am not able to discuss this project with you over the phone. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, March 18, 2021 4:16 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: Gardens of Paradise-

CAUTION: External Email. Proceed Responsibly.

Richard,

What happened to your willingness to meet with us prior to taking the action evidenced by the intent to deny notice?

Very disappointing to say the least.

I would appreciate a call to my cell line at 818-321-9575 before the end of the day.

Thank you

Sent from my iPhone

On Mar 18, 2021, at 4:02 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Steve,

This is to inform you that the Department of Regional Planning (DRP) is scheduling Project R2012-02971 for the Hearing Officer meeting on April 20, 2021 for denial due to inactivity. The information requested in the attached letter sent on September 9, 2020 and on other previous occasions was not provided by the deadline of October 13, 2020 nor since that time. Please read the attached notice for further details regarding the denial and the attached letter dated 9/9/20, which includes DRP's requirements for the project as of that date, as well as the letters from the other County Departments. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

<R2012-02971_Notice_denial_inactivity.pdf>
<Correction_letter9-9-20_CUP201200163.pdf>

Project R2012-02971 (CUP 201200163) Timeline and Project Site History

1/19/1968- Plot Plan 16534 approved for 32222 Agua Dulce Canyon Rd. -Site plan shows an existing 25' x 56' house, 33' x 33' existing storage shed, a structure labeled "Prop", an existing lake, a parking area and access road. The area shown is currently APN 3212-008-054. The structure labeled Prop appears to be the building labeled restaurant on the 2015 site plan.

1/30/68- Plot Plan 16534 revised approval shows dimensions of 24' x 60' for prop structure and two small lakes west of it. It also shows a septic tank, well, and drain field.

2/13/68- Plot Plan 16534 revised approval; appears same as 1/30/68 approval.

7/2/68- Special Use Permit 1823 approved for a snack bar including the sale of beer (expires 7/2/1978)

7/5/68- Special Use Permit 1823 Exhibit A shows 24' x 60' building under construction (Prop building from PP 16534)

1/14/69- Plot Plan 16534 revised approval; two 20' x 40' swimming pools and a 14' x 30' pool were added south of the two small lakes; "Prop" structure is now labeled a dressing room, and two small equipment room structures were added near the pools. A parking area with 35 spaces was added north of dressing room.

6/18/74 REA to SP 1823 / PP 16534 approved. An addition was approved to the snack bar structure. The snack bar structure is the structure shown as a restaurant on the 2015 plan. The addition width ranged from 17.5' to 21', with a length of 71'-3".

10/27/76 CUP 804/VAR 385 approved to expand an existing RV mobile home park, including various other recreational and appurtenant facilities, and to be relieved of certain development standards. Expired 10/27/1996.

1/22/2009- RPP 200900080 (Project R2009-00106) submitted to DRP for outdoor dance pavilion and associated accessory structures; project includes APN 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, 3212-008-051, 3212-008-052, 3212-008-054, and 3212-004-012

8/26/09 letter from County Counsel to Ronit Waizgen regarding County Code violations

8/24/10- RPP 200900080 (Project R2009-00106) approved by DRP for outdoor dance pavilion and associated accessory structures

10/16/12- one year time extension for RPP 200900080 (Project R2009-00106) approved by DRP; new expiration date 8/24/13

11/8/12- meeting with applicant, applicant's attorney, DRP, and County Counsel to discuss the imminent zone change from R-R-1 (Resort and Recreation, One-Acre Minimum Required Lot Area) to A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) and inclusion of the property within a Significant Ecological Area (SEA)

11/15/12 - Letter from Director of DRP to applicant's attorney summarizing the meeting which took place on 11/8/12; it encourages the applicant to file a CUP prior to the effective date of the zone change in order to continue the outdoor dance pavilion use after the 5-year amortization period ends; it says

that if the CUP is filed prior to the zone change, it will be processed in accordance with current zoning standards (R-R-1 Zone and no SEA) at the time of filing.

12/19/12- Project R2012-02971 (CUP 201200163) filed at DRP; project includes APN 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, 3212-008-051, 3212-008-052, 3212-008-054, and 3212-004-012

12/27/12- Effective date of new Santa Clarita Valley Area Plan, including zone change, new area plan land use category, and SEA designation of the project site

2/19/13-amendment to RPP 200900080 (Project R2009-00106) approved by DRP for entrance signs

5/23/13 - Project R2012-02971 (CUP 201200163) is assigned to Richard Claghorn

6/13/13- letter sent from DRP to applicant detailing correction items for Project R2012-02971 (CUP 201200163)

1/29/14 -applicant requests to reschedule appointment to 2/5/14

2/5/14-applicant requests to reschedule appointment; meeting date changed to 2/13/14

2/12/14- site visit by planner (Richard Claghorn), who is bit by two dogs on the project site

2/13/14-meeting scheduled is cancelled due to dog bite injuries

5/14/14-email sent by planner to request a meeting on 5/29/14 to discuss project

5/28/14-email from applicant to reschedule 5/29/14 meeting

5/29/14-new meeting scheduled for 6/19/14 (meeting was cancelled and never occurred)

5/12/15- letter sent from DRP to applicant detailing correction items for Project R2012-02971 (CUP 201200163) -due date 8/12/15

6/11/15-email to applicant regarding foreclosure of 3 parcels

7/8/15-meeting with applicant at DRP; revised plans submitted showing revisions to the project with the 5 remaining parcels only (APN 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028 and 3212-008-054)

7/15/15- letter sent from DRP to applicant detailing correction items for Project R2012-02971 (CUP 201200163) -due date 10/15/15

10/8/15-meeting at DRP with ZE staff, project planner, applicant

10/13/15- email to applicant extending due date to 1/18/16

1/11/16-email to applicant to schedule appointment on 1/21/16

1/21/16-email to applicant to reschedule appointment to 1/28/16 at request of applicant

1/28/16-email to applicant to reschedule appointment to 2/2/16 at request of applicant

2/2/16-applicant emailed copy of revised plans to DRP

3/23/16- letter sent from DRP to applicant detailing correction items for Project R2012-02971 (CUP 201200163) -due date 6/20/16

6/14/16-email to applicant extends due date to 7/20/16 for project; meeting set for 7/18/16

7/19/16-email to applicant reschedules meeting to 7/27/16 at request of applicant

7/26/16-email to applicant reschedules meeting to 8/3/16 at request of applicant

8/2/16-email to applicant reschedules meeting to 8/10/16 at request of applicant

8/10/16-meeting with applicant at DRP; applicant submitted revised plans; the revised plans addressed some of the items from the 3/23/16 letter; the 3/23/16 letter was updated with handwritten notes and emailed to applicant

5/24/17-applicant does not show up for scheduled appointment; planner sends applicant an email with updated notes on the 3/23/16 correction letter

11/21/17-planner sends applicant an email to schedule appointment; appointment set for 1/15/18

1/17/18- site visit by planners Richard Claghorn and Amir Bashar

1/25/18-meeting at DRP with project planner and applicants; applicants agree to pay CUP referral fees within next two weeks

2/27/18-email from applicant to DRP; applicant said he came to DRP to pay the fees, but project planner was absent (no meeting was scheduled or advance notice given that he would come on that day)

2/28/18-project planner emailed applicant regarding payment of the fees

12/3/18-email from DRP to applicant requesting payment of CUP referral fees by 2/4/19 or case could be scheduled for denial

2/6/19-email revised correction letter to applicant-due date 5/6/19

4/4/19-meeting at DRP with Shaul and Erez; they paid the CUP referral fees

7/9/19 eReview sent for CUP

7/16/19 Department of Parks and Recreation cleared the project in eReview (no letter was provided)

8/8/19 Fire Department not cleared letter sent

8/14/19 Department of Public Health not cleared letter sent

8/14/19 Department of Public Works not cleared letter sent

1/22/20 DRP emails applicant to check on status

9/9/20 DRP correction letter sent to applicant-due date 10/13/20

10/8/20 DRP grants time extension to 11/12/20

11/12/20 revised site plan submitted by applicant

11/19/20 DRP sent email regarding corrections to site plan

12/28/20 applicant submits revised site plan

2/4/21 DRP sent email regarding corrections to site plan (due date of 2/18/21)

2/11/21 DRP sent email regarding possible meeting and corrections to site plan (due date of 2/18/21)

2/17/21 applicant submits revised site plan and project description

2/24/21 DRP sent email regarding corrections to site plan and project description (due date of 3/11/21)

3/9/21 revised site plan submitted by applicant; no revised project description was provided

3/18/21 Notice is sent by certified mail to Shaul Yakovi and Steve Kaplan for denial due to inactivity with Hearing Officer date of 4/20/21



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE HEARING OFFICER

DATE ISSUED:	April 19, 2021	
HEARING DATE:	April 20, 2021	AGENDA ITEM: 6
PROJECT NUMBER:	R2012-02971-(5)	
PERMIT NUMBER(S):	Conditional Use Permit (CUP) 201200163	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	32222 Agua Dulce Canyon Road, Agua Dulce	
OWNER:	Ben and Reef Gardens, Inc.	
APPLICANT:	Shaul Yakovi	
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov	

The above-identified item is a request for a CUP to authorize a special event facility, caretaker's residence, overnight accommodation and related appurtenant facilities.

Additional correspondence pertaining to the project has been received since the preparation of the hearing package. The attached letter from the applicant's attorney dated April 16, 2021 and the accompanying exhibits with copies of prior emails related to the Project Site and a site plan are included in this supplemental hearing package.

Report
Reviewed By:



Samuel Dea, Supervising Regional Planner

Report
Approved By:



Mitch Glaser, Assistant Administrator

Attachments:

April 16, 2021 letter and attached Exhibit 1 (prior emails)
Site Plan

April 16, 2021

SENT VIA EMAIL and FEDERAL EXPRESS

Los Angeles County Department of Regional Planning
Zoning Permits North, Room 1348
320 W. Temple Street
Los Angeles, CA 90012
Attention: Richard Claghorn, Principal Regional Planner
rclaghorn@planning.lacounty.gov

Re: Project Number: R2012-02971 ("Project")
Conditional Use Permit Number: 201200163 ("CUP")
Property: 32222 Agua Dulce Canyon Road ("Property")

Department of Regional Planning:

The undersigned represents Mr. Shaul Yakovi concerning the processing of the above captioned CUP application and is written in response to a letter, dated March 18, 2021, from the LACDRP ("DRP") with reference to a Public Meeting Notice: Denial Due to Inactivity ("Notice") received by my client.

Pursuant to the directive contained in the above referenced Notice, **please be advised** that **my client wishes to keep the subject Project active** and will continue to work with County DRP staff and other County departments to process and submit any and/or all information required by the DRP to bring the subject CUP matter to a Project CUP public hearing.

By way of historical background and context, please be advised as follows. In 2008 my client purchased the six parcels comprising the Property when it was zoned RR-1 [recreational zoning]. The prior owners of the Property operated a privately owned campground, RV park with private swimming and fishing ponds which were open to the public known as Vazquez Park. Mr. Yakovi immediately invested over seven million dollars in improving the parcels to create the Garden of Paradise venue and event space. He timely applied for building permits and the subject CUP, all of which were left pending and never finalized because the County has refused to send inspectors out to finalize the building permits and despite acknowledging that my client's CUP application was complete. Mr. Yakovi applied for a CUP not because of any new use but to conform the existing use of his Property because the County changed the zoning in 2012 from RR1 to A-1 Open Space [light agriculture and open space]. Despite the prior established use, the County sent Mr. Yakovi a letter in 2012 indicating that to the extent he had any "grandfathered" use, it would lapse within five years--or 2017. Please be advised that

my client takes exception to that--"grandfathering" does not lapse and even if assuming that it does, Mr. Yakovi applied for and it was confirmed by the County that his CUP application was complete prior to the "lapse."

Prior to responding to the specific concerns of the DRP contained in its Report to the Hearing Office dated April 8, 2021 ("Report to Hearing Officer"), I would like to bring to the attention of the hearing officer certain facts surrounding the historical and present day processing of the subject CUP application. Notwithstanding the length of time this CUP matter has been in process, and the DRP position that my client has not communicated with, nor supplied to, the DRP information requested, please be advised that as shown on the emails attached as Exhibits 1A -1F, the applicant in this matter has in fact worked closely with the County over a number of years. Of particular interest, please take note of Exhibit 1A wherein the DRP on December 24, 2012 indicated to my client that his CUP application was complete. The balance of the emails in Exhibit 1 document my client's continued attempt to gain the cooperation of the County in inspecting/approving/permitting certain aspects of his Property improvements.

In addition, since my retention late last year in support of my client's CUP application, I have been in regular contact with Regional Planner Richard Claghorn. Attached as Exhibits 2A – 2H are a series of email and letter correspondence between the undersigned and Mr. Claghorn evidencing a working relationship to bring this CUP matter to hearing. It is both noteworthy and concerning to my client, and is hereby brought to the attention of the hearing officer, that a dramatic change of attitude by the County toward my client occurred on February 4 of this year as shown by the conflicting messages contained in Exhibits 2F and 2G. The message conveyed in Exhibit 2F is one of cooperation. The message conveyed in Exhibit 2G expresses an opposite position by the DRP and an unwillingness to further communicate with the applicant and the undersigned.

It is imperative that the hearing officer understand the continued willingness of the applicant to work with County staff on this CUP matter. The applicant is not ignoring the DRP requests for information.

Unfortunately, and as noted above, the cooperative tone of my interaction with the DRP changed and on March 18 Mr. Claghorn informed me that he was no longer able to discuss this matter with me on the phone and that I would be receiving the Notice referenced above. In addition, Mr. Yakovi over the past few weeks has tried to reach out to staff members of the Departments of Public Works, Environmental Health, and the County Fire Prevention Division to clarify certain agency requests and to work with said agencies to satisfy concerns raised in prior correspondence. All of said County agency staff personnel indicated they were unable to speak with him because the Project was "on hold" and that the Property was the subject of litigation with the County.

Viewed from a procedural perspective, applicant Mr. Yakovi is attempting to work with the DRP to bring his CUP application to public hearing and has met certain roadblocks preventing him from fully addressing all of the concerns of the County. The applicant finds himself in a procedural "Catch-22" situation.

Viewed from a substantive perspective, please find submitted herewith a revised Master Site Plan for the Property. A parking matrix is also submitted herewith detailing the parking spaces available for all the uses detailed on the Master Site Plan. In response to concerns raised by the DRP in its 9/9/20 Request for Review Materials ("DRP Request"), please be advised that all of the Site Plan requests for clarification numbered 1-6 contained in said DRP Request letter have been addressed by the submission herewith of the revised Master Site Plan. The guard shack, certain signage, and all cabins and rooms detailed on previous site plans have been removed from the site's master plan. Accordingly, DRP Request item numbers 7&8 for architectural plans for said improvements is now a moot issue. In addition, DRP Request item numbers 9 – 22 for further information and description of site grading, flood zone protection, equestrian uses, juice bar improvements, secondary signage monumentation, winery improvements and new building construction are all now moot as well as the submitted new Master Site Plan contain none of the uses or construction improvements contemplated by previously submitted site plans. With reference to items 23-28 detailed in the DRP Request, all information requested will be submitted to DRP staff as we continue to work with County staff to bring the subject Project to a CUP public hearing.

In conclusion, and contrary to the recommendation by DRP staff in its Report to Hearing Officer to deny the subject CUP, and for all of the reasons detailed in this submitted correspondence and based upon the information to be presented at the upcoming April 20th hearing date, request is hereby made to the hearing officer to allow my client and the applicant in the subject CUP matter to continue to work with the DRP and other County departments in order to bring this matter to a full and substantive public hearing on the merits of the Project.

Thank you for your consideration of the enclosed materials.

Respectfully submitted,

Steve Kaplan

cc: Client
Law Office of Mainak D'Attaray

EXHIBIT 1



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>
To: Erez Karni <karni69@gmail.com>Mon, Dec 24, 2012 at 2:43 PM

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/15/2021

Gmail - Fwd: Application Status regarding R2012-02971

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



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shaul yakovi <shaul92@gmail.com>

To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: agua dulce

1 message

Erez Karni <karnier@gmail.com>
To: shaul yakovi <shaul92@gmail.com>

Wed, Dec 16, 2020 at 3:28 PM

Office mail server

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 25, 2012 at 09:02:26 PDT
To: mike@lewisandco.net
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>, Shaul Yakovi <Shaul92@gmail.com>, karnier@gmail.com, Edel Vizcarra <evizcarra@lacbos.org>, Amir Bashar <abashar@planning.lacounty.gov>, Richard Claghorn <rclaghorn@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, "Navarro, Veronica" <vnavarro@counsel.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>, Susan Tae <stae@planning.lacounty.gov>
Subject: RE: agua dulce

Hi Mike:

Thursday November 8 is the earliest date that works for all the County folks. I have scheduled the meeting for 2 p.m. and the meeting location is Room 160 at the Hall of Records (320 W. Temple Street). Room 160 is on the first floor of the building near the snack bar.

Attendees will include the following:

- Amir Bashar, Zoning Enforcement North
- Richard Claghorn, Land Development Coordinating Center / Site Plan Review
- Mitch Glaser, Community Studies North
- Rob Glaser, Zoning Permits North
- Oscar Gomez, Zoning Enforcement North
- Patricia Keane, County Counsel

Feel free to contact me if you have any questions in the meantime.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Wednesday, October 24, 2012 10:54 AM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

29, 5, 7, 8 all work. Can we do the 29th?
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Wed, 24 Oct 2012 15:10:35 +0000
To: mike@lewisandco.net<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; Shaul Yakovi<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; Edel Vizcarra<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Thanks for letting me know. Here are some new options, please advise of your availability and I will coordinate with the folks on my end.

- Monday October 29, before 1 p.m.
- Wednesday October 31, 2 p.m. or later
- Monday November 5, 11 a.m. or later
- Wednesday November 7, anytime
- Thursday November 8, 1 p.m. or later

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Tuesday, October 23, 2012 6:49 PM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

Any day but tuesday works. I'm ried up all day with the construction contractors associations.
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Tue, 23 Oct 2012 22:28:56 +0000
To: Mike Lewis<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; shaul92@gmail.com<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; evizcarra@lacbos.org<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Can you meet with us on Tuesday October 30 before 11 a.m.? Please let me know ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

From: Mitch Glaser

Sent: Wednesday, October 17, 2012 5:47 PM

To: Mike Lewis

Cc: Jon Sanabria; shaul92@gmail.com; karnier@gmail.com; evizcarra@lacbos.org

Subject: Re: agua dulce

Hi Mike:

I would be happy to meet with you. It is my understanding that folks from our current planning and zoning enforcement groups have been involved so I will need to invite them as well. I may also need to invite our county counsel. I will coordinate with everyone on the county side and will send you and Edel some possible dates and times ASAP.

Thanks,

Mitch

Mitch Glaser, AICP

Supervising Regional Planner

Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

On Oct 17, 2012, at 5:19 PM, "Mike Lewis" <mike@lewisandco.net> wrote:

Mitch,

Spoke with Edel Vizcarra today and understand that the final adoption of this plan has been postponed until November 27th.

I would like to arrange a meeting with you and the property owner so we can discuss their concerns and their plans for a Conditional Use Permit.

Edel indicated he would be willing to join us.

Let me know what times might work for you.

Mike Lewis
Consultant
951-206-4420

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Thursday, October 11, 2012 1:18 PM
To: mike@lewisandco.net
Subject: agua

Fwd: OVOV. Planing
Inboxx

Erez
11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 11, 2012 10:31:28 AM PDT
To: "karnier@gmail.com" <karnier@gmail.com>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
Subject: OVOV

Mr. Karni: It is my understanding that you called my office yesterday for more information regarding the Santa Clarita Valley Area Plan Update, otherwise known as One Valley One Vision, or OVOV. It is also my understanding that you are specifically concerned with the zoning changes for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 in the unincorporated community of Agua Dulce. OVOV began in 2001. We released a Preliminary Draft Plan in 2008, a Draft Plan in 2009, a Revised Draft Plan in 2010, and a Final Draft Plan in 2011. The Regional Planning Commission conducted public hearings in 2009, 2010, and 2011 and ultimately recommended approval by the Board of Supervisors. On February 28, 2012, the Board of Supervisors conducted a public hearing and indicated its intent to approve the Plan. I anticipate that the Board will adopt the Plan in the near future. For more information regarding OVOV, please refer to the project web site at <http://planning.lacounty.gov/ovov>. The Preliminary Draft Plan (and subsequent drafts) designated these parcels as Rural Land 2 (RL2), with a maximum density of 1 unit per 2 acres. In addition, the Preliminary Draft Plan (and subsequent drafts) designated these parcels as a Significant Ecological Area (SEA). In 2009, we conducted a zoning consistency analysis. We noted that the existing zoning is R-R (Resort and Recreation). In consideration of the RL2 designation and the SEA designation, we felt that A-1 (Light Agricultural) was a more appropriate zone. So after conducting the zoning consistency analysis, we proposed to change the zoning from R-R to A-1. In summer 2009, we researched our records and conducted some field studies and did not find any existing uses that would become non-conforming. The proposed zoning has been shown on maps, and our OVOV-NET mapping system, since fall 2009. In fall 2009, we sent a notice to each property owner affected by OVOV. The notice listed the proposed land use designation and the proposed zoning designation for each property. The mailing addresses were provided by the County Assessor's Office. The notices for Assessor's Parcel Numbers 3212-007-025,

4/15/2021

Gmail - Fwd: agua dulce

3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 were mailed to the following:
BORDEN, STEVEN L AND SUSAN W TRS26525 JOSEL DRSANTA CLARITA CA91387

I hope this information is helpful. Please feel free to contact me if you have additional questions. Thanks, Mitch Mitch Glaser, AICP Supervising Regional Planner Community Studies North Section Department of Regional Planning 320 W. Temple Street Los Angeles, CA 90012 <http://planning.lacounty.gov> 213-974-6476



shaul yakovi <shaul92@gmail.com>

Handicap Parking, Ben and Reef Gardens

2 messages

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

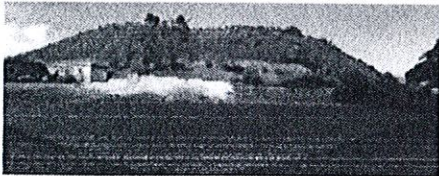
To: rglaser@planning.lacounty.gov

Hello Rob,

Sorry about that last e-mail. This is the handicap parking with signs and everything, it is completely finished and is ready for use. Please remove all the restrictions and any other problems from the property. Oscar Gomez's office have the documentation. If you have any questions contact me through e-mail or phone.

Shaul Yakovi
(213)923-5225
shaul92@gmail.com

Much Appreciated,
Shaul Yakovi



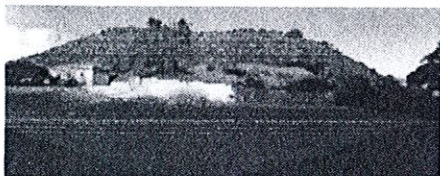
handicap parking.JPG
4463K

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

To: erez karni <karni69@gmail.com>

[Quoted text hidden]



handicap parking.JPG
4463K



shaul yakovi <shaul92@gmail.com>

Re: Inspection

3 messages

shaul yakovi <shaul92@gmail.com>
To: Amir Bashar <abashar@planning.lacounty.gov>

Tue, May 14, 2013 at 3:17 PM

Hi Amir

i did not see your email but if you like to come this thursday email me the time of the day

Thank You
Shaul Yakovi

On Tue, May 7, 2013 at 11:48 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Mr. Yakovi,

I would like to schedule an appointment with you to inspect the improved and paved parking spaces for the property on Agua Dulce Cyn Rd. Specifically, I would like to measure the handicapped spaces to see that they meet the required codes. I have Thursday afternoon open to meet with you on the property. Please let me know if this works for you.
Thanks!

Amir Bashar

Regional Planning

Zoning Enforcement

213-974-6455

661-222-2940

shaul yakovi <shaul92@gmail.com>
To: Amir Bashar <abashar@planning.lacounty.gov>

Mon, May 20, 2013 at 3:32 PM

Hello Amir

It was nice to see you on Thursday hope you clear our violation

Thank You
Shaul Yakovi
[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Amir Bashar <abashar@planning.lacounty.gov>

Tue, May 28, 2013 at 2:22 PM

Hi amir

I am still waiting for your department's answer and clearing the violation. I've been waiting for this for two weeks
Thank You

Shaul Yakovi

On Tue, May 21, 2013 at 8:10 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Shaul,

Unfortunately my supervisor is out of the office this week. I still need to go over the inspection results with him which will be this upcoming Tuesday (holiday on Monday). Thank you for your patients.

Amir

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce Cyn

1 message

Dawn Melillo <dmelillo@dpw.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Apr 14, 2021 at 6:10 PM

Good morning Sean,

As discussed, Planning approval is required prior to any building permit issuance. Please contact 213-974-6411 or kschlegel@planning.lacounty.gov.

Dawn Melillo
Building Engineering Inspector
Los Angeles County Department of Public Works
661-222-2940



shaul yakovi <shaul92@gmail.com>

Fwd: driveway 32222 Aqua Dulce Cyn. Rd

1 message

shaul yakovi <shaul92@gmail.com>

To: laffabar@gmail.com

Thu, Apr 30, 2009 at 11:36 PM

----- Forwarded message -----

From: **Cruz, Ruben** <RCRUZ@dpw.lacounty.gov>

Date: Wed, Apr 29, 2009 at 3:01 PM

Subject: RE: driveway 32222 Aqua Dulce Cyn. Rd

To: "Cruz, Ruben" <RCRUZ@dpw.lacounty.gov>, "Lexin, Robert" <RLEXIN@dpw.lacounty.gov>, "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>, "Al-Badawi, Ribhi" <RALBADAWI@dpw.lacounty.gov>, "Nguyen, Joseph" <CHNGUYEN@dpw.lacounty.gov>, "Gomez, Oscar" <ogomez@planning.lacounty.gov>

Cc: "Thompson, Scott" <STHOMP@dpw.lacounty.gov>, "Schleikorn, Letty" <LSCHLEIK@dpw.lacounty.gov>, "Paidar, Nooshin" <npaidar@planning.lacounty.gov>, shaul92@gmail.com, "Duong, Toan" <TDUONG@dpw.lacounty.gov>

Richard,

Per our telephone conversation with the applicant, the applicant will submit a copy of the site plan for Public Works tomorrow afternoon. Per our discussion, this driveway approach will be a temporary apron, until the plot plan and CUP has been reviewed and comment by Land Development. If the applicant wants to construct a sign within our road right of way, we will forward them to our 8th floor Construction Division to review and approval of the encroachment.

Upon the submittal of the site plan, I will determine what review and approval will be required.

From: Cruz, Ruben
Sent: Wednesday, April 29, 2009 2:14 PM**To:** Lexin, Robert; 'Claghorn, Richard'; Al-Badawi, Ribhi; Nguyen, Joseph; 'Gomez, Oscar'**Cc:** Thompson, Scott; Schleikorn, Letty; 'Paidar, Nooshin'**Subject:** RE: driveway 32222 Aqua Dulce Cyn. Rd

Richard and Oscar,

This project has not been submitted to Land Development for us to review and recommend approval. The applicant is calling my supervisor regarding the commercial driveway construction. I need additional information regarding this project (approval process, CUP, plot plan) ?

Applicant has informed me the CUP has expired, but DRP has given permission to continue with the paving including the reconstruction of driveway apron. At this time we do not know if the CUP requires additional improvements, or if a plot plan was approved without our Division reviewing and setting road improvements.

If you can please provide me with additional information, so we can assist the applicant. We are going to ask the applicant to submit to us the latest plot plan, so we can assist .the applicant.

From: Lexin, Robert
Sent: Wednesday, April 29, 2009 11:25 AM
To: Cruz, Ruben
Cc: Thompson, Scott
Subject: FW: driveway 32222 Aqua Dulce Cyn. Rd

Good morning Ruben,

The property owner of 32222 Aqua Dulce Cyn Rd. wants to obtain a permit for commercial driveway construction. They received the following (see below) from Regional Planning.

I talked with Leslie Cozby of B&S and she indicated that the property owner performed grading for construction across lots without a building permit and needs a CUP.

Please advise.

Thank you for your help,

Robert W. Lexin
Senior Construction Inspector
Permit Office No. 5
38126 North Sierra Highway
Palmdale, CA 93550
(661) 947-4151 Office
(661) 904-8380 Cell
(661) 947-5022 FAX
rlexin@dpw.lacounty.gov

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, April 29, 2009 9:18 AM
To: Lexin, Robert
Subject: Fwd: driveway

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

Shaul,

We spoke yesterday and earlier today about the driveway at 32222 Agua Dulce Canyon Road that you would like to complete the paving for. A permit (PCCO 200801981) relating to the driveway was issued but work was stopped due to some violations on the property before it was completed. You have a pending plot plan review case with us (RPP 200900080) for the outdoor dance pavilion and other structures on the property that you are seeking approval for. There are still some issues that need to be resolved before we can issue an approval of the plot plan case.

After discussing the driveway situation with Oscar Gomez of our Zoning Enforcement III section and Nooshin Paidar, my supervisor, we decided that it would be okay to resume work on completing the driveway once you get the okay from Public Works to resume. You would need to wait for the site plan to be approved and approval from Building and Safety and any other required agencies to be granted before the other work can be done.

We would not have any objection to you finishing work on the driveway once you get the okay from Public Works. We would also request that you verify the right of way location with Public Works and avoid putting any posts or other structures within the public right of way unless they authorize it. Let me know if you have any questions.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Fwd: FW: 32222 Agua Dulce Canyon Rd.

1 message

shaul yakovi <shaul92@gmail.com>
To: d_design_inc@yahoo.comThu, Dec 18, 2008 at 4:54 PM

----- Forwarded message -----

From: Claghorn, Richard <rclaghorn@planning.lacounty.gov>
Date: Thu, Dec 18, 2008 at 10:15 AM
Subject: FW: 32222 Agua Dulce Canyon Rd.
To: shaul92@gmail.com

I sent the e-mail below to Building and Safety based on our discussion on Tuesday.

Richard Claghorn

From: Claghorn, Richard
Sent: Thursday, December 18, 2008 10:10 AM
To: 'rbagby@dpw.lacounty.gov'; 'lcozby@dpw.lacounty.gov'; 'jmccarne@dpw.lacounty.gov'
Cc: Gomez, Oscar; Paidar, Nooshin
Subject: 32222 Agua Dulce Canyon Rd.

Mr. Shaoul Yakovi has requested that we write to you concerning the status of the property at 32222 Agua Dulce Canyon Road. There are 8 parcels in all.

The applicant has agreed to submit a site plan review for the renovation of the existing residence on parcel 3212-008-054. They have not yet filed the case, but plan to soon. The site plan review will only be for the remodeling of the residence and will not include the other work on the property. We have agreed to process this case separately from the CUP.

The applicant has agreed to submit a CUP for this same parcel (54) for an RV Park/campground/snack bar/caretaker residence and related uses, including grading/solid fill on the property. There was a previous CUP for an RV Park/caretaker's residence that has expired. They have not filed the case yet but plan to do so soon according to a letter we received from them.

The applicant is also seeking approval for parcels 3212-007-025 and -026. They want approval for holding outdoor events such as weddings, birthday parties, business conferences and other events. There was also some grading work done on these parcels for some ponds and some structures were built without permits. We are still in the process of determining what the appropriate permitting procedures will be for this property. We will notify you of the process that will be required once that has been determined. It will be either a site plan review or CUP.

The applicant has indicated to us that they do not plan on using APN 3212-007-027 and -028, APN 3212-008-051 and -052 and APN 3212-004-012 at this time for any use and they plan to keep them as vacant parcels. Parcels 12, 51 and 52 have an existing driveway that will continue to provide access to parcel 54, but no other uses are proposed on these parcels according to the applicant.

Our Zoning Enforcement section has cited the property owner for violations on parcels 25, 26 and 54. They are in the process of working to correct the violations, and the applications they are filing will be part of this process. There are no current zoning violations on parcels 12, 51, 52, 27 and 28. The applicant has asked for our clearance for these vacant parcels but since there is no proposed use on these parcels there is nothing for us to review. They have reportedly done some work in the stream bed on parcels 27 and 28. We believe this work will require clearance from the Department of Fish and Game, but no Regional Planning approval would be needed for these parcels based on the information we have. If you have any questions regarding the Zoning Enforcement issues you may contact Oscar Gomez.

Let me know if you have any questions regarding any of the above properties. I'll be out of the office next week so if you have questions about the case during that time you may contact Oscar Gomez or Nooshin Paidar.

Richard Claghorn

EXHIBIT 2

2A

From: Richard Claghorn
Sent: Thursday, October 8, 2020 10:12 AM
To: shaul yakovi <shaul92@gmail.com>
Cc: karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont <SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>
Subject: Time Extension of due date for CUP 201200163

Shaul,

We are granting your request for a time extension until **November 12, 2020** . However, we cannot process a CUP with active violations. As explained previously, including in my email to you dated October 1, 2020, which is copied below, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

You have now stated that you want to revise your CUP application to reduce the scope of your project. You must submit the following by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

We reiterate that this or any extension does not authorize you to continue holding events, and is only to keep your CUP application active. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!
Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Sent: Thursday, October 1, 2020 1:56 PM
To: shaul yakovi <shaul92@gmail.com>
Cc: karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont <SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>
Subject: Gardens of Paradise CUP

Good afternoon Shaul,

Please read the attached letter dated 9/9/20 regarding your project, and the related attachments. The letter and the attached letters from other County departments are based on the current project scope. As we've discussed, it is recommended that the project be downsized to focus on legalizing the existing unpermitted structures and establishing the event venue use through the CUP. Revised plans and application materials are needed to show the revised scope of the project. We can send the project to the other departments for interdepartmental County review if we receive the revised submittal materials. If we don't receive an adequate response by the deadline of October 13, 2020 we may begin the process of scheduling the CUP application for a public hearing for denial due to inactivity.

In addition, I've attached a letter from 2012 which explains background on the zone change that occurred in 2012 and how it affects your property. As explained on page 3 of the letter, the site plan approval for outdoor dance pavilion would only be valid for a period of 5 years after the date the zone change became effective. This means that after 12/27/17 the use would have to terminate, unless the CUP was approved by then, assuming the use had been legally established. Since the CUP is still not approved, you may not hold events at the site.

At this time, any gatherings/events not specifically allowed in the Health Officer Order 9.4.20, such as places of worship services, therapeutic behavioral health groups, small cohorts at schools/day care, etc., are prohibited.

Because of this order, gatherings and events not allowed in the order are prohibited, so even if the CUP had been approved the order related to the current pandemic would prohibit gatherings at the location until such time the order is lifted.

Let me know if you have any other questions about it. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

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From: Richard Claghorn

Sent: Wednesday, September 9, 2020 4:36 PM

To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>

Subject: Gardens of Paradise CUP

Hello Shaul and Erez,

Please read the attached correction letter regarding your case, along with the other attached letters and documents. Let me know if you have any questions. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

From: **Richard Claghorn** <rciaghorn@planning.lacounty.gov>
Date: Thu, Oct 15, 2020 at 2:20 PM
Subject: Fw: Time Extension of due date for CUP 201200163
To: Steve Kaplan <sk.landuselaw@gmail.com>

RB

Hello Mr. Kaplan,

Please see below for my email to Shaul Yakovi regarding the time extension to Nov. 12. Please note that after today I will be on vacation and will return on Oct. 26. If you need to reach us during that time, you may contact Samuel Dea, my supervisor, at sdea@planning.lacounty.gov, or Tracy Swann. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

2c

November 12, 2020

SENT VIA EMAIL

Richard Claghorn, Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

SUBJECT: RESPONSE TO REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Road

Dear Mr. Claghorn:

The undersigned represents Mr. Shaul Yakovi, the owner and applicant of the above captioned Project site. This letter is written in response to your October 8, 2020 email sent to my client and to your letter dated September 9, 2020 directed to Messrs. Yakovi and Karni.

Please be advised that it my present intention, and that of my client, to provide to you in a timely manner the materials requested in your 10/8/20 email and, in a subsequent submission, to more fully address all the requests for information detailed in your 9/9/20 letter. It is our intention and expectation that in providing you the materials that you and other County agencies have requested with respect to the subject Project, that the referenced Case will be set for public hearing sometime early next year.

Accordingly, please find submitted along with this letter a revised Project site plan detailing the existing structures on the site and a revised Project Description, the original of which was filed as part of the Zoning Permit Application for the subject Case.

In addition, please be advised that with respect to the County of Los Angeles Department of Public Health memorandum dated August 14, 2019 (“Memorandum”), I have recently reached to Lusi Mkhitarian, manager of the County Environmental Health Drinking Water Program and to Chris Gibson concerning the issue of onsite wastewater treatment. I have also reached out to County of Los Angeles Environmental Health Specialist Vincent Gallegos who prepared the subject Memorandum. I expect to be working with the above noted County Health personnel to answer and provide all the information requested by said individuals in the subject Memorandum.

Richard Claghorn
Department of Regional Planning
November 12, 2020
Page 2

In close, and based upon our timely response to your 10/8/20 email, request is hereby made for a further extension of time within which my client shall answer and respond to all of the County's concerns with respect to the processing of the subject CUP application.

Thank you for your review and consideration of this subject submittal.

Respectfully submitted,



Steve Kaplan



Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.
5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, November 19, 2020 1:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

Hello Steve,

Thanks for the revised site plan. Can you please let me know when a revised project description will be submitted? Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

[https://bit.ly/LACoCSSurvey](https://bit.ly/LACoCSSSurvey)

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Monday, December 28, 2020 8:16 AM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: shaul92@gmail.com <shaul92@gmail.com>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Good morning Richard,

In response to your below email request of 11/19/20, please find attached a revised project site plan addressing the concerns noted in your subject email.

I will reach out to you later today to further discuss the processing of my client's CUP filing.

Thank you.

Best,

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 19, 2020 at 3:25 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hi Steve,

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Date: Thu, Nov 19, 2020 at 3:25 PM

Subject: Re: 32222 Auga Dulce Canyon Road

To: Steve Kaplan <sk.landuselaw@gmail.com>, shaul92@gmail.com <shaul92@gmail.com>

2E

Hi Steve,

Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.

5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, November 19, 2020 1:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

Once again, and before your work week ends, I hope you will give me a call at 818-321-9575 to discuss the CUP processing of the above captioned site.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

----- Forwarded message -----

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Date: Thu, Feb 4, 2021 at 1:56 PM

Subject: Re: 32222 Auga Dulce Canyon Road

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

2F

Steve,

One-Stop Counseling for the project would require submittal of a Zoning Permits One-Stop Counseling application form, site plan, revised project description, and fees (\$384-DRP, \$269-DPW, \$153-Fire, \$137-DPH). If all departments are requested, it costs \$943. The fees may increase if paid after Feb. 28. The application form and EPIC-LA portal for online submittals can be accessed at this link:

[Applications & Forms | DRP \(lacounty.gov\)](#)

One-Stop meetings are only held once per month on the second Tuesday. The next one that is available would be the one on March 9. In order to get on the schedule for March 9, we would need to receive the application materials and payment and I would have to send out the request today, because it must be done at least 30 days before the meeting date. I don't think that is possible, so realistically, the earliest feasible One-Stop date would be on April 13. One-Stop meetings are one hour in length and are conducted online. Each department would also issue a letter or report detailing their requirements for the project, based on the information provided.

It may be possible to set up an interdepartmental meeting to address the issues outside the One-Stop process, although that would depend on staff availability and would have to be requested by our upper management in coordination with the other departments. Because of the complexity of the case, I'm not sure a regular One-Stop meeting would be the best way to address it, so a special meeting may be preferable. I'll discuss it with my supervisor later today, but I'm not sure yet how feasible it may be. I probably won't be able to follow up with you today, but can provide an update next week.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, February 4, 2021 12:18 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

I would like to set-up a Zoning Permits One-Stop counseling meeting between the undersigned, you and a representative from the Zoning Enforcement unit to discuss a comprehensive strategy to resolve the outstanding issues with reference to the Gardens of Paradise use of the above captioned property site pending the further processing of our CUP application.

Can we set up such a meeting next week?

Please advise.

Thank you,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

From: ~~Richard Ciagnorn~~ <~~rciagnorn@planning.lacounty.gov~~>

Date: Thu, Feb 4, 2021 at 4:29 PM

Subject: 32222 Agua Dulce Canyon Rd.

To: ~~shaul92@gmail.com~~ <~~shaul92@gmail.com~~>, ~~karnier@gmail.com~~ <~~karnier@gmail.com~~>

Cc: ~~Steve Kaplan~~ <~~sk.landuselaw@gmail.com~~>, Kerstin Schlegel <~~kschlegel@planning.lacounty.gov~~>, Samuel Dea <~~sdea@planning.lacounty.gov~~>, Tracy Swann <~~tswann@counsel.lacounty.gov~~>

2G

Good afternoon,

~~As we have informed you on prior occasions, we cannot process a CUP with active violations.~~ As explained previously, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

On October 8, 2020, I requested the following information by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

I received a revised site plan on November 12, 2020. On November 19, 2020 I requested that changes be made to the site plan, including the following comment:

"The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function."

A revised site plan was submitted on December 28, 2020, but it still shows the restaurant that I had asked to be removed. Please remove the restaurant from the site plan. Also, we still have not received the revised project description requested previously to reflect the modified scope of the project. Please provide this information by February 18, 2021 if you wish to continue the CUP permitting process.

Also, there does not appear to have been any progress toward addressing the Drinking Water and Onsite Wastewater Treatment System requirements of DPH. Please provide evidence that you have hired a consultant to prepare the necessary reports and other information for DPH to review the project.

We reiterate that you are not authorized to continue holding events and must cease holding events in order for us to continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSurvey>

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Date: Wed, Feb 24, 2021 at 1:34 PM

Subject: Gardens of Paradise

To: Steve Kaplan <sk.landuselaw@gmail.com>

Cc: shaul92@gmail.com <shaul92@gmail.com>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Oscar Gomez

<ogomez@planning.lacounty.gov>, Samuel Dea <sdea@planning.lacounty.gov>, Tracy Swann

<tswann@counsel.lacounty.gov>, karnier@gmail.com <karnier@gmail.com>

2H

Good afternoon Steve,

~~Thank you for providing the revised site plans and project description. Further changes are still needed.~~ There should only be one site plan, and it needs to only include the existing facilities. It must be consistent with the project description. The project description also needs to only include the existing facilities. It should not include background information. You may include that information in a separate document. Please see the attached copy of the project description for additional comments and recommended editorial changes, as well as the attached site plan with notes showing the needed changes. Let me know if you have any questions. Please provide the revisions by March 11. We can't schedule an interdepartmental meeting until we have the revised project description and site plan. This meeting should be to address the issues related to the CUP and should not be used to discuss pending litigation or enforcement issues. Before we schedule the meeting we also need to verify that events being held at the site have ceased and an agreement to not conduct further events until the CUP has been approved and finalized. Thanks.

Richard Claghorn

1

Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

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Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

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DATE:	REVISIONS:

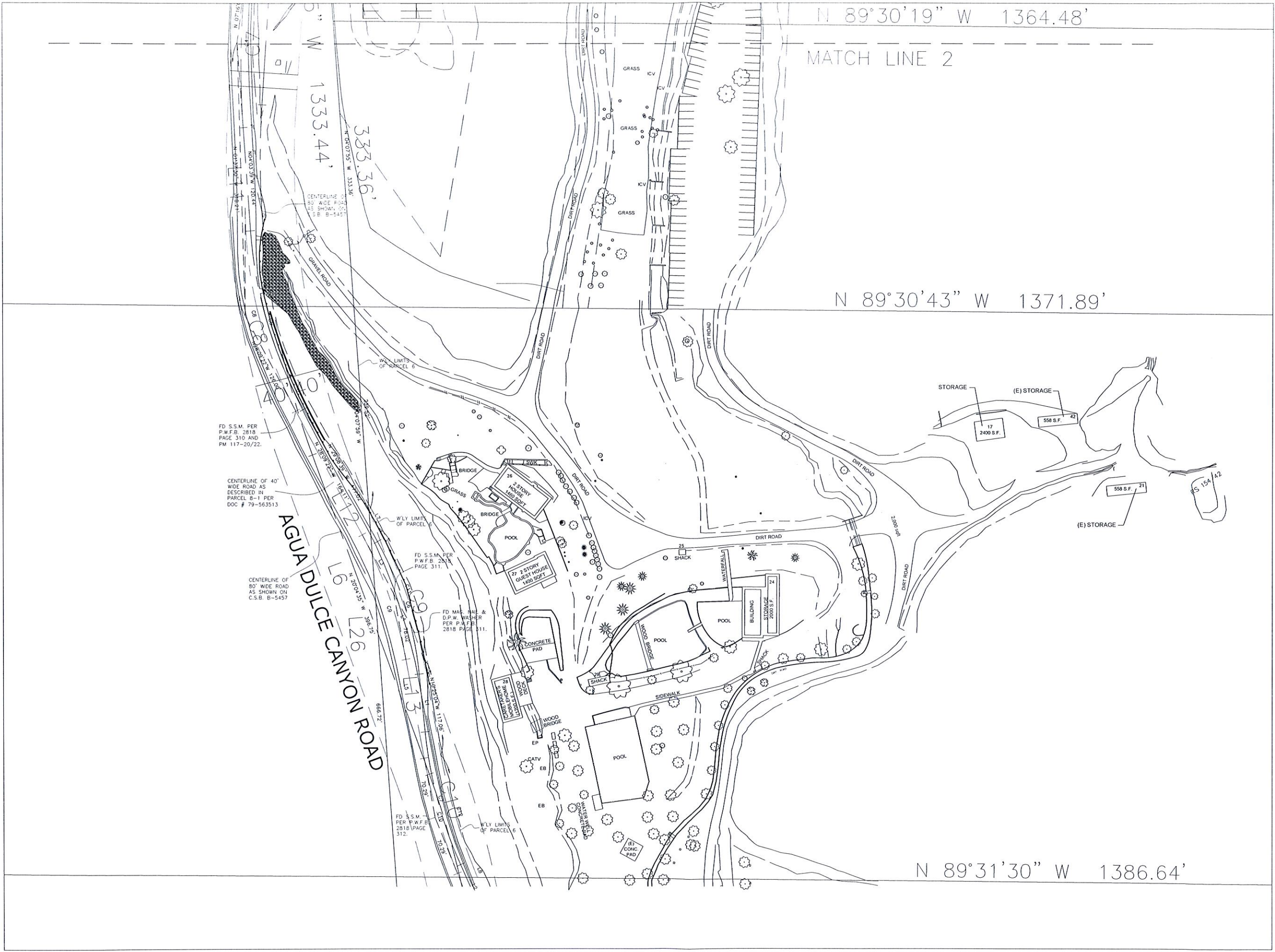
BUILDINGS MASTER PLAN
 SHEET 2 OF 4
 SCALE: 1" = 50'



PROJECT NAME AND ADDRESS:
BEN AND REEF GARDENS
 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390

OWNER'S NAME & ADDRESS:
RONIT WAIZGEN
 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390

SHEET NUMBER:
C-2



Number	Building Description	Sq. Ft.	Occ. Load	New/ exist	Parcel	Pkg. Req.
1	Storage	2,000	7	N	25	2.3
2	Preparation	2,000	10	N	25	3.3
3	Restrooms	400	0	N	25	0.0
4	Pavilion Canopy	8,205	547	E	25-26	182.3
5	Office	1,915	19	E	26	4.8
6	Restrooms	735	0	E	26	0.0
7	Storage	2,000	8	N	27	2.0
8	Restrooms	735	0	E	26	0.0
9	Storage/Photo Pad	150	N/A	N	27	0.2
10	Guard Shack	47	1	E	26	1.0



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

April 20, 2021

Shaul Yakovi
32222 Agua Dulce Canyon Rd.
Santa Clarita, CA 91390

Dear Mr. Yakovi:

**PROJECT NO. R2012-02971-(5)
CONDITIONAL USE PERMIT NO. 201200163
32222 A UA DULCE CAN ON ROAD
(APN: 3212-007-025 THRU 3212-007-02 , AND 3212-00 -05)**

Hearing Officer Alex Garcia, by his action of April 20, 2021, has denied the above-referenced project. Enclosed are the Hearing Officer's Findings.

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **May , 2021**.

A eals:

Appeals must be submitted through the County's online electronic permit management system (EPIC-LA). For instructions on how to appeal online, please email appeal@planning.lacounty.gov before the end of the appeal period.

The appeal fee for applicants is \$6,939.00. For questions or additional information, please contact Mr. Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or rclaghorn@planning.lacounty.gov.

Sincerely,

AMY J. BODEK, AICP
Director of Regional Planning

Samuel Dea, Supervising Regional Planner
Zoning Permits North Section

SD:RC

Enclosures: Findings

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | planning.lacounty.gov

**FINDINGS AND ORDER OF THE HEARING OFFICER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02971-(5)
CONDITIONAL USE PERMIT NO. 201200163**

1. **ENTITLEMENT REQUESTED.** The applicant, Shaul Yakovi, is requesting a Conditional Use Permit (“CUP”) to authorize a special event facility in the R-R (Resort and Recreation Zone) Zone pursuant to Los Angeles County (“County”) Code Section 22.40.220 in the Zoning Code at the time the CUP was filed on December 19, 2012. The zoning of the project site was changed from R-R to A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) effective December 27, 2012, which was also the effective date of the current Santa Clarita Valley Area Plan. Because the CUP application was filed prior to effective date, it was allowed to be reviewed under the R-R Zone, the former Santa Clarita Valley Area Plan, and the other applicable Zoning Code requirements then in effect.
2. **MEETING DATE.** April 20, 2021
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A duly noticed public hearing on the CUP was held online on April 20, 2021 before the Hearing Officer. Staff gave a presentation about the project, including a description of numerous previous requests for the information needed to process the CUP and recommended denial of the pending application due to inactivity. Staff also mentioned additional correspondence received from the applicant’s attorney, Mr. Steve Kaplan, on the day prior to the hearing which was provided to the Hearing Officer in a supplemental hearing package and additional information received from him on the day of the hearing which was received too late to include in the supplemental hearing package. After the presentation by staff, the Hearing Officer asked staff if there was a pending Zoning Enforcement case still open on the project site, and staff answered in the affirmative. Mr. Kaplan spoke in support of the project and requested that the Hearing Officer provide additional time so that a meeting could be held with the County Departments reviewing the project in order to review changes that the applicant proposes to significantly reduce the scope of the project. No other speakers testified. The Hearing Officer determined that the applicant had been provided ample opportunities to provide the requested information needed for the project but had failed to do so, deemed the application inactive, denied the CUP application, and closed the public hearing.
4. **LOCATION.** 32222 Agua Dulce Canyon Road, Agua Dulce (Assessor’s Parcel Number (“APN”) 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054)
5. The project was filed on December 19, 2012. Since the application was filed, staff of the County Department of Regional Planning (“staff”) has asked the applicant for additional materials needed to proceed with the project.
6. The first correction letter from staff was dated June 13, 2013. At the time the CUP was submitted and when the first letter was written, the project site included eight APNs, including the five APNs listed above as well as 3212-004-012, 3212-008-052, and 3212-

008-054. This letter instructed the applicant to submit CUP referral fees for other County Departments (Los Angeles County Department of Parks and Recreation (DPR), Department of Public Health (DPH), and Fire Department (FD), the Environmental Assessment-Initial Study fee and related referral fee for the Department of Public Works (DPW), an application for a Certificate of Compliance (COC), and make numerous corrections to the site plan, application form, project description, and submit other required application materials.

7. The second correction letter from staff was dated May 12, 2015. By this time, three of the original APNs comprising the project site were no longer owned by the applicant. This correction letter was sent to request an updated site plan and related application materials to reflect the change of ownership, as well as the other required information that had still not been provided. This letter listed a due date of August 12, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
8. A third correction letter from staff was dated July 15, 2015. Revised plans had been provided from the applicant showing the current five APNs while eliminating the APNs which were no longer part of the project ownership. However, the project description had not been revised to reflect this change and most of the other required information had not been provided, including the required fees. This letter listed a due date of October 15, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
9. A fourth correction letter from staff was dated March 23, 2016. The due date had been extended prior to this date, and the applicant had provided some of the requested materials, although most of the requested items had still not been provided and some required fees, such as the CUP Referral fees, Environmental Assessment Fee and related DPW referral fee, and COC fee, had still not been paid. This letter listed a due date of June 20, 2016 and said the project may be denied due to inactivity if the required information was not provided by this date. This correction letter was sent again to the applicant on August 10, 2016 with some items having been checked off or addressed, although most of the items remained unresolved. On March 24, 2017 the letter was sent to the applicant again to reflect the current fee schedule.
10. On December 3, 2018 staff sent an email to the applicant stating that the CUP application could be scheduled for denial if the required CUP referral fees were not paid by February 4, 2019.
11. On February 6, 2019, with the CUP referral fees still unpaid, a fifth correction letter was sent to the applicant. This letter listed all of the required items that were still outstanding and said the CUP application will be denied due to inactivity unless the necessary items were provided by May 6, 2019, including the CUP referral fees.
12. On April 4, 2019 the applicant paid the CUP referral fees. Staff consulted with DPH, DPW, FD, and DPR for the CUP application. DPR cleared the CUP on July 16, 2019 without providing a letter. Letters were received from DPH, DPW, and FD, which listed

the information that was needed from each department in order for these departments to clear the CUP for public hearing. These letters were provided to the applicant on August 15, 2019 and August 21, 2019 and the applicant was instructed to work with each department directly to address the issues listed in the letters.

13. The County Fire Department sent a letter on August 8, 2019 stating that there are pending items that must be addressed. The County Department of Public Works and County Department of Public Health sent letters on August 14, 2019 stating that there are pending items that must be addressed. These letters included requests for the following additional information: FD-revisions to the site plan to demonstrate compliance with Fire Code access requirements, additional information to determine the fire flow, fire hydrant, and water requirements, and a preliminary fuel modification plan; DPH-reports to demonstrate an adequate potable water supply, reports to demonstrate adequacy of onsite wastewater treatment system, plans for Food Plan Check Program, plans for pool facilities, and a noise study; DPW-traffic access management study, trip generation study, hydrology report, Low Impact Development Plan, geotechnical study, site plan revisions to show line of site, easements, removal of obstructions in the right of way and other information. The above County Departments have still not received the requested information or materials to enable further project evaluation.
14. On January 22, 2020, staff emailed the applicant to inquire about the progress of the CUP with regard to the other County departments. A copy of the February 6, 2019 correction letter was also resent, along with updates to the fees which were still unpaid. There had been no progress on addressing the items from the letter except for payment of the CUP referral fees on April 4, 2019. Staff did not receive any response from the applicant to the January 22, 2020 email.
15. On September 9, 2020 a sixth correction letter was sent by staff to the applicant. This letter was essentially the same as the one sent on February 6, 2019, except the CUP referral fees were no longer listed, the other fees were updated, and the letters from DPH, DPW, and FD for the CUP consultation were referred to and attached. The September 9, 2020 letter stated that the CUP application will be denied unless the necessary information is provided by October 13, 2020.
16. At the request of the applicant, on October 8, 2020 staff sent an email to the applicant extending the deadline to November 12, 2020 to provide an updated site plan and project description in order to keep the application from being denied.
17. After receiving a revised site plan on November 12, 2020, on November 19, 2020 staff emailed the applicant with a list of site plan corrections and a request for a revised project description to reflect changes to the site plan, to be provided as soon as possible.
18. A revised site plan was provided to staff by the applicant on December 28, 2020 but no project description was provided. Staff sent an email on February 4, 2021 with a list of corrections needed for the site plan as well as another request for the project description and a request to submit the necessary information to DPH to meet their drinking water

and onsite wastewater treatment system requirements. This email gave a deadline of February 18 for providing this information in order to keep the CUP application active and avoid scheduling it for denial due to inactivity.

19. On February 11, 2021 Staff offered to set up a meeting with the other County departments reviewing the CUP if an accurate revised site plan and updated project description were provided by February 18, 2021. The purpose of the meeting would have been to determine if the changes to the project to reduce its scope to the existing uses and structures would change the requirements by DPW, DPH and FD that had been provided for the project in 2019, and to assess the viability of the project.
20. On February 17, 2021 the applicant submitted a revised site plan and project description. However, the site plan still required further revisions and the project description was not consistent with the site plan and included additional uses beyond what currently exists on the project site. Staff emailed the applicant on February 24, 2021 with a request for further corrections to the site plan and project description. A due date of March 11, 2021 was provided.
21. On March 9, 2021, the applicant submitted a revised site plan. However, no project description was provided. Because the project description had not been provided by the March 11, 2021 due date, and there had been no progress in addressing the other requirements for the CUP detailed in the September 9, 2020 letter and in previous letters, or in addressing the requirements of the other County departments, staff sent a notice to deny the project due to inactivity on March 18, 2021. This notice listed a hearing date of April 20, 2021 and stated that the applicant must submit written correspondence to staff by April 18, 2021 in order to request to keep the project active and to avoid being scheduled for denial.
22. Although a revised site plan was provided on March 9, 2021, a revised project description and the other previously requested information have not been provided, and staff is unable to further evaluate the project. The applicant has been given numerous extensions over the years since the application was filed in 2012 and has been given plenty of time and opportunities to provide the information necessary for staff to evaluate the project and the CUP request. However, the applicant has failed repeatedly to provide the requested information, while providing only incomplete and partial information, failing to pay all of the required fees, failing to file a COC application, and failing to make demonstrable effort to work with staff and with the other County departments to resolve the issues and show progress regarding the pending CUP application.
23. Staff sent a letter to the applicant dated March 18, 2021 informing the applicant that pursuant to Section 22.222.100 (denial for lack of information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on April 20, 2021
24. The March 18, 2021 letter also directed the applicant to contact staff within 30 days, by April 18, 2021, for the CUP application to remain active.

25. The applicant has failed to submit the required materials, including all of the information requested by FD, DPH, and DPW in 2019, and most of the information in the September 9, 2020 Regional planning letter, including an acceptable project description consistent with the site plan, Environmental Assessment fee and related DPW referral fee, COC application fee, articles of incorporation, site photographs and photo key map, within the required timeframe, which was by April 18, 2021.
26. **ENVIRONMENTAL.** An environmental determination was not made, since action on the project is neither being approved nor undertaken. Therefore, pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 201200163 is **DENIED**.

SD:RC
4/20/21

d'attaraylaw | law office of mainak d'attaray
Mainak D'Attaray (Bar No. 283999)

Main Office

3780 Kilroy Airport Way, Suite 200
Long Beach, California 90806

All Correspondence, Notices and Pleadings to:

10262 Foothill Boulevard
Lake View Terrace, California 91342

Telephone: (562) 256-7038
Direct: (424) 703-5294
Facsimile: (855) 706-5294
E-mail: mdattaray@dattaraylaw.com

Attorneys for Shaul Yakovi

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF LOS ANGELES—CENTRAL DISTRICT

COUNTY OF LOS ANGELES, a political
subdivision of the State of California; and
MUNTU DAVIS, M.D., in his capacity as
Health Officer for Los Angeles County,

Plaintiffs,

vs.

BEN AND REEF GARDENS, INC., a
California corporation; SHAUL YAKOVI, an
individual; RONIT WAIZGEN, an individual;
EREZ KARNI, an individual; and DOES 1-50,
inclusive,

Defendants.

Case No.: 20STCV40645
[UNLIMITED CIVIL JURISDICTION]
*Assigned for All Purposes to the Hon. John P.
Doyle, Dept. 58*

**DECLARATION OF STEVE KAPLAN IN
SUPPORT OF DEFENDANT SHAUL
YAKOVI'S OPPOSITION TO
PLAINTIFFS' APPLICATION FOR
MODIFICATION OF THE
PRELIMINARY INJUNCTION**

Date: May 10, 2020
Time: 10:30 a.m.
Dept.: 58

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DECLARATION OF STEVE KAPLAN

I, Steve Kaplan, declare:

1. I am an attorney duly licensed to practice before all California courts, in private practice, and counsel for defendant Shaul Yakovi (“Defendant” and/or “Yakovi”) in completing the conditional use permitting process related to the property located at 32222 Agua Dulce Canyon Road, Agua Dulce, California (the “Property”). The following is based on my personal knowledge. If called to testify, I could and would do so competently.

2. I was admitted to the State Bar in 1976. From 1977 to 1983, I practiced law with a primary focus on real estate litigation and transactional matters. From 1983 to 1990, I was a real estate developer with projects throughout Los Angeles County. Since 1990 to present, I have been in private practice with my primary practice in land use, zoning and permitting. I am quite familiar with zoning and land use law, specifically nonconforming uses and the conditional use permit process.

3. In my practice, I work primarily with smaller and mid-sized developers who are developing mid-sized projects and require advice and assistance in navigating the conditional use permitting process and other permitting requirements imposed by various regional, county and municipal entities.

4. As it relates to Yakovi and the Property, I was engaged in October 2020 to research and assist with a conditional use permit (“CUP”) that has been pending since 2012. I have been working with senior planner Richard Claghorn with the Los Angeles County Department of Regional Planning (“DRP”) to complete the CUP.

5. In the course of my research on the prior use of the Property, I discovered that Yakovi purchased the Property in 2008, prior to which it had been the location of a private camp site, a swimming facility, and a therapeutic animal facility. The property was zoned for recreation (R-R-1), which specifically includes uses such as event space for weddings. In 2012, the County

1 rezoned the Property as A-1 agricultural zone, which still includes recreational uses such as the
2 one established and used by Yakovi since 2008.

3
4 6. Yakovi applied for a CUP prior to the zone change in 2012 because he planned to
5 expand the use of the Property by building cabins, a restaurant and other structures. However,
6 these uses have not been undertaken. So, the prior use, which remains the same from when he
7 purchased the Property—an event space and the buildings that existed prior to 2012, was
8 “grandfathered” as an allowed use, or nonconforming use. As explained to Yakovi by the Los
9 Angeles County Department of Regional Planning, the CUP was only required to expand new
10 and planned uses of the Property that did not exist before. Notwithstanding, in the course of my
11 research of the history of Yakovi’s CUP application, I discovered that the Senior Planning
12 Supervisor Robert Glaser sent Yakovi an email on December 24, 2012 through his assistant Susan
13 Tae that Yakovi’s CUP application was deemed complete. A true copy of the email from Glaser
14 to Yakovi, dated February 24, 2012 is attached here as **Exhibit A**.

15 7. From 2012 to 2019, the County allowed Yakovi to operate his business and his
16 nonconforming use without any issue. Based on the County’s allowance, Yakovi applied for
17 multiple building permits and continued to develop and landscape the Property without any
18 objections from the County. Additionally, from 2012 to 2020, Yakovi operated his business
19 without any violations issued against his Property or its nonconforming uses. In fact, I discovered
20 in my research of the history of the Property, despite allowing Yakovi to apply for and pay
21 application fees for numerous building permits, County Building and Safety and DRP never came
22 out to make final inspections so that the permits could be finalized and issued.

23 8. After nearly seven years, on February 6, 2019, Yakovi received his first
24 correspondence from DRP that it required some additional information to process his CUP
25 application despite Glaser’s confirmation on December 24, 2012 that Yakovi’s CUP application
26 was complete.
27
28

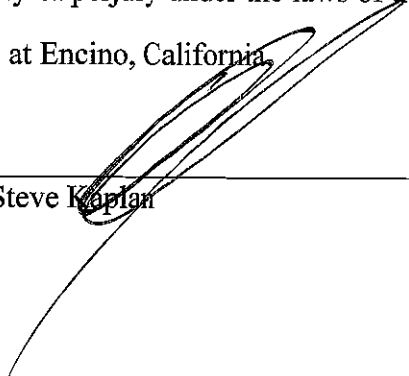
Declaration of Steve Kaplan Received by DRP on 4/20/21

1 9. On September 9, 2020, DRP sent a request for review materials, at which point I
2 was engaged to complete the CUP process. A true copy of DRP's September 9, 2020 letter is
3 attached here as **Exhibit B**. I have been working with Senior Planner Richard Claghorn ever
4 since in trying to again "complete" the CUP application, which was apparently complete until
5 DRP decided seven years later that it was not.

6
7 10. Despite working actively to complete the CUP application, on March 18, 2021,
8 DRP abruptly and arbitrarily scheduled the CUP for a Denial Hearing. A true copy of the March
9 18, 2021 Public Meeting Notice, is attached here as **Exhibit C**. In response, I submitted proof of
10 prior submittals and Yakovi's efforts to keep the CUP application active, which was odd because
11 for nearly seven years DRP had the status of Yakovi's CUP application as "complete." A true
12 copy of my submittal, dated April 16, 2021 is attached here as **Exhibit D**.

13 10. During this CUP process, the County could have stopped Yakovi's operations at
14 the Property by issuing zoning and/or building code violations at any time, which it chose not to
15 issue until September 2020. Based on my experience with CUP applications in Los Angeles
16 County, this case is unusual in how the County is not allowing the CUP application to proceed
17 while at the same time the County is demanding Yakovi obtain building and fire permits, which
18 they will not issue unless he gets a CUP. I am personally aware that Yakovi has attempted
19 numerous times to apply for permits since the instant action commenced and has been turned
20 away from even submitting his applications.

21 I declare the foregoing is true under the penalty of perjury under the laws of the State of
22 California; executed this 19th day of November 2020 at Encino, California,

23
24 
25 Steve Kaplan

[Exempt From Filing Fee
Government Code § 6103]

1 RODRIGO A. CASTRO-SILVA (SBN 185251)
County Deputy
2 SCOTT KUHN (SBN 190517)
Assistant County Counsel
3 TRACY D. SWANN (SBN 172899)
Senior Deputy County Counsel
4 KATHERINE MCKEON (SBN 266757)
Deputy County Counsel
5 500 West Temple Street, Suite 468
Los Angeles, California 90012
6 Tel.: (213) 974-1935 | Fax: (213) 680-2165
Email: Tswann@counsel.lacounty.gov
7

8 AMNON Z. SIEGEL (State Bar No. 234981)
9 JASON H. TOKORO (State Bar No. 252345)
ANDREW L. SCHRADER (State Bar No. 307964)
10 MILLER BARONDESS, LLP
1999 Avenue of the Stars, Suite 1000
11 Los Angeles, California 90067
Tel.: (310) 552-4400 | Fax: (310) 552-8400
Email: jtokoro@millerbarondess.com

12 Attorneys for Plaintiffs
PEOPLE OF THE STATE OF CALIFORNIA,
13 COUNTY OF LOS ANGELES and MUNTU
DAVIS, M.D., M.P.H.
14

15 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
16 **COUNTY OF LOS ANGELES, CENTRAL DISTRICT**

17 THE PEOPLE OF THE STATE OF
CALIFORNIA, by and through RODRIGO A.
18 CASTRO-SILVA, County Counsel for the
County of Los Angeles; COUNTY OF LOS
19 ANGELES, a political subdivision of the State
of California; and MUNTU DAVIS, M.D.,
20 M.P.H., in his capacity as Health Officer for
Los Angeles County,

21 Plaintiffs,

22 v.

23 BEN AND REEF GARDENS, INC., a
24 California corporation; GARDENS OF
PARADISE, LLC, a California limited
25 liability company; SHAUL YAKOVI, an
individual; RONIT WAIZGEN, an individual;
26 and DOES 1- 50, inclusive,

27 Defendants.
28

CASE NO. 20STCV40645

**DECLARATION OF RICHARD
CLAGHORN IN SUPPORT OF
PLAINTIFFS' APPLICATION TO
MODIFY PRELIMINARY INJUNCTION
AND REQUEST FOR AN ORDER TO
SHOW CAUSE RE: SANCTIONS**

[Filed Concurrently with Reply; Declarations
of Amnon Z. Siegel, Jason J. Tokoro, Kyle
Steffes]

Date: May 10, 2021
Time: 10:30 a.m.
Dept.: 58

Assigned for All Purposes to:
Hon. John P. Doyle, Dept. 58

Action Filed: October 23, 2020
FAC Filed: December 15, 2020
Trial Date: None Set

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

DECLARATION OF RICHARD CLAGHORN

I, Richard Claghorn, declare as follows:

1. I am a Principal Regional Planner with the County of Los Angeles (the “County”). I have personal knowledge of the facts set forth herein. If called as a witness, I could and would competently testify to the matters stated herein. I make this declaration in support of Plaintiffs’ Application to Modify Preliminary Injunction and Request for An Order to Show Cause Re: Sanctions.

2. I work in the County’s Department of Regional Planning (“DRP”) within its Zoning Permits North Section. DRP is responsible for administering and enforcing the County’s zoning laws.

Background

3. I am familiar with the property known as Gardens of Paradise (“GOP” or the “Property”). The Property is located at 32222 Agua Dulce Canyon Road, Santa Clarita, California 91390, which is in an unincorporated area of the County. The Property consists of five parcels, APNs 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054.

4. I have personally communicated with Defendant Shaul Yakovi (“Yakovi”) with respect to zoning matters involving the Property for more than a decade. I am familiar with the history of communications between DRP and Yakovi.

5. I have also reviewed the Declaration of Steve Kaplan (“Kaplan Declaration”), which was submitted in support of Yakovi’s Opposition to Plaintiffs’ Application for Modification of the Preliminary Injunction. As set forth below, the Kaplan Declaration misstates the factual record or is otherwise misleading in a number of ways.

There Were No Active Permits When Yakovi Acquired The Property In 2008

6. I want to first address the period of time after Yakovi acquired the Property in 2008, according to Mr. Kaplan. (Kaplan Decl. ¶ 6.)

7. At that time, there were no active permits with DRP on any of the parcels making up the Property. Previously, there had been two permits for the Property (specifically CUP 804-5 and Variance 385-5), which authorized the expansion of a recreational vehicle home park and the

MILLER BARONDESS, LLP
ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

1 operation of a summer camp consisting of up to 55 RV hookups and campsites. These permits
2 both expired in 1996.

3 8. The Property was zoned R-R-1 (“Resort and Recreation, One-Acre Minimum
4 Required Lot Area”) in 2008. Because there were no permits for any of the parcels, GOP was
5 only allowed to conduct activities that did not require a permit under the zoning laws.

6 9. Mr. Kaplan asserts there were some uses of the Property, such as an event space for
7 weddings, which had been “grandfathered” in from the time before Yakovi acquired the Property.
8 (Kaplan Decl. ¶¶ 5-6.) That is not accurate. In fact, I advised Yakovi back in 2008 that he would
9 need to obtain new permits to hold weddings and other large events at the Property. Mr. Kaplan
10 even included one of these communications (a December 18, 2008 e-mail thread between me and
11 Yakovi) in Exhibit D to his declaration.

12 10. Specifically, Yakovi told me in 2008 that he wanted to hold large outdoor events,
13 such as weddings, birthday parties, business conferences, and other gatherings at the Property. I
14 advised him that DRP would need to review his proposed plans in order to determine whether
15 GOP would need a ministerial site plan review (“SPR”) or a more extensive conditional use permit
16 (“CUP”).

17 11. SPR and CUP are types of permits that allow for particular uses of a property. A
18 SPR is used to determine if the proposed land use and activities are consistent with the policies of
19 the County’s General Plan, that the use is permitted in the zone, and that the land use and activities
20 meet and comply with all applicable development standards, including parking. Approvals from
21 other County agencies may be required in order to legally establish a use via SPR. A CUP is a
22 discretionary permit that allows property owners to use land in a way that is not typically
23 permitted within a particular zone, if approval is granted. An SPR generally has a simpler
24 application process than a CUP.

25 12. With respect to certain physical improvements to the Property that Yakovi wished
26 to make, I told him in my December 18, 2008 email that a CUP may be needed. For other work, I
27 told him that an SPR would be enough. At no point did I tell Yakovi that using the Property to
28

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

1 host weddings and other large gatherings was “grandfathered” in from prior years. That was not
2 the case and I made it clear to him the use would require a CUP or SPR.

3 **Gardens Of Paradise Is Granted An SPR In 2010, But Fails To Obtain The Requisite**

4 **Permits Before The SPR Expired In 2013**

5 13. Within zone R-R, a property owner can lawfully operate an outdoor dance pavilion
6 only if they receive an SPR. Los Angeles County Code (“LACC”) § 22.16.030-B. GOP applied
7 for an SPR to hold events at an outdoor dance pavilion, which was granted in 2010.

8 14. The SPR allowed an outdoor dance pavilion, as well as accessory office and
9 restroom buildings, but it also imposed certain requirements that GOP would have to satisfy
10 within a specified two-year time period. If the requirements were not met, then the SPR would
11 expire. Specifically, GOP was required to obtain permits for certain improvements that DRP had
12 learned had been completed without a permit, to perform certain construction work, and to provide
13 and maintain the required parking spaces.

14 15. GOP was given a one-time, one-year extension of its SPR in 2012—extending the
15 deadline to complete the required action to 2013.

16 16. GOP did not secure any of the necessary permits, make the required construction
17 changes, or provide or maintain the required parking spaces by 2013. As a result, the SPR
18 expired/terminated in 2013. The use was never legally established, meaning that GOP was never
19 legally permitted/allowed to hold events at its outdoor dance pavilion/subject property.

20 **Gardens of Paradise Applies For A Conditional Use Permit**

21 17. On December 19, 2012, GOP applied for a CUP. A CUP application must show
22 that the proposed use will be developed in a manner to mitigate impacts, such as traffic and noise,
23 so that the use will be made compatible with the surroundings. Among other things, the
24 application must include a detailed site plan and project description indicating all activities that are
25 proposed for the site and address “any pertinent factors that could affect the establishment,
26 operation, and maintenance of the requested use or development.” LACC § 22.158.060.A.

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

1 18. A CUP application starts with DRP, but other departments are involved in the
2 review and approval process. An applicant must secure the necessary clearances from the other
3 County departments for the CUP to be scheduled for a public hearing and ultimately approved.

4 19. Mr. Kaplan states that GOP’s CUP application “was deemed complete” by DRP on
5 December 24, 2012. (Kaplan Decl. ¶ 6.) Mr. Kaplan misstates what it means for an application to
6 be “complete.” An application is considered “complete” by DRP when it is ready to be evaluated
7 by the department, and it does not mean that the application can be approved just based on the
8 materials submitted by the applicant. In other words, an application that is “complete” is not
9 necessarily adequate or can be approved; it simply means that DRP can begin its initial review.

10 20. In fact, it is very common for an applicant whose CUP application is “complete” to
11 still be required to pay additional fees, to produce additional materials, to come forward with
12 additional information, and/or to need to make changes to the proposed uses of the property before
13 the application is ready for approval.

14 21. About one week after GOP applied for the CUP, the zoning of the Property was
15 changed from R-R-1 to A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area). This
16 zoning change was effective December 27, 2012, which was also the effective date of the current
17 Santa Clarita Valley Area Plan. Because GOP’s CUP application was filed prior to the effective
18 date of the A-1-2 zoning change, it was allowed to be processed under the former Santa Clarita
19 Valley Area Plan, and the other applicable zoning standards then in effect.

20 **From 2013 Onwards, Gardens of Paradise Fails To Provide The Missing Information, Pay**
21 **The Outstanding Fees, Or Make The Other Corrections Required For Its CUP Application**

22 22. Mr. Kaplan states that from 2012 to 2019, the County allowed Yakovi to operate
23 GOP without any issues—and that it was not until 2019 that DRP first requested additional
24 information to process the CUP. (Kaplan Decl. ¶¶ 7-8.) That is false.

25 23. I know that because DRP staff, including myself, had numerous communications
26 with Yakovi during this time period about the missing or incomplete items in GOP’s CUP
27 application. DRP repeatedly advised Yakovi that GOP’s CUP application could not be processed
28 unless certain corrections were made. We warned him the application would be denied unless

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

1 these issues were timely fixed. This went on for years. Over this period, we went out of our way
2 to assist Yakovi, but he and GOP failed to provide the missing information time after time.

3 24. DRP’s first correction letter to Yakovi was sent on June 13, 2013. The letter
4 instructed Yakovi to submit CUP referral fees for the County’s Department of Parks and
5 Recreation, Department of Public Health, the Fire Department, the Environmental Assessment-
6 Initial Study, the Department of Public Works, and the application for a Certificate of Compliance.
7 The letter also requested that Yakovi make certain corrections to the site plan, the application
8 form, and the project description, and that he submit other required application materials. A true
9 and correct copy of the June 13, 2013 letter is attached hereto as **Exhibit A**.

10 25. DRP’s second correction letter to Yakovi was sent on May 12, 2015. The letter
11 instructed him to submit an updated site plan and other information that was still missing. The
12 deadline for sending these items was August 12, 2015. The letter included a warning that GOP’s
13 CUP application might be denied due to inactivity if the required information was not timely
14 provided. A true and correct copy of the May 12, 2015 letter is attached hereto as **Exhibit B**.

15 26. DRP’s third correction letter to Yakovi was sent on July 15, 2015. The letter
16 advised Yakovi that the project description had not been revised, that other requested information
17 was still missing, and that the required fees had not been paid by GOP. DRP gave Yakovi until
18 October 15, 2015 to resolve these issues. DRP also warned Yakovi again that GOP’s application
19 might be denied due to inactivity if the required information was not timely provided. A true and
20 correct copy of the July 15, 2015 letter is attached hereto as **Exhibit C**.

21 27. DRP’s fourth correction letter to Yakovi was sent on March 23, 2016. Most of the
22 requested items from the prior letter were still missing and some required fees, such as the CUP
23 referral fees, Environmental Assessment Fee, and a related DPW referral fee, had still not been
24 paid. In total, the letter identified 35 items that were still needed. DRP again warned that GOP’s
25 application might be denied due to inactivity if the required information was not timely provided.
26 A true and correct copy of the March 23, 2016 letter is attached hereto as **Exhibit D**.

27 28. The March 23, 2016 correction letter was sent again to Yakovi on August 10, 2016,
28 with a few items having been checked off or addressed, but with most of the items still unresolved.

MILLER BARONDESS, LLP

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1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

1 A true and correct copy of the March 23, 2016 letter, as it was sent on August 10, 2016, is
2 attached hereto as **Exhibit E**.

3 29. The March 23, 2016 correction letter was sent yet again to Yakovi on March 24,
4 2017, this time to reflect the current fee schedule. A true and correct copy of the March 23, 2016
5 letter, as it was sent on March 24, 2017, is attached hereto as **Exhibit F**.

6 30. DRP’s fifth correction letter to Yakovi was sent on February 6, 2019. The CUP
7 referral fees remained unpaid, and other required items remained outstanding. In total, the letter
8 identified 29 items that were still needed. A true and correct copy of the February 6, 2019 letter is
9 attached hereto as **Exhibit G**.

10 31. Throughout this time, Yakovi repeatedly told DRP that Defendants were not
11 hosting events or otherwise conducting operations at the Property. Thus, DRP believed that
12 Yakovi was not operating without the necessary permitting. That turned out to be false.

13 **Gardens Of Paradise Fails To Provide Required Information To Other County Departments**

14 32. GOP finally paid the CUP referral fees on April 4, 2019. Shortly thereafter, DRP
15 sent the CUP application referral to other County departments. This meant that other County
16 departments could begin their review of the CUP application. These other County departments,
17 including the Department of Public Health, the Department of Public Works, and the Fire
18 Department, reviewed and determined they needed additional information and materials from
19 GOP. True and correct copies of letters from these other County departments are attached hereto
20 as **Exhibits H-K**

21 33. Yakovi and GOP failed to provide the information requested or to resolve all of the
22 issues.

23 34. DRP sent a sixth correction letter to Yakovi on September 9, 2020, after Yakovi
24 did not respond to DRP’s prior correspondence. The letter was substantially the same as the one
25 sent on February 6, 2019, except the CUP referral fees were no longer listed, the other fees were
26 updated, and the letters from the above departments were referred to and attached. The letter
27 stated the application would be denied unless the necessary information was provided by October
28 13, 2020. A true and correct copy of the September 9, 2020 letter is attached hereto as **Exhibit L**.

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

1 35. Between September 2020 and April 2021, the County continued to work with
2 Yakovi on the outstanding issues related to GOP’s application. Yakovi and GOP retained Mr.
3 Kaplan in or about September 2020. Thereafter, at Mr. Kaplan’s request, the October 13, 2020
4 deadline was extended by a month to November 12, 2020.

5 36. At that time, in October 2020, I advised Mr. Kaplan that a CUP application could
6 not be processed by DRP with active violations by the applicant. GOP had active violations
7 because of the events Yakovi was hosting at the Property. In fact, GOP had been issued several
8 citations for those events. I also made clear to Mr. Kaplan that GOP/Yakovi were not permitted to
9 host events at the Property: “[Y]ou are not authorized to hold events at this location until after
10 you receive approval of the CUP application. Therefore, you must cease and desist from holding
11 any events until you obtain an approved CUP.” I again advised Mr. Kaplan what information
12 needed to be submitted by GOP by the November 12, 2020 deadline. A true and correct copy of
13 my October 15, 2020 e-mail thread with Mr. Kaplan is attached hereto as **Exhibit M**.

14 37. I sent another e-mail to Mr. Kaplan on November 19, 2020, advising him that DRP
15 had not received all of the required information to process GOP’s CUP application. I also noted a
16 number of issues with the revised site plan. A true and correct copy of my November 19, 2020 e-
17 mail thread with Mr. Kaplan is attached hereto as **Exhibit N**.

18 38. I exchanged additional communications with Mr. Kaplan and Yakovi in 2021. On
19 February 11, 2021, for example, I sent an e-mail to Yakovi requesting a virtual meeting “to help
20 resolve issues and answer questions about how we move forward in the CUP process.” I noted
21 that we needed a revised project description because the prior plan had significant mistakes. A
22 true and correct copy of my February 11, 2021 e-mail thread is attached hereto as **Exhibit O**.

23 39. GOP failed to address these issues by the deadline set by DRP.

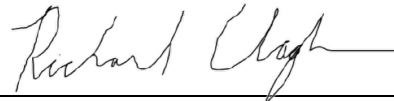
24 40. On March 18, 2021, I sent a notice to Yakovi advising him that GOP’s CUP
25 application would be scheduled for denial, given the longstanding inactive status of this project. A
26 true and correct copy of the notice is attached hereto as **Exhibit P**.

27 41. On April 20, 2021, the GOP’s CUP application was denied by Hearing Officer
28 Alex Garcia. The Hearing Officer found that GOP and Yakovi had not submitted the required

1 materials for the CUP in a timely manner, given the years of delays. A true and correct copy of
2 the Hearing Officer’s Findings are attached hereto as **Exhibit Q**.

3 I declare under penalty of perjury under the laws of the State of California that the
4 foregoing is true and correct.

5 Executed on this 26th day of April, 2021, at Los Angeles, California.

6
7 

8
9

Richard Claghorn

MILLER BARONDESS, LLP

ATTORNEYS AT LAW
1999 AVENUE OF THE STARS, SUITE 1000 LOS ANGELES, CALIFORNIA 90067
TEL: (310) 552-4400 FAX: (310) 552-8400

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INDEX OF EXHIBITS TO THE DECLARATION OF RICHARD CLAGHORN

Exhibit No.	Description	Pg. No.
A.	June 13, 2013 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami	
B.	May 12, 2015 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami	
C.	July 15, 2015 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami	
D.	March 23, 2016 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami	
E.	March 23, 2016 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami	
F.	March 23, 2016 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami with Fee Schedule	
G.	February 6, 2019 from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami with Fee Schedule	
H.	February 28, 2013 Hearing Notice from Los Angeles County Public Health to Shaul Yakovi	
I.	August 14, 2019 notice from Los Angeles County Department of Public Health Environmental Health	
J.	August 14, 2019 report from Los Angeles County Department of Public Works	
K.	August 15, 2019 report from Los Angeles County Fire Department	
L.	September 9, 2020 letter from Los Angeles County Department of Regional Planning to Shaul Kayovi/Erez Kami	
M.	September 9-October 15, 2020 email thread between Richard Claghorn, Shaul Yakovi, and Steve Kaplan	
N.	November 12-19, 2020 email thread between Richard Claghorn, Shaul Yakovi, and Steve Kaplan	
O.	February 4-11, 2020 email thread between Richard Claghorn, Shaul Yakovi, and Steve Kaplan	
P.	March 18, 2020 email thread between Richard Claghorn and Steve Kaplan	
Q.	April 20, 2021 Hearing Officer's Findings Report	



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REGIONAL PLANNING COMMISSION
APPEAL FORM

DATE: April 27, 2021

TO: Ms. Rosie Ruiz
Regional Planning Commission Secretary
Department of Regional Planning
County of Los Angeles
320 W. Temple Avenue, Room 1350
Los Angeles, California 90012
appeal@planning.lacounty.gov

FROM: Steve Kaplan, Counsel for the Applicant
Name

SUBJECT: Project Number(s): R2012-02971-(5)
Case Number(s): CUP No. 201200163
Case Planner: Richard Claghorn
Address: 32222 Agua Dulce Canyon Road
Assessors Parcel Number: 3212-007-025 through 3212-007-028, and 3212-008-054
Planning Area: Santa Clarita Valley

Entitlement Requested:
Conditional Use Permit to authorize Special Event Facility

Related Zoning Matters:

Tentative Tract/Parcel Map No.	
CUP, VAR or Oak Tree No.	201200163
Change of Zone Case No.	
Other	

I am appealing the decision of (check one and fill in the underlying information):

Director

Hearing Officer

Decision Date:

April 20, 2021

Public Hearing Date:

April 20, 2021

Hearing Officer's Name:

Alex Garcia

Agenda Item Number:

6

The following decision is being appealed (check all that apply):

The Denial of this request

The Approval of this request

The following conditions of approval:

List conditions here

The reason for this appeal is as follows:

March 18, 2021 notice from LACDRP (DRP) to applicant stated "If you wish to keep this project active, please send written request to Department, Zoning Permits North..." Counsel for the Applicant so notified the DRP on April 16, 2021 of Applicant's intent to keep the Project active. Applicant seeks to continue working with the DRP and other County departments in order to bring the Project to a CUP public hearing notwithstanding the denial action taken by the Hearing Officer at the April 20, 2021 meeting.

Are you the applicant for the subject case(s) (check one)? YES NO

The appeal filing fee as indicated on the Fee Schedule (<https://planning.lacounty.gov/fees>) may be paid online via Epic LA (<https://epicla.lacounty.gov/SelfService/#/home>), or submitted herein (cash, check, credit card or money order). Make checks payable to Los Angeles County.

Shaul Yakovi

Shaul Yakovi
Appellant (Signature)

Print Name

32222 Agua Dulce Canyon Road, Santa Clarita, CA 91390
Address

Day Time Telephone Number: 213-923-5225

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2012-02971-(5)
CONITIONAL USE PERMIT NO. 201200163**

1. **ENTITLEMENT REQUESTED.** The applicant, Shaul Yakovi, is requesting a Conditional Use Permit (“CUP”) to authorize a special event facility in the R-R (Resort and Recreation Zone) Zone pursuant to Los Angeles County (“County”) Code Section 22.40.220 in the Zoning Code at the time the CUP was filed on December 19, 2012. The zoning of the project site was changed from R-R to A-1-2 (Light Agricultural, Two-Acre Minimum Required Lot Area) effective December 27, 2012, which was also the effective date of the current Santa Clarita Valley Area Plan. Because the CUP application was filed prior to effective date, it was allowed to be reviewed under the R-R Zone, the former Santa Clarita Valley Area Plan, and the other applicable Zoning Code requirements then in effect.
2. **MEETING DATE.** July 21, 2021
3. **PROCEEDINGS BEFORE THE HEARING OFFICER.** A discussion item for denial for inactivity of the CUP was held online on April 20, 2021 before the Hearing Officer. Staff gave a presentation about the project, including a description of numerous requests for the information needed to process the CUP and recommended denial of the pending application due to inactivity. Staff also mentioned additional correspondence received from the applicant’s attorney, Mr. Steve Kaplan, on the day prior to the hearing which was provided to the Hearing Officer in a supplemental hearing package and additional information received from him on the day of the hearing which was received too late to include in the supplemental hearing package. After the presentation by staff, the Hearing Officer asked staff if there was a pending Zoning Enforcement case still open on the project site, and staff answered in the affirmative. Mr. Kaplan spoke in support of the project and requested that the Hearing Officer provide additional time so that a meeting could be held with the County Departments reviewing the project in order to review changes that the applicant proposes to significantly reduce the scope of the project. No other speakers testified. The Hearing Officer determined that the applicant had been provided ample opportunities to provide the requested information needed for the project but had failed to do so, deemed the application inactive, denied the CUP application, and closed the public hearing. On April 29, 2021 an appeal to the Regional Planning Commission (“Commission”) of the Hearing Officer’s denial due to inactivity was filed by the applicant.
4. **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION.** A duly noticed public hearing on the CUP was held online on July 21, 2021 before the Commission. *To be inserted after the public meeting to reflect meeting proceedings.*
5. **LOCATION.** 32222 Agua Dulce Canyon Road, Agua Dulce (Assessor’s Parcel Number (“APN”) 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054)

6. The project was filed on December 19, 2012. Since the application was filed, staff of the County Department of Regional Planning (“staff”) has asked the applicant for additional materials needed to proceed with the project.
7. The first correction letter from staff was dated June 13, 2013. At the time the CUP was submitted and when the first letter was written, the project site included eight APNs, including the five APNs listed above as well as 3212-004-012, 3212-008-052, and 3212-008-054. This letter instructed the applicant to submit CUP referral fees for other County Departments (Los Angeles County Department of Parks and Recreation (DPR), Department of Public Health (DPH), and Fire Department (FD), the Environmental Assessment-Initial Study fee and related referral fee for the Department of Public Works (DPW), an application for a Certificate of Compliance (COC), and make numerous corrections to the site plan, application form, project description, and submit other required application materials.
8. The second correction letter from staff was dated May 12, 2015. By this time, three of the original APNs comprising the project site were no longer owned by the applicant. This correction letter was sent to request an updated site plan and related application materials to reflect the change of ownership, as well as the other required information that had still not been provided. This letter listed a due date of August 12, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
9. A third correction letter from staff was dated July 15, 2015. Revised plans had been provided from the applicant showing the current five APNs while eliminating the APNs which were no longer part of the project ownership. However, the project description had not been revised to reflect this change and most of the other required information had not been provided, including the required fees. This letter listed a due date of October 15, 2015 and stated that the CUP application may be denied due to inactivity if the required information was not provided by this date.
10. A fourth correction letter from staff was dated March 23, 2016. The due date had been extended prior to this date, and the applicant had provided some of the requested materials, although most of the requested items had still not been provided and some required fees, such as the CUP Referral fees, Environmental Assessment Fee and related DPW referral fee, and COC fee, had still not been paid. This letter listed a due date of June 20, 2016 and said the project may be denied due to inactivity if the required information was not provided by this date. This correction letter was sent again to the applicant on August 10, 2016 with some items having been checked off or addressed, although most of the items remained unresolved. On March 24, 2017 the letter was sent to the applicant again to reflect the current fee schedule.
11. On December 3, 2018 staff sent an email to the applicant stating that the CUP application could be scheduled for denial if the required CUP referral fees were not paid by February 4, 2019.

12. On February 6, 2019, with the CUP referral fees still unpaid, a fifth correction letter was sent to the applicant. This letter listed all of the required items that were still outstanding and said the CUP application will be denied due to inactivity unless the necessary items were provided by May 6, 2019, including the CUP referral fees.
13. On April 4, 2019 the applicant paid the CUP referral fees. Staff consulted with DPH, DPW, FD, and DPR for the CUP application. DPR cleared the CUP on July 16, 2019 without providing a letter. Letters were received from DPH, DPW, and FD, which listed the information that was needed from each department in order for these departments to clear the CUP for public hearing. These letters were provided to the applicant on August 15, 2019 and August 21, 2019 and the applicant was instructed to work with each department directly to address the issues listed in the letters.
14. The County Fire Department sent a letter on August 8, 2019 stating that there are pending items that must be addressed. The County Department of Public Works and County Department of Public Health sent letters on August 14, 2019 stating that there are pending items that must be addressed. These letters included requests for the following additional information: FD-revisions to the site plan to demonstrate compliance with Fire Code access requirements, additional information to determine the fire flow, fire hydrant, and water requirements, and a preliminary fuel modification plan; DPH-reports to demonstrate an adequate potable water supply, reports to demonstrate adequacy of onsite wastewater treatment system, plans for Food Plan Check Program, plans for pool facilities, and a noise study; DPW-traffic access management study, trip generation study, hydrology report, Low Impact Development Plan, geotechnical study, site plan revisions to show line of site, easements, removal of obstructions in the right of way and other information. The above County Departments have still not received the requested information or materials to enable further project evaluation.
15. On January 22, 2020, staff emailed the applicant to inquire about the progress of the CUP with regard to the other County departments. A copy of the February 6, 2019 correction letter was also resent, along with updates to the fees which were still unpaid. There had been no progress on addressing the items from the letter except for payment of the CUP referral fees on April 4, 2019. Staff did not receive any response from the applicant to the January 22, 2020 email.
16. On September 9, 2020 a sixth correction letter was sent by staff to the applicant. This letter was essentially the same as the one sent on February 6, 2019, except the CUP referral fees were no longer listed, the other fees were updated, and the letters from DPH, DPW, and FD for the CUP consultation were referred to and attached. The September 9, 2020 letter stated that the CUP application will be denied unless the necessary information is provided by October 13, 2020.
17. At the request of the applicant, on October 8, 2020 staff sent an email to the applicant extending the deadline to November 12, 2020 to provide an updated site plan and project description in order to keep the application from being denied.

18. After receiving a revised site plan on November 12, 2020, on November 19, 2020 staff emailed the applicant with a list of site plan corrections and a request for a revised project description to reflect changes to the site plan, to be provided as soon as possible.
19. A revised site plan was provided to staff by the applicant on December 28, 2020 but no project description was provided. Staff sent an email on February 4, 2021 with a list of corrections needed for the site plan as well as another request for the project description and a request to submit the necessary information to DPH to meet their drinking water and onsite wastewater treatment system requirements. This email gave a deadline of February 18 for providing this information in order to keep the CUP application active and avoid scheduling it for denial due to inactivity.
20. On February 11, 2021 Staff offered to set up a meeting with the other County departments reviewing the CUP if an accurate revised site plan and updated project description were provided by February 18, 2021. The purpose of the meeting would have been to determine if the changes to the project to reduce its scope to the existing uses and structures would change the requirements by DPW, DPH and FD that had been provided for the project in 2019, and to assess the viability of the project.
21. On February 17, 2021 the applicant submitted a revised site plan and project description. However, the site plan still required further revisions and the project description was not consistent with the site plan and included additional uses beyond what currently exists on the project site. Staff emailed the applicant on February 24, 2021 with a request for further corrections to the site plan and project description. A due date of March 11, 2021 was provided.
22. On March 9, 2021, the applicant submitted a revised site plan. However, no project description was provided. Because the project description had not been provided by the March 11, 2021 due date, and there had been no progress in addressing the other requirements for the CUP detailed in the September 9, 2020 letter and in previous letters, or in addressing the requirements of the other County departments, staff sent a notice to deny the project due to inactivity on March 18, 2021. This notice listed a hearing date of April 20, 2021 and stated that the applicant must submit written correspondence to staff by April 18, 2021 in order to request to keep the project active and to avoid being scheduled for denial.
23. Although a revised site plan was provided on March 9, 2021, a revised project description and the other previously requested information have not been provided, and staff is unable to further evaluate the project. The applicant has been given numerous extensions over the years since the application was filed in 2012 and has been given plenty of time and opportunities to provide the information necessary for staff to evaluate the project and the CUP request. However, the applicant has failed repeatedly to provide the requested information, while providing only incomplete and partial information, failing to pay all of the required fees, failing to file a COC application, and failing to make demonstrable effort to work with staff and with the other County

departments to resolve the issues and show progress regarding the pending CUP application.

24. Staff sent a letter to the applicant dated March 18, 2021 informing the applicant that pursuant to Section 22.222.100 (denial for lack of information) of the County Code, the case would be scheduled before a Hearing Officer for denial due to inactivity on April 20, 2021.
25. The March 18, 2021 letter also directed the applicant to contact staff within 30 days, by April 18, 2021, for the CUP application to remain active.
26. The applicant has failed to submit the required materials, including all of the information requested by FD, DPH, and DPW in 2019, and most of the information in the September 9, 2020 Regional Planning letter, including an acceptable project description consistent with the site plan, Environmental Assessment fee and related DPW referral fee, COC application fee, articles of incorporation, site photographs and photo key map, within the required timeframe, which was by April 18, 2021.
27. The Hearing Officer Denied CUP No. 201200163 on April 20, 2021. The applicant had until May 4, 2021 to appeal the decision.
28. The applicant filed the appeal to the Commission on April 29, 2021.
29. **LEGAL NOTIFICATION.** The Commission finds that pursuant to Section 22.222.120 of the County Code, the community was properly notified of the public hearing by mail, newspaper (The Signal and La Opinion), and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website. On May 20, 2021, a total of 37 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 26 notices to those on the courtesy mailing list for the Soledad Zoned District.
30. **ENVIRONMENTAL.** An environmental determination was not made, since action on the project is neither being approved nor undertaken. Therefore, pursuant to the California Public Resources Code Section 15270, the California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves. Therefore, the project qualifies as a Statutory Exemption (Projects Which Are Disapproved) and is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.

THEREFORE, in view of the findings of fact and conclusions presented above, CUP No. 201200163 is **DENIED**.

SD:RC
6/24/21

AGUA DULCE TOWN COUNCIL

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

Website: www.adtowncouncil.com

June 28, 2021

Mr. Richard Claghorn
Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Via Email to: rclaghorn@planning.lacounty.gov

**RE: Project Number R2012-02971-(5)
Regional Planning Commission Public Hearing, July 21, 2021
Appeal of Denial of Conditional Use Permit No. 201200163 due to inactivity
Gardens of Paradise, 32222 Agua Dulce Canyon Road, Agua Dulce**

Dear Mr. Claghorn:

The Agua Dulce Town Council (The Council) appreciates the opportunity to comment on the Hearing Officer's denial due to inactivity on April 20, 2021 that has been appealed to the Regional Planning Commission and will be heard on July 21, 2021. Please include this correspondence as part of the public record.

The applicant, Shaul Yakovi, has been operating an unpermitted special event facility at 32222 Agua Dulce Canyon Road, Agua Dulce since he purchased the property in 2008. The timeline that follows outlines the length of the process, the numerous attempts to resolve outstanding issues and the deadlines not met.

Department of Regional Planning: History of Violations, Conditional Use Permit Filing, Correction Notices, Ignored Deadlines

- 2008-12-18: Notice of Violation issued by Regional Planning for unpermitted structure (tent). This violation has not been adequately resolved because of the failure to comply with site plan review from 2010 and no occupancy permit.
- 2012-11-08: Meeting with applicant and his attorney, County Counsel, and Regional Planning staff to discuss the imminent zone change from R-R-1 to A-1-2 and inclusion of the property within a Significant Ecological Area (SEA).
- 2012-12-19: CUP 201200163 was filed at Dept of Regional Planning (DRP)
- 2012-12-27: Zoning on property changes from R-R-1 to A-1-2 and the property is now within a SEA.
- 2013-06-13: First correction letter was sent by DRP
- 2014-01-29—2014-05-29: Applicant submits numerous requests to reschedule and/or cancel appointments with DRP and meetings never occurred.
- 2015-05-12: Second correction letter sent by DRP (None of the information requested in the first correction letter of 2013-06-13 had been received)

- Don Henry, President
(661) 268-1731
BH33605@aol.com
- Mary Johnson, Secretary
(661) 492-5999
maryjohnson767@gmail.com
- Troy Fosberg, Treasurer
(818) 854-0031
[damages22@gmail.com](mailto:damage22@gmail.com)
- Ed Porter, Clerk
(661) 992-3692
porteredward@msn.com
- Candy Clemente, Member
cccryder@aol.com
- Scott Keller, Member
(661)317-5355
scottwilliamkeller@aol.com
- Lou Vince, Member
(310) 597-7154
Lou@LouVince.com

- 2015-07-15: Third correction letter sent by DRP as an update to the second correction letter of 2015-05-12 detailing correction items and listing a due date of 2015-10-15 or project would be denied due to inactivity.
- 2015-10-08: Meeting with applicant, DRP staff, Zoning Enforcement staff
- 2015-10-15: DRP staff extends due date to 2016-01-18.
- 2016-01-11—2016-02-02: Applicant submits numerous requests to reschedule appointment with DRP.
- 2016-02-02: Applicant submits copy of revised plans to DRP
- 2016-03-23: Fourth correction letter was sent by DRP detailing correction items with a due date of 2016-06-20
- 2016-06-14—2016-08-16: Applicant submits numerous requests to reschedule appointment with DRP.
- 2016-08-10: Meeting with applicant at DRP. Applicant submits revised plans. The fourth correction letter was updated with notes indicating outstanding issues to be resolved and sent via email.
- 2017-05-24: Scheduled meeting at DRP. Applicant doesn't show up. Planner re-sends applicant the fourth correction letter with updated notes indicating outstanding issues to be resolved via email.
- 2017-11-21: DRP sends applicant email to schedule appointment
- 2018-01-15: Appointment set and rescheduled to 2018-01-25
- 2018-01-17: Site visit by DRP staff and Zoning Enforcement staff
- 2018-01-25: Meeting at DRP with applicant. Applicant agrees to pay CUP referral fees within the next 2 weeks.
- 2018-12-03: Email from DRP to applicant requesting payment of CUP referral fees by 2019-02-04 or case could be scheduled for denial.
- 2019-02-06: Fifth correction letter emailed to applicant with a due date of 2019-05-06 or case could be scheduled for denial.
- 2019-04-04: Applicant meets at DRP. Pays CUP referral fees. These fees were requested in the original correction letter of 2013-06-13, six years prior.
- 2019-08-15—2019-08-21: DRP sends letters from Public Works, Fire, and Public Health to applicant via email to resolve the agency issues.
- 2020-01-22: DRP sends email to applicant to check on status and states progress needs to be demonstrated or the CUP may be denied due to inactivity and/or failure to meet requirements.
- 2020-09-09: DRP sends Sixth correction letter with a due date of 2020-10-13 or project would be denied
- 2020-10-08: Extension granted by DRP to 2020-11-12
- 2020-11-12: Applicant submits revised site plan
- 2020-11-20: DRP sends email indicating additional requested information
- 2020-12-28: Applicant submits revised site plan
- 2021-02-04: DRP sends Seventh correction email indicating additional requested information due by 2021-02-18
- 2021-02-11: DRP sends email regarding possible meeting and corrections to site plan due by 2021-02-18
- 2021-02-17: Applicant submits revised site plan and project description
- 2021-02-24: DRP sends email regarding corrections to site plan and project description due by 2021-03-11
- 2021-03-09: Applicant send revised site plan. No revised project description was provided.
- 2021-03-18: DRP sends applicant notice for denial due to inactivity with Hearing Officer on 2021-04-20
- 2021-04-20: DRP Hearing Officer denies CUP due to inactivity

The applicant has operated an unpermitted land use since 2008 and has not made an adequate effort to obtain the required land use permit for business. Additionally, the property has a documented and lengthy history of zoning violations, safety issues, and violations of Los Angeles County Health Orders dating from 2008 thru 2021. The applicant has been given multiple opportunities to proceed. Over nine years there have been seven correction letters, disregarded deadlines, continuance after continuance, and numerous notices of intent to deny due to inactivity. The applicant was unresponsive and submittals were inadequate. DRP has given extreme latitude to the applicant with extensions to deadlines. Nine years is way too long to have a case in process. During the processing, violations on the property continued to mount.

In each of the correction letters, DRP indicated that it is recommended the applicant contact the Agua Dulce Town Council to present his proposed project to the community to gain community support. The applicant has

NOT contacted the Agua Dulce Town Council in any of the nine years the project has been processed. Bypassing community input does not allow the community to weigh in on their concerns with the project. Instead, the Council has fielded many, many community complaints for the loud music that extends into the early morning hours that reverberates off the canyon walls and can be heard up to 2-3 miles away from the property. Additionally, there have been fire concerns and the potential for wildfire events. We live in a Very High Fire Hazard Severity Zone and wild fire threat is a real and necessary concern for everyone in our community. The unpermitted event venue jeopardizes and/or endangers the public health, safety and general welfare of the residents and additionally adversely affects their health, peace, comfort, or welfare. (See section titled Community Concerns/Complaints)

If for no other reason, we feel the Conditional Use Permit needs to be denied because the zoning of the property changed 8 days after the Conditional Use Permit was filed and the property is now included within a Significant Ecological Area. That zoning change was nine years ago and the CUP is still not approved, nor is the Site Plan consistent with the Project Description. The Project Description indicates the proposed development is for the operation of an event center and corporate retreat with banquet facilities and preparation area, a soccer field, basketball courts, swimming pools, fishing ponds, equestrian stables, and tennis courts. Restrooms, dining areas, food preparation storage, and staff facilities will be included. Parking for be available for 350 vehicles and the 55 existing RV hookups will be upgraded to current code. This project is a large commercial venture and is inconsistent with the surrounding area. A new CUP application with sufficient community input aligned with current zoning is the only acceptable way to move forward.

The property owner is unresponsive, uncooperative, and has demonstrated he has no regard to abiding by rules and regulations. During COVID-19, the applicant ignored the Los Angeles County Health Officer Order and hosted events with 500 to 600 guests every weekend and many weeknights during the pandemic. They heavily advertised via social media that they were one of the only large event venues operating in the Los Angeles metro area. (See section titled Temporary Restraining Order)

Community Complaints/Concerns

There have been various ongoing community concerns and complaints about the property since 2008. The complaints reached a new level in August of 2020. At that time, Gardens of Paradise was holding events up to 5 days per week with hundreds of patrons. They were blatantly disregarding Los Angeles County Health Officer Order by having events. Additionally, they were endangering the community having events without proper permits that require fire suppression equipment, and thereby putting neighboring lives and property at risk. The loud music that reverberates off the canyon walls was disruptive and harmful to many of the neighbors, some more than 2-3 miles away. Here is a sampling of community concerns:

- One neighbor has a special needs daughter with a seizure disorder. The music and sound checks would start around noon and would continue thru the night into the early morning hours...sometimes up to 4:00 AM. The constant loud music was a source of distress to her daughter.
- Neighbors can't open their windows because the sound is too deafening. Even with closed windows, the sound would permeate the homes.
- Proper sleep was unattainable.
- Neighbors have early morning commitments and couldn't get adequate rest
- The loud music causes dogs to bark, making another audio nuisance
- Neighbors are worried about the safety of traveling on the local roads when the events are closing down and up to 600 people are exiting the property.
- Some neighbors have tried to communicate with Mr. Yakovi or his agents, and have been met with hostility, aggression, and threats.
- Neighbors are concerned that Gardens of Paradise does not follow the law and don't want to live next to criminal activity
- Concerns about health and safety related to water quality issues
- Fire is a consistent fear factor of many community members
- Neighbors have been logging calls with the Sheriff's Dept. Over 30 calls in a 4 month period.
- Interrupted sleep can cause irritability, daytime sleepiness, increased stress, decreased accuracy, tremors, aches and memory lapses or loss.
- Our local high school, Vasquez High School had scheduled their 2020 prom at the venue prior to the pandemic. When the pandemic hit, the school requested their event venue cost of \$17,000.00 to be returned. The school was met with a "no-refund" policy. Their only option was rescheduling the event.

As you are aware, a Prom is a one-time yearly event that the students had raised money for the cost of the venue and have not been refunded for their cancelled event.

Temporary Restraining Order

On October 23, 2020, the County of Los Angeles filed for injunctive relief prohibiting Gardens of Paradise as well as their agents, officers, and employees from conducting, hosting, contracting for, participating in, or attending any large gathering or event at the property. The complaint cited three causes of action: 1) Violating the Health Order by conducting large events and gatherings at Gardens of Paradise, 2) By refusing to comply with the Health Order, Gardens of Paradise is endangering the health and welfare of attendees as well as the community at large, and thus committing a public nuisance, and 3) Violating Los Angeles County Code by failing to obtain the proper permits for the tent installed on the property thereby maintaining the property in an unsafe condition, and Violating Los Angeles County Code by allowing multiple unpermitted uses (outdoor dance pavilion, event facility, two restroom structures, structure housing office/conference room, and guard shack) and undertaking development within a Significant Ecological Area without required Department of Regional Planning review.

On December 18, 2020, Judge Beckloff granted the request for preliminary injunction and prohibited Gardens of Paradise from holding future events until it complies with the County's Fire/Zoning Code by obtaining all necessary permits and fire suppression equipment. Once Gardens has complied with the Fire Code, it can then host *religious services and ceremonies* (e.g., weddings), but only in compliance with the Order and the Department of Public Health's protocols for places of worship. Parties and receptions are not allowed.

Gardens of Paradise made no attempt to remedy the unpermitted structures, resolve the violations, or stop operating a special event venue. Events continued until May 13, 2021, when the Superior Court of California upheld an order to close Gardens of Paradise granting injunctive relief and authorizing Los Angeles County to enter the property and physically secure it so no further events can occur in violation of the injunction. It was only when the physical barriers were placed at the property entrance that the venue stopped holding events.

Conclusion

We do not believe there will be a true intent from the applicant to turn things around and make things right. There is substantial evidence to support the Hearing Officer's denial decision. We are opposed to allowing the CUP to continue and request the Regional Planning Commission uphold the Hearing Officer's denial decision. The applicant can reapply for a Conditional Use Permit for the property with the current zoning designation of A-1-2 and consideration that the property is within a Significant Ecological Area.

Respectfully,

Don Henry

Don Henry, President
Agua Dulce Town Council – 2021

cc: Ms. Kathryn Barger, 5th District Supervisor kbarger@bos.lacounty.gov
Each Member of the County of Los Angeles Regional Planning Commission
Ms. Rosie O. Ruiz, Regional Planning Commission Secretary r Ruiz@planning.lacounty.gov
Ms. Amy Bodek, Director of Regional Planning abodek@planning.lacounty.gov
Ms. Stephanie English, 5th District Deputy senglish@bos.lacounty.gov
Mr. Samuel Dea, Supervisor Regional Planner sdea@planning.lacounty.gov
Mr. Mitch Glaser, Assistant Administrator mglaser@planning.lacounty.gov

Re: Conditional Use Permit 201200163 Denial-Gardens of Paradise

Mary Johnson <maryjohnson767@gmail.com>

Tue 5/25/2021 9:18 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Cc: English, Stephanie <senglish@bos.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Thank you Richard. I appreciate all of the efforts you've put into this.

Mary J

On Mon, May 24, 2021 at 10:26 AM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Ms. Johnson,

Thank you for your emails regarding Gardens of Paradise. Please see the answers to your questions below in red.

□

From: Mary Johnson <maryjohnson767@gmail.com>

Sent: Wednesday, May 19, 2021 12:51 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Cc: English, Stephanie <senglish@bos.lacounty.gov>

Subject: Conditional Use Permit 201200163 Denial-Gardens of Paradise

CAUTION: External Email. Proceed Responsibly.

I'm writing to you to get additional information on the CUP for Gardens of Paradise at 32222 Agua Dulce Canyon Road in Agua Dulce.

I am Secretary of the Agua Dulce Town Council. I discovered the CUP was denied by the Hearing Officer on April 20, 2021 due to inactivity. We were not aware of the Hearing Officer meeting, nor were we even aware that a CUP had been filed. Had we been aware we would have attended and offered both written and oral testimony. I understand the applicant has appealed the denial and the Regional Planning Commission will hear this on July 21, 2021. In order to respond and submit comments, I'd just like to verify and clarify a few points.

- During the appeal process time (from when the Hearing Officer denied until July 21 at the Regional Planning Commission and ultimately the Board of Supervisors) can the CUP continue to be processed? The processing of the CUP cannot be continued unless and until the denial by the Hearing Officer is overturned Meaning, can the applicant submit documents and pay fees...or does everything stop until a determination is made by RPC and/or BOS? We can't accept the fees and application related materials until the inactivity denial is overturned.
- Your Hearing Package and the Supplemental Hearing Package is complete and captures the ongoing process and the multiple chances Regional Planning staff has given the applicant to correct and complete his CUP application.
- The Timeline and Project Site History is a great summary. I've got some questions about the timeline listed below in *highlighted italics*.
 - So it looks like it was 2009 when the current owners bought property and started improvements (*can you verify?*) The applicant bought the property in 2008 according to the

available records.

- In 2009, it appears the property was cited for violations. *What were these violations and were the violations ever resolved?* Regional Planning issued a notice of violation on 12/18/08 for an unpermitted structure (tent) being maintained on the premises with establishing a primary use and without Regional Planning approval. This violation has not been adequately resolved. While the owner/operator received a site plan review approval in 2010 for an outdoor dance pavilion, the owner/operator failed to comply with terms of the approval, which resulted in the expiration of the approval in 2013.
 - In 2012, prior to the zone change from R-R to A-1, LA County staff met with applicant to encourage him to file the CUP prior to the effective date of the zone change and SEA designation. If the CUP was filed prior to the zone change, the CUP would be processed in accordance with the R-R zone with no SEA. *There is mention of a "5-year amortization period." What exactly does that mean? When there is a zone change, an existing legally established use that is nonconforming under the new zoning regulations may continue to legally operate during a time period known as an amortization period. The length of the amortization period varies depending on the nature of the use. In this case, if the use had been legally established, it would have been subjected to a 5-year amortization period. Because the applicant failed to obtain all required County approvals, including building permits for unpermitted structures, the amortization period was not applicable for this property.*
- It looks like the applicant filed his CUP application prior to the zone change. *Has the delay in getting the CUP approved eliminate the project from being processed in accordance with the R-R and no SEA?* The current CUP application was still technically active until it was denied due to inactivity by the Hearing Officer on 4/20 but it was being reviewed under the R-R Zone standards and as though it were still not in an SEA. Or will the current zoning be applicable? If the denial is upheld and a new application is filed on the property in the future, it will be subject to the current zoning (A-1-2) and SEA requirements.
- It looks like you notified the applicant in 2013 of the correction items needed. The CUP referral fees were not paid until 4/4/19. *Is it common practice to work with the applicant for 7 years without the applicant paying for the CUP referral fees?* No, it is not common practice for an applicant to take that long to pay the required fees. Should these fees be paid at the time the application is filed? Ideally, yes, but often it's not clear which additional fees may be needed until a full review of the application materials is done, so it is common for these fees to be collected after application submittal. In this case the applicant was notified in writing of additional fees on 6/13/13.
- Your correspondence refers to site plans and project description. Is there any way you could forward me a copy of those documents? There have been multiple versions of the project description and site plan provided over the years. I've attached the most recent proposed site plan provided on 3/9/21 and project description from 2/17/21. Both of these submittals were either untimely and/or incomplete.

Regional Planning has given the applicant ample assistance and much latitude during this process. Without an active Conditional Use Permit, he continued to hold events from 2009 all the way through May of 2021. It was only when the Los Angeles Superior Court ordered the venue closed due to public health concerns related to COVID-19 that the events ceased. I am fearful that once the public health concerns related to COVID-19 subside, that this venue will open up again, continue to disregard zoning laws and become a hostile complication for our community. Do you know how the property will be treated once the health order is lifted and events would start up again? No, I'm not sure at this time.

I appreciate your efforts in attempting to resolve this and applaud the hearing officer's decision to deny. Looking forward to your reply.

Mary Johnson

661-492-5999

A couple more questions....what current violations does the property have? In 2020, a notice of violation was issued for operating/maintaining a land use (an unpermitted event facility, including an outdoor dance pavilion), on the premises that is not permitted in the zone. And was the property ever given a notice of violation for operating an event venue without having the proper zoning or having a CUP? Yes, in 2020.

I was just looking over the Fee Schedule and see there are fees associated with a CUP time extension. Did Gardens of Paradise pay any fees associated with time extensions? No. The CUP time extension fee is not applicable to this project and was not requested. This fee is for a CUP that has already been approved if the applicant needs additional time to use the permit and establish the use.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Mary Johnson <maryjohnson767@gmail.com>
Sent: Friday, May 21, 2021 4:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: English, Stephanie <senglish@bos.lacounty.gov>
Subject: Re: Conditional Use Permit 201200163 Denial-Gardens of Paradise

CAUTION: External Email. Proceed Responsibly.

I was just looking over the Fee Schedule and see there are fees associated with a CUP time extension. Did Gardens of Paradise pay any fees associated with time extensions?

Mary

On Thu, May 20, 2021 at 8:46 AM Mary Johnson <maryjohnson767@gmail.com> wrote:

A couple more questions....what current violations does the property have? And was the property ever given a notice of violation for operating an event venue without having the proper zoning or having a CUP?

Mary

On Wed, May 19, 2021 at 12:51 PM Mary Johnson <maryjohnson767@gmail.com> wrote:

I'm writing to you to get additional information on the CUP for Gardens of Paradise at 32222 Agua Dulce Canyon Road in Agua Dulce.

I am Secretary of the Agua Dulce Town Council. I discovered the CUP was denied by the Hearing Officer on April 20, 2021 due to inactivity. We were not aware of the Hearing Officer meeting, nor were we even aware that a CUP had been filed. Had we been aware we would have attended and offered both written and oral testimony. I understand the applicant has appealed the denial and the Regional Planning Commission will hear this on July 21, 2021. In order to respond and submit comments, I'd just like to verify and clarify a few points.

- During the appeal process time (from when the Hearing Officer denied until July 21 at the Regional Planning Commission and ultimately the Board of Supervisors) can the CUP continue to be processed? Meaning, can the applicant submit documents and pay fees...or does everything stop until a determination is made by RPC and/or BOS?
- Your Hearing Package and the Supplemental Hearing Package is complete and captures the ongoing process and the multiple chances Regional Planning staff has given the applicant to correct and complete his CUP application.
- The Timeline and Project Site History is a great summary. I've got some questions about the timeline listed below in *highlighted italics*.
 - So it looks like it was 2009 when the current owners bought property and started improvements (*can you verify?*)
 - In 2009, it appears the property was cited for violations. *What were these violations and were the violations ever resolved?*
 - In 2012, prior to the zone change from R-R to A-1, LA County staff met with applicant to encourage him to file the CUP prior to the effective date of the zone change and SEA designation. If the CUP was filed prior to the zone change, the CUP would be processed in accordance with the R-R zone with no SEA. *There is mention of a "5-year amortization period." What exactly does that mean?*
 - It looks like the applicant filed his CUP application prior to the zone change. *Has the delay in getting the CUP approved eliminate the project from being processed in accordance with the R-R and no SEA? Or will the current zoning be applicable?*
 - It looks like you notified the applicant in 2013 of the correction items needed. The CUP referral fees were not paid until 4/4/19. *Is it common practice to work with the applicant for 7 years without the applicant paying for the CUP referral fees? Should these fees be paid at the time the application is filed?*
- Your correspondence refers to site plans and project description. Is there any way you could forward me a copy of those documents?

Regional Planning has given the applicant ample assistance and much latitude during this process. Without an active Conditional Use Permit, he continued to hold events from 2009 all the way through May of 2021. It was only when

the Los Angeles Superior Court ordered the venue closed due to public health concerns related to COVID-19 that the events ceased. I am fearful that once the public health concerns related to COVID-19 subside, that this venue will open up again, continue to disregard zoning laws and become a hostile complication for our community. Do you know how the property will be treated once the health order is lifted and events would start up again?

I appreciate your efforts in attempting to resolve this and applaud the hearing officer's decision to deny. Looking forward to your reply.

Mary Johnson

661-492-5999

GARDENS OF PARADISE

Elisa Stern <EStern2@dhs.lacounty.gov>

Fri 5/28/2021 4:15 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Mr. Claghorn,

I was just given your information and was told to email you regarding the nuisance property known as Gardens of Paradise. I live across the street at 32443 Agua Dulce Canyon Rd. My husband and I chose the location for the environment. We love to be outdoors whether it is day or night. Since Gardens of Paradise began hosting events at the beginning of Covid when their other venues had to remain closed, we have not been able to enjoy our home or property. The DJ's start setting up equipment in the afternoon and don't finish bombarding us with the awful music until the wee hours of the morning. Even with our windows closed the thumping penetrates and rattles our windows at times. We also have a severely special needs daughter that doesn't sleep if there is noise or light. When she cannot sleep and becomes over tired she has break through seizures. She hadn't had a seizure in years until they started ramping up their events. If this venue is allowed by the county and my daughter continues to have seizures or God forbid stops breathing and passes away, we will be coming after the County for damages.

Like you I am employed by the county as an RN and have to show up to work to care for patients regardless of getting any sleep. It is completely unfair that they have gotten away with having this ridiculous venue in an A1 zoned property in the middle of residential ranches. They have made the entire area suffer while they have lined their pockets and others lost their businesses.

The venue is driving down the local realty market. The home directly across the street is for sale but no one wants to buy it and deal with the noise and traffic of Gardens of Paradise. Realtors have told us that they have to disclose the nuisance properties, so even if we tried to sell and move away we couldn't because no one wants to endure what we have had to. The noise from their events is heard all over the community. We, like many other residents have gone and tried to speak to the owner. He has been on other peoples property and heard for himself how loud it is. By his own admission he said he didn't realize that the sound traveled that far and yet in the end he has told each and everyone of us off and continues to keep the volume maxed. He has also made claims to be Armenian Mafia affiliated and threatens revenge. Our horses and livestock suffer from the noise as well. You can google environmental articles on how constant noise adversely affects horses and livestock let alone people. I would argue that our communities Agricultural Zoning would come first over a commercial party venue.

In addition to the noise, the venue's lighting goes against the Dark Sky Regulations. The entire canyon is lit up like daylight diminishing our ability to enjoy a nights sky and the stars. They also added additional lighting outside their main driveway, that hurts our eyes if we look out that way.

As a community we are deathly concerned with fire. This venue regularly host events with pyrotechnics. Between free standing fire decorative features and bartenders walking around spitting fire, this is dangerous to our safety and homes. In addition to that, they routinely over pour their customers or allow them to drink at will from bottles left on the tables. The result is drunken drivers racing up and down are canyon when they leave the event which many times has led to crashes into other properties, going off the road into embankments, and crashing through Boston Henrys Well Company. Sheriffs would be able to provide you with particular instances I would think.

And speaking of the Sheriffs, we in Agua Dulce are assigned to the Palmdale Sheriffs station. Quite often when we call, we are told outright that the Sheriffs have more life pressing matters then a noise disturbance. Our community feels abandoned and taken advantage of. We pay the same taxes as Palmdale or SCV and yet aren't provided with the same quality and timely service. Officers have told us if they were available at the time that a

call came in, their best response time would be 35-40 minutes. Where does this leave us if the owner of GOP makes good on his threats?

Please do not allow them to have a conditional use permit of any type. Please shut down their other properties in the area as well and make it illegal going forward to open a business like this in an Agricultural Community. We are simple country people. We wake up and feed animals when the sun comes up and go off to work. We don't have the luxury of retreating to a mansion in a quiet Tarzana neighborhood like Shaoul. I'm quite sure he would not put up with this if his neighbor across the street was hosting raging parties most nights where he and his family got no rest. Just because city folk think Agua Dulce is the middle of nowhere and anything goes, this isn't true.

I am happy to testify or do whatever is needed. Thank you in advance for your time.

Sincerely,

Elisa Stern-Mortimer
661-212-8237



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED:	July 20, 2021	
HEARING DATE:	July 21, 2021	AGENDA ITEM: 6
PROJECT NUMBER:	R2012-02971-(5)	
PERMIT NUMBER(S):	CUP 201200163	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	32222 Agua Dulce Canyon Road, Agua Dulce	
OWNER:	Ben and Reef Gardens, Inc.	
APPLICANT:	Shaul Yakovi	
CASE PLANNER:	Richard Claghorn, Principal Regional Planner rclaghorn@planning.lacounty.gov	

The above-identified item is a request for a Conditional Use Permit (“CUP”) to authorize a special event facility, caretaker’s residence, overnight accommodation and related appurtenant facilities. The matter before you is an appeal of the Hearing Officer’s denial due to inactivity of the CUP.

Additional materials pertaining to the project have been received from the applicant’s counsel since the preparation of the hearing package. These materials are included in this supplemental hearing package and are as follows: a letter from the applicant’s counsel dated July 19, 2021, the denial notice letter from the County Department of Regional Planning, previous emails, a copy of the Plot Plan 200900080 approval, and a copy of a site plan dated February 17, 2021.

Additional email correspondence was also received from two people in opposition to the project. These emails are also included in this supplemental hearing package.

Report
Reviewed By:



Samuel Dea, Supervising Regional Planner

Report
Approved By:



Susan Tae, Assistant Administrator

Attachments:

- Letter from applicant's counsel dated July 19, 2021
- Exhibit 1-DRP Denial Notice dated March 18, 2021
- Exhibit 2-Emails dated November 12, 2020 to February 4, 2021
- Exhibit 3-Emails dated April 28, 2009 to October 8, 2020
- Exhibit 4-Plot Plan 200900080 approval dated August 24, 2010
- Exhibit 5-Site Plan submitted by applicant on February 17, 2021
- Exhibit 6-Emails from project opponents

July 19, 2021

SENT VIA EMAIL

Los Angeles County Regional Planning Commission
320 W. Temple Street
Los Angeles, CA 90012

Re: July 21, 2021 Regional Planning Commission Public Hearing Agenda Item 6
Project Number: R2012-02971 ("Project")
Conditional Use Permit Number: 201200163 ("CUP")
Property: 32222 Agua Dulce Canyon Road (Property")

Members of the Los Angeles County Regional Planning Commission:

The undersigned represents Project applicant Mr. Shaul Yakovi ("Yakovi" and/or "Applicant") with reference to the processing of the above captioned CUP application and in support of the appeal filed with the Commission concerning the April 20, 2021 determination by the Hearing Officer to deny the above referenced CUP for lack of activity.

For the reasons detailed below, the Applicant hereby requests a continuance of the upcoming July 21, 2021 appeal hearing in order that further discussions and coordination can be had with the Department of Regional Planning ("DRP") staff with reference to the satisfaction of all County agency concerns over my client's alleged failure to diligently pursue the processing of the subject CUP application.

It is my hope and expectation that the members of the Commission have taken the opportunity to review my letter dated April 16, 2021 sent to the DRP prior to the April 20, 2021 public meeting with the Hearing Officer. Below are pertinent excerpts from said communication evidencing both my client's past and present willingness to work with staff to cure any deficiencies noted by DRP staff and to bring this matter to a true CUP public hearing.

The DRP asked my client in its March 18, 2021 communication "If you wish to keep this project alive, please send a written request to the Department..." *See attached Exhibit 1.*

The undersigned responded on behalf of the Applicant as follows:

... please be advised that my client wishes to keep the subject Project active and will continue to work with County DRP staff and other County departments to process and submit any and/or all information required by DRP to bring the subject CUP matter to a Project CUP public hearing.

... Notwithstanding the length of time this CUP matter has been in process and the DRP position that my client has not communicated with, nor supplied to, the DRP information requested, please be advised that, as shown on the emails attached as Exhibit 1 the applicant in this matter has in fact worked closely with the County over a number of years.

... It is imperative that the hearing officer understand the continued willingness of the applicant to work with County staff on this CUP matter. The applicant is not ignoring the DRP requests for information.

... Unfortunately, ... the cooperative tone of my interaction with the DRP changed and on March 18 when Mr. Claghorn informed me that he was no longer able to discuss this matter with me on the phone... In addition, Mr. Yakovi over the past few weeks has tried to reach out to staff members of the Departments of Public Works, Environmental Health, and the County Fire Prevention Division to clarify certain agency requests and to work with said agencies to satisfy concerns raised in prior correspondence. All of said County agency staff personnel indicated they were unable to speak with him because the Project was "on hold" and that the Property was the subject of litigation with the County.

... In sum, and viewed from a procedural perspective, applicant Mr. Yakovi is attempting to work with the DRP to bring his CUP application to public hearing and has met certain roadblocks preventing him from fully addressing all of the concerns of the County. The applicant find himself in a procedural "Catch-22" situation.

I would like to bring to the attention of the Commission certain facts surrounding the historical and present-day processing of the subject CUP application. Notwithstanding the length of time this CUP matter has been in process, and the DRP position that my client has not communicated with, nor supplied to, the DRP information requested, please be advised that as shown on the emails attached as **Exhibit 3**, the Applicant in this matter has in fact worked closely with the County over many years. The attached as emails evidence the efforts by the Applicant to gain the cooperation of the County in inspecting/approving/permitting certain aspects of his Property improvements. For a period of seven years from 2013 to 2020, Yakovi was not represented by counsel or consultants to assist him in navigating the complex and myriad CUP requirements.

In addition, since my retention in October 2020, in support of my client's CUP application, I had been in regular contact with Regional Planner Richard Claghorn. It is both noteworthy and concerning to my client and is hereby brought to the attention of the Commission, that a dramatic change of attitude by the County toward my client occurred on February 4, 2021. The message conveyed on the morning of February 4 is one of cooperation. Mr. Claghorn detailed the process by which a One-Stop meeting could be scheduled to review the status of the CUP application

process. The message conveyed later that afternoon expressed an opposite position by the DRP and an unwillingness to further communicate with the Applicant and the undersigned. A copy of that email exchange is attached as **Exhibit 2**.

Unfortunately, after the presentation by the Applicant at the April 20 "public meeting" (not a formal CUP public hearing), the Hearing Officer in his decision disregarded the proof of my client's efforts to work with the County.

In addition to the circumstance discussed above, please find further detailed below other facts and circumstances that would warrant this Commission to grant this subject continuance request.

By way of historical background and context, in 2008 Ben and Reef Gardens, Inc. purchased eight parcels comprising the Property when it was zoned RR-1 [recreational zoning]. For over forty years prior owners of the Property operated a privately owned campground, RV park with private swimming and fishing ponds, which were open to the public known as Vasquez Park. Ben and Reef Gardens, Inc. immediately invested over seven million dollars (\$7,000,000) in improving the parcels to create the Gardens of Paradise venue and event space. In 2010 Mr. Yakovi applied for a site plan review ("SPR") of the existing use and structures and received approvals, which established its legal conforming use. Mr. Yakovi also timely applied for building permits and the subject CUP, all of which were left pending and never finalized because the County refused to send inspectors out to finalize the building permits and despite acknowledging that my client's CUP application was complete in December 2012. Moreover, these building permits were applied for when the Applicant had a use by right, yet L.A. County Building and Safety never finalized the applications despite acknowledging that the work had been completed.

Mr. Yakovi applied for a CUP, not because of any new use, but to conform the existing use of his Property because the County changed the zoning in 2012 from RR1 to A-1 Open Space [light agriculture and open space]. Despite the prior established use, the County sent Mr. Yakovi a letter in 2012 indicating that to the extent he had any "grandfathered" use, it would lapse within five years--or 2017. Please be advised that my client takes exception to the County's position. "Grandfathering" does not lapse, within a five-year period, and even if assuming that it does, Mr. Yakovi applied for, and it was confirmed by the County, that his CUP application was complete prior to the "lapse." See L.A. County Ordinance 22.172.050.

Please also be advised that attached as **Exhibit 4**, and as further evidence that the applicant has the legal right to use the subject Property as presently configured, is the Administrative Site Plan approval dated August 24, 2010. Said approval details that the site is approved for an outdoor dance pavilion with a 2,000 square foot accessory storage structure, an accessory 1,890 square foot office structure and two 735 square foot restroom structures. In addition, events, not exceeding 500 persons in attendance, are permitted.

It is most critical and important for the Commission to understand and note that the uses approved by the above reference administrative action mirror the existing uses shown on the

vised Project site plans submitted to the County on December 28, 2020 and again on February 17, 2021. *See attached Exhibit 5.* All of the concerns noted in the County agency reports in August 2019 from Public Works, Environmental Health and the Fire Department and in September 2020 from the DRP address concerns of a much larger project that has now been abandoned, as evidenced by the submission of the revised Project site plan on December 28, 2020. However, it appears that this was not shared with the other County departments.

In conclusion, and contrary to the decision by the Hearing Officer to deny the Project and to the recommendation by DRP staff in its Report to the Commission to deny the subject appeal, and for all of the reasons detailed in this submitted correspondence, my letter of April 16, 2012, and based upon the information to be presented at the upcoming July 21, 2021 hearing date, request is hereby made to the Planning Commission to allow the Applicant in the subject CUP matter to continue to work with the DRP and other County departments in order to bring this matter to a full and substantive public hearing on the merits of the Project within a reasonable time as determined by the County and Applicant.

Finally, for your information, please be advised that no activities or events are presently planned at the subject Property site until either the CUP process is completed or a disposition of pending litigation is reached.

Thank you for your consideration of the enclosed materials.

Respectfully submitted,

Steve Kaplan





Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

March 18, 2021

Mr. Shaul Yakovi
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

Dear Mr. Yakovi:

**PUBLIC MEETING NOTICE: DENIAL DUE TO INACTIVITY
PROJECT NO. R2012-02971
CONDITIONAL USE PERMIT NO. 201200163
32222 A AGUA DULCE CANYON RD. (APN 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-007-029)**

The Los Angeles County (County) Department of Regional Planning (Department) has made repeated attempts to inform you of the information that is required to proceed with your application for a Conditional Use Permit (CUP) to authorize a special event facility, caretaker's residence, and related facilities at the above-referenced location. The correspondence dated September 9, 2020 requesting project revisions and additional information is attached for your review. Additionally, staff has sent many letters requesting required information beginning on June 13, 2013. To date, we have not received the requested information and as a result, we are unable to proceed with processing your application.

Section 22.222.100 of the County Code (Zoning Ordinance) provides that the Hearing Officer may deny, without public hearing, an application for a CUP if such application does not contain the required information contained in Sections 22.222.070 and 22.222.090. Due to the longstanding inactive status of the project identified above, the project will be scheduled for denial before a County Hearing Officer on **April 20, 2021**.

If you wish to keep this project active, please send a written request to the Department, Zoning Permits North, Room 1348, 320 West Temple Street, Los Angeles, CA 90012, Attention: Richard Claghorn or rclaghorn@planning.lacounty.gov. This correspondence must be received on or before April 1, 2021 in order to avoid being scheduled for denial.

For questions or for additional information, please contact Richard Claghorn of the Zoning Permits North Section at (213) 974-6443, or rclaghorn@planning.lacounty.gov.

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • TDD: 213-617-2292

   @LACDRP | planning.lacounty.gov

Mr. Shaul Yakovi
March 18, 2021
Page 2

Sincerely,

Amy J. Bodek, AICP
Director

A handwritten signature in black ink, appearing to read "Samuel Dea".

Samuel Dea, Supervising Regional Planner
Zoning Permits North Section

SD:RC

Enclosures: Incomplete Letter 9-9-20

c: Steve Kaplan, Attorney, 16133 Ventura Blvd., Suite 700, Encino, CA 91390
cc (via email): sk.landuselaw@gmail.com; shaul92@gmail.com



Steve Kaplan <sk.landuselaw@gmail.com>

Re: 32222 Auga Dulce Canyon Road

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: Steve Kaplan <sk.landuselaw@gmail.com>
Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

Thu, Feb 4, 2021 at 1:56 PM

Steve,

One-Stop Counseling for the project would require submittal of a Zoning Permits One-Stop Counseling application form, site plan, revised project description, and fees (\$384-DRP, \$269-DPW, \$153-Fire, \$137-DPH). If all departments are requested, it costs \$943. The fees may increase if paid after Feb. 28. The application form and EPIC-LA portal for online submittals can be accessed at this link:

[Applications & Forms | DRP \(lacounty.gov\)](#)

One-Stop meetings are only held once per month on the second Tuesday. The next one that is available would be the one on March 9. In order to get on the schedule for March 9, we would need to receive the application materials and payment and I would have to send out the request today, because it must be done at least 30 days before the meeting date. I don't think that is possible, so realistically, the earliest feasible One-Stop date would be on April 13. One-Stop meetings are one hour in length and are conducted online. Each department would also issue a letter or report detailing their requirements for the project, based on the information provided.

It may be possible to set up an interdepartmental meeting to address the issues outside the One-Stop process, although that would depend on staff availability and would have to be requested by our upper management in coordination with the other departments. Because of the complexity of the case, I'm not sure a regular One-Stop meeting would be the best way to address it, so a special meeting may be preferable. I'll discuss it with my supervisor later today, but I'm not sure yet how feasible it may be. I probably won't be able to follow up with you today, but can provide an update next week.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
[https://bit.ly/LACoCSSurvey](https://bit.ly/LACoCSSSurvey)

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, February 4, 2021 12:18 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Richard,

I would like to set-up a Zoning Permits One-Stop counseling meeting between the undersigned, you and a representative from the Zoning Enforcement unit to discuss a comprehensive strategy to resolve the outstanding issues with reference to the Gardens of Paradise use of the above captioned property site pending the further processing of our CUP application.

Can we set up such a meeting next week?

Please advise.

Thank you,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Mon, Feb 1, 2021 at 1:44 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hi Steve,

In the meeting it was stated that the applicant has continued to hold events at the site despite repeated requests and orders to stop. We can't continue to process an application if there is an unresolved and ongoing Zoning violation. I will need to discuss this with my supervisor and our assistant administrator to see what happens next. It's possible that we may have to schedule a hearing to deny the project if the violation continues, but we haven't discussed it recently or made a decision on it yet. The applicant needs to stop holding events until obtaining approval of the CUP and any other required approvals. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Monday, February 1, 2021 12:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Good afternoon Richard,

Last we spoke this past week, you indicated you would be meeting with the zoning enforcement unit to discuss the juxtaposition of issues between your unit and that of zoning enforcement.

Do you have any information for Shaul and me regarding any such meeting. If so, I would most appreciate any feedback you can provide.

Thanks,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Wed, Jan 27, 2021 at 8:25 AM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Steve,

Thanks for the revised site plan. Can you please let me know when a revised project description will be submitted? Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:
<https://bit.ly/LACoCSSSurvey>

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Monday, December 28, 2020 8:16 AM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Cc: shaul92@gmail.com <shaul92@gmail.com>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Good morning Richard,

In response to your below email request of 11/19/20, please find attached a revised project site plan addressing the concerns noted in your subject email.

I will reach out to you later today to further discuss the processing of my client's CUP filing.

Thank you.

Best,
STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401

E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 19, 2020 at 3:25 PM Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hi Steve,

Thank you for the information you provided on Nov. 12, 2020. Unfortunately, we have still not received all of the requested information. Please provide an updated project description as soon as possible. Also, there are some issues with the revised site plan, as follows:

1. Northeast of the pavilion the kitchen and storage buildings were removed from the plan, but the labels for those structures are still on the plan. They should be deleted.
2. The site plan shows a 400 sf restroom structure north of the pavilion. Is this an existing or proposed structure? This structure doesn't appear in a 2017 aerial photo.
3. The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function.
4. The site plan shows a snack bar on the south parcel south of the pool. This is not an existing use and should be deleted from the site plan.
5. The site plan shows a laundry structure on the south parcel. Based on a site visit in 2018 it was a storage structure. The size and shape of the structure on the site plan don't appear accurate based on the attached aerial photo (Parcel 54).
6. The site plan shows a parking area on the west side of parcels 27 and 28. Aerial photos show an unpaved parking area in the same general area, but it is much smaller in size than depicted on the site plan. Based on the attached topo map, portions of this parking area are very steep (20%+ slope) and would not be suitable for parking. The site plan should only depict parking areas that are relatively flat and have been used for parking before, and not any areas that would require vegetation clearance or grading.

Let me know how much time is needed in order to provide this information. Also, please be aware that we can't process the CUP where there is an ongoing Zoning Violation. Events must cease on the site before we can continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

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From: Steve Kaplan <sk.landuselaw@gmail.com>
Sent: Thursday, November 19, 2020 1:50 PM
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Subject: Re: 32222 Auga Dulce Canyon Road

CAUTION: External Email. Proceed Responsibly.

Page 4 of 7

Richard,

Once again, and before your work week ends, I hope you will give me a call at 818-321-9575 to discuss the CUP processing of the above captioned site.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Tue, Nov 17, 2020 at 2:44 PM Steve Kaplan <sk.landuselaw@gmail.com> wrote:

Helo Richard,

I would most appreciate a call from you to my cell phone at 818-321-9575 to discuss Shaul's case...thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com

On Thu, Nov 12, 2020 at 5:05 PM Steve Kaplan <sk.landuselaw@gmail.com> wrote:

Good afternoon Richard,

Please find attached my letter and additional documentation with respect to the above captioned property site and pending CUP application.

I will follow up tomorrow with additional material.

Thank you.

STEVE KAPLAN
Attorney
16133 Ventura Boulevard, Suite 700
Encino, CA 91436
Office: 818.377.7440
Cell: 818.321.9575
Facsimile: 818.377.7401
E-Mail: sk.landuselaw@gmail.com



Steve Kaplan <sk.landuselaw@gmail.com>

32222 Agua Dulce Canyon Rd.

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Feb 4, 2021 at 4:29 PM

To: "shaul92@gmail.com" <shaul92@gmail.com>, "karnier@gmail.com" <karnier@gmail.com>

Cc: Steve Kaplan <sk.landuselaw@gmail.com>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Samuel Dea <sdea@planning.lacounty.gov>, Tracy Swann <tswann@counsel.lacounty.gov>

Good afternoon,

As we have informed you on prior occasions, we cannot process a CUP with active violations. As explained previously, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

On October 8, 2020, I requested the following information by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

I received a revised site plan on November 12, 2020. On November 19, 2020 I requested that changes be made to the site plan, including the following comment:

"The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function."

A revised site plan was submitted on December 28, 2020, but it still shows the restaurant that I had asked to be removed. Please remove the restaurant from the site plan. Also, we still have not received the revised project description requested previously to reflect the modified scope of the project. Please provide this information by February 18, 2021 if you wish to continue the CUP permitting process.

Also, there does not appear to have been any progress toward addressing the Drinking Water and Onsite Wastewater Treatment System requirements of DPH. Please provide evidence that you have hired a consultant to prepare the necessary reports and other information for DPH to review the project.

We reiterate that you are not authorized to continue holding events and must cease holding events in order for us to continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section

Page 6 of 7

Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

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shaul yakovi <shaul92@gmail.com>

Time Extension of due date for CUP 201200163

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Oct 8, 2020 at 10:12 AM

To: shaul yakovi <shaul92@gmail.com>

Cc: "karnier@gmail.com" <karnier@gmail.com>, Samuel Dea <sdea@planning.lacounty.gov>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Toan Duong <TDUONG@dpw.lacounty.gov>, Shayne Lamont <SLamont@ph.lacounty.gov>, "Youman, Joseph" <Joseph.Youman@fire.lacounty.gov>

Shaul,

We are granting your request for a time extension until **November 12, 2020**. However, we cannot process a CUP with active violations. As explained previously, including in my email to you dated October 1, 2020, which is copied below, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

You have now stated that you want to revise your CUP application to reduce the scope of your project. You must submit the following by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

We reiterate that this or any extension does not authorize you to continue holding events, and is only to keep your CUP application active. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback!

Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:

<https://bit.ly/LACoCSSSurvey>

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From: Richard Claghorn <rclaghorn@planning.lacounty.gov>**Sent:** Thursday, October 1, 2020 1:56 PM**To:** shaul yakovi <shaul92@gmail.com>**Cc:** karnier@gmail.com <karnier@gmail.com>; Samuel Dea <sdea@planning.lacounty.gov>; Kerstin Schlegel <kschlegel@planning.lacounty.gov>; Toan Duong <TDUONG@dpw.lacounty.gov>; Shayne Lamont

4/30/2021

Gmail - Time Extension of due date for CUP 201200163

<SLamont@ph.lacounty.gov>; Youman, Joseph <Joseph.Youman@fire.lacounty.gov>
Subject: Gardens of Paradise CUP

Good afternoon Shaul,

Please read the attached letter dated 9/9/20 regarding your project, and the related attachments. The letter and the attached letters from other County departments are based on the current project scope. As we've discussed, it is recommended that the project be downsized to focus on legalizing the existing unpermitted structures and establishing the event venue use through the CUP. Revised plans and application materials are needed to show the revised scope of the project. We can send the project to the other departments for interdepartmental County review if we receive the revised submittal materials. If we don't receive an adequate response by the deadline of October 13, 2020 we may begin the process of scheduling the CUP application for a public hearing for denial due to inactivity.

In addition, I've attached a letter from 2012 which explains background on the zone change that occurred in 2012 and how it affects your property. As explained on page 3 of the letter, the site plan approval for outdoor dance pavilion would only be valid for a period of 5 years after the date the zone change became effective. This means that after 12/27/17 the use would have to terminate, unless the CUP was approved by then, assuming the use had been legally established. Since the CUP is still not approved, you may not hold events at the site.

At this time, any gatherings/events not specifically allowed in the Health Officer Order 9.4.20, such as places of worship services, therapeutic behavioral health groups, small cohorts at schools/day care, etc., are prohibited.

Because of this order, gatherings and events not allowed in the order are prohibited, so even if the CUP had been approved the order related to the current pandemic would prohibit gatherings at the location until such time the order is lifted.

Let me know if you have any other questions about it. Thank you.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

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schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn

Sent: Wednesday, September 9, 2020 4:36 PM

To: shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>

Subject: Gardens of Paradise CUP

Hello Shaul and Erez,

Please read the attached correction letter regarding your case, along with the other attached letters and documents. Let me know if you have any questions. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section

Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov



shaul yakovi <shaul92@gmail.com>

extension

3 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Oct 7, 2020 at 5:09 PM

Hello Shaul,

I will send you an email tomorrow regarding the deadline extension.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning***We Appreciate Your Feedback!****Please take a moment and fill out our EPIC-LA customer experience survey by clicking on the link below:**<https://bit.ly/LACoCSSSurvey>**In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov*

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Oct 7, 2020 at 5:41 PM

Ok thank you

Sent from my iPhone

On Oct 7, 2020, at 5:10 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Oct 8, 2020 at 10:04 AM

Hi
I don't understand why you are
Delaying everything
Please advise me ASAP because
It is emergency to solve things
Not delaying
Thanks
Shaul

Sent from my iPhone

On Oct 7, 2020, at 5:41 PM, shaul yakovi <shaul92@gmail.com> wrote:

Ok thank you

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Incomplete Letter6 - RCUP 201200163.pdf

1 message

Michael Sofris <michaelsofris@gmail.com>

Tue, Oct 6, 2020 at 11:33 AM

To: shaul yakovi <shaul92@gmail.com>

Have you responded or Complied with this letter.

-Sent from my iPhone

Michael N. Sofris, Esq.
Action Legal Team & Action Finance and Realty Team
468 N. Camden Drive, Ste 200, Beverly Hills, Ca 90210
[T] +1.310.229.4505
[C] +1.310.877.8828
[F] +1.310.388.0535 michaelsofris@gmail.com; filmlawyer@aol.com

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 **Incomplete Letter6 - RCUP 201200163.pdf**
279K



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

September 9, 2020

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)

Case: CUP No. 201200163

Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from February 6, 2019. Please address the following items and submit the necessary additional items by **October 13, 2020** or the project will be **DENIED**:

SITE PLAN

1. The current site plan (submitted 8/10/16) does not show any parking spaces. The previous version of the plan, submitted on 2/2/16, showed some parking spaces that appear to provide less than 26 feet of backup area, based on the drawing. These included some of the spaces east and northeast of the tennis courts and the spaces in the parking lot near the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided. Compact spaces (minimum size 8' x 15') require a minimum of 23 feet of backup area, but would need to be clearly marked if any are provided.
2. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way (ROW), and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the

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   @LACDRP | planning.lacounty.gov

Project R2012-02971 (CUP 201200163)

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Page 2

- guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').
3. The proposed sign shown west of Parcel 28 and Parcel 54 is within the ROW area. This sign location must be relocated outside of the ROW. The existing sign near the main entrance on Parcel 26 is also within the ROW. The new sign location depicted on the site plan near the entrance on Parcel 26 is outside of the ROW, but is within the driveway. It needs to be moved to a location on Parcel 26 that is not in the driveway.
 4. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. A parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 409. Reductions to the parking requirement would be possible if more changes are made to the project. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a revised parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
 5. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
 6. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.

ARCHITECTURAL PLANS

7. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but the floor plans for the 3,500 sf guest units are still needed. Plans must show the building dimensions and must be drawn to scale.
8. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination

Project R2012-02971 (CUP 201200163)

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from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

9. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
10. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
11. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
12. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
13. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
14. A soccer field is mentioned in the description but is not shown on the site plan. It should be deleted from the description unless it is shown on the site plan.
15. The project description on the application mentions installing a monument sign. Is

Project R2012-02971 (CUP 201200163)

September 9, 2020

Page 4

- this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
16. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
 17. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 18. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 19. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
 20. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
 21. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
 22. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

23. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
24. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing

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Page 5

- structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.
25. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,972.
 26. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 5 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.
 27. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. The current fees are \$3,672 for the Initial Study Fee (Negative Declaration) and \$1,152 for the Department of Public Works referral fee. A refund may be requested for the \$310 paid previously for the Environmental Assessment, if the Initial Study fee is paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
 28. Please address the issues listed in the attached letters from the Fire Department (8/8/19), Department of Public Health (8/14/19) and Department of Public Works (8/14/19). Please contact each department using the contact information listed in the individual letters.

Please provide a digital copy of any revised plans on a CD or by email, plus 2 full-size hard copies of the plans.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects for the Agua Dulce area of Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390. You can also call Council President Don

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September 9, 2020

Page 6

Henry at (661) 268-1731 to request an item be placed on their agenda. Their email address is info@adtowncouncil.com.

Failure to submit the required information by October 13, 2020 will result in the CUP being scheduled for a public hearing with a recommendation of denial.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Amy J. Bodek, AICP
Director

Richard Claghorn, Principal Regional Planner
Zoning Permits North Section

Attachments:

Draft Parking Analysis
Draft Covenant to Hold Property as One Parcel
FD Letter from 8/18/19
DPH Letter from 8/14/19
DPW Letter from 8/14/19



shaul yakovi <shaul92@gmail.com>

32222

3 messages

shaul yakovi <shaul92@gmail.com>

Thu, Oct 1, 2020 at 5:31 PM

To: rclaghorn@planning.lacounty.gov

Hi Richard

you told me yesterday when we talk on phone that you guys will change the due date i did not receive anything from you

Thank You

Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon, Oct 5, 2020 at 6:54 AM

To: shaul yakovi <shaul92@gmail.com>

Hi Shaul,

I'll need to talk to my supervisor about the due date. I'll let you know if it can be extended after I talk to him about it.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [[bit.ly/LACoCSSSurvey](#)].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: shaul yakovi <shaul92@gmail.com>**Sent:** Thursday, October 1, 2020 5:31 PM**To:** Richard Claghorn <rclaghorn@planning.lacounty.gov>**Subject:** 32222**CAUTION: External Email. Proceed Responsibly.**

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon, Oct 5, 2020 at 10:53 AM

To: shaul yakovi <shaul92@gmail.com>

Hi Shaul,

Let me know how much time you need to submit revised plans, revised project description, and the other requested information. Thanks.

Page 13 of 174

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

We Appreciate Your Feedback:

Please take a moment and fill out our customer experience survey for online applications [bit.ly/LACoCSSSurvey].

In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit planning.lacounty.gov

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Sent: Monday, October 5, 2020 6:54 AM
To: shaul yakovi <shaul92@gmail.com>
Subject: Re: 32222

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

32222 agua dulce cub rd

1 message

shaul yakovi <shaul92@gmail.com>

Wed, Sep 30, 2020 at 3:53 PM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard

this is Shaul please give me a call my phone number is 213-923-5225 I left you a message couple of time you did not called me back yesterday I email you you respond you will call me back you didn't iam Waiting for your call

thank you

Shaul yakovi



shaul yakovi <shaul92@gmail.com>

CUP 201200163

4 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Aug 15, 2019 at 7:26 AM

Good morning Shaul,

Please read the attached letters from the Department of Public Health and Fire Department about your project. We are still waiting for a letter from the Department of Public Works, which I'll send you once I receive it. Please contact each department to address the issues discussed in the letters. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section
Department of Regional Planning

213-893-7015

2 attachments **Fire_Not_Cleared.pdf**
143K **DPH_Not_Cleared.pdf**
315K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Aug 21, 2019 at 7:39 AM

Good morning Shaul,

Here is the letter from DPW about your project. Please review each of the 3 letters I sent you from DPH, DPW and Fire and work with each department to resolve the issues for each. Thanks.

[Quoted text hidden]

 **DPW_Not_Cleared.pdf**
228K

shaul yakovi <shaul92@gmail.com>

Wed, Aug 21, 2019 at 1:39 PM

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4/30/2021

Gmail - CUP 201200163

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

 **DPW_Not_Cleared.pdf**
228K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Jan 22, 2020 at 7:39 AM

Good morning Shaul,

I hope you're doing well. Could you please provide an update on the progress on your CUP? Have you contacted DPH, DPW, or the Fire Department to resolve the issues in the attached letters? Refer to the letters for the contact information for each department and address the issues described in each. Have you addressed any additional items from the attached letter dated 2/6/19 that I wrote? You paid the CUP referral fees from item #29 of that letter but have still not paid the fees listed in items #27 and 28. Those fees have changed since the last letter as follows: The COC fee from item #27 is now \$1,915. For item #28, the Initial Study fee is now \$3,494 and DPW referral fee is \$1,119. Fees are expected to increase again on March 1 with the annual fee adjustment.

Because of the scope of the project and the many requirements triggered by the many proposed uses, I think you should consider updating your project description and plans to eliminate proposed uses that may make the project more feasible and realistic. You will need to demonstrate progress on the permitting process or the CUP may be denied for inactivity, or denied for failure to meet the requirements. Please provide an update on your progress so we can help the CUP process to move forward. Thank you.

[Quoted text hidden]

4 attachments **Incomplete_letter5_RCUP201200163.pdf**
373K **Fire_Not_Cleared.pdf**
143K **DPH_Not_Cleared.pdf**
315K **DPW_Not_Cleared.pdf**
228K



shaul yakovi <shaul92@gmail.com>

CUP 201200163 referral payments

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Apr 16, 2019 at 11:32 AM

Hello Shaul,

Our computer system still does not show the bounced check, but our accounting section has been informed that the check is not good and the fees will need to be repaid.

Thu-Hong Nguyen from our Budget and Accounting Section wrote, "The check #1039 in amount \$1,607 was bounced..."

So the payer needs to repay $\$1,607 + \$33 \text{ NSF Fee} = \$1,640.00$.

If the payer would like to repay now, we can process the NSF in the Energov. Please remind the payer, the replacement should be cash, money order, or cashier check (indicated the payer's name)'.
'.

Let me know if you have any questions about it. Thanks.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section
Department of Regional Planning

213-893-7015



shaul yakovi <shaul92@gmail.com>

Shaul

1 message

shaul yakovi <shaul92@gmail.com>
To: rclaghorn@planning.lacounty.gov

Thu, Apr 4, 2019 at 1:04 PM

Hi Richard
this is Shaul we Running late like 30 minutes

Thank you
Shaul

Sent from my iPhone

4/30/2021

Gmail - 32222 Agua Dulce



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce

8 messages

shaul yakovi <shaul92@gmail.com>

To: rclaghorn@planning.lacounty.gov

Thu, Mar 28, 2019 at 5:20 PM

Hello Richard

I want to make an appointment with you in regard to cup next week Tuesday or Wednesday if you have opening please email me or call me at 2139235225

Thank you

Shaul

Sent from my iPhone

shaul yakovi <shaul92@gmail.com>

To: erez karni <karni69@gmail.com>

Thu, Mar 28, 2019 at 5:22 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

To: shaul yakovi <shaul92@gmail.com>

Thu, Mar 28, 2019 at 5:28 PM

Hello Shaul,

Let me know if Tuesday, April 2 at 2:00 pm works for you. If not we could schedule a different time. Our fees went up on March 1. The new CUP referral fees are \$664 for DPH, \$559 for DPR and \$384 for Fire. I can provide the other new fees later. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
213-893-7015

-----Original Message-----

From: shaul yakovi [mailto:shaul92@gmail.com]

Sent: Thursday, March 28, 2019 5:21 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Subject: 32222 Agua Dulce

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Mar 28, 2019 at 7:42 PM

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4/30/2021

Gmail - 32222 Agua Dulce

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Mar 28, 2019 at 8:05 PM

hi Richard
thank you for answering I will be there at 2 o'clock Tuesday

Thanks

Shaul

Sent from my iPhone

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon, Apr 1, 2019 at 9:57 AM

Hi Richard
can we move the appointment to Wednesday please

Thanks

Shaul

Sent from my iPhone

> On Mar 28, 2019, at 5:28 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Mon, Apr 1, 2019 at 10:08 AM

Hi Shaul,

Would Wednesday at 3:00 pm work for you? I'm not available until 3:00 on that day. Thanks.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Apr 2, 2019 at 9:26 AM

Hello Shaul,

Based on our phone conversation, I've scheduled an appointment with you for Thursday, April 4 at 1:30 pm. Please come to room 1348 at our office. Thanks.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
213-893-7015

-----Original Message-----

From: Richard Claghorn

4/30/2021

Gmail - 32222 Agua Dulce

Sent: Monday, April 1, 2019 10:09 AM
To: 'shaul yakovi' <shaul92@gmail.com>
Subject: RE: 32222 Agua Dulce

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

CUP 201200163 (Project R2012-02971) Denial

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 6, 2019 at 4:33 PM

To: shaul yakovi <shaul92@gmail.com>, "karnier@gmail.com" <karnier@gmail.com>

Hello Shaul and Erez,

On December 3, 2018 I emailed you and said that if we don't receive the CUP fees listed in the email by February 4, 2019, your CUP case could be scheduled for denial. I still haven't heard from you, and we still have not received the fees. For your information, the CUP referral fee for the Fire Department increased on 1/22/19 to \$384 from \$362.

This is a final notice that we will schedule your case for denial if we don't receive payment by May 6, 2019, at a minimum, for the fees for the CUP referral, which are as follows:

Fire \$384

DPR \$541

DPH \$643

Total \$1,568

I've updated the previous letter regarding your case, and have attached a copy. The original will be mailed to you. The other items in the letter need to be addressed as well, but the payment of the required fees must be done by May 6, 2019 to avoid the scheduling of your case for denial. Please be aware that if fees are paid on March 1 or later, the fees will increase. Feb. 28 will be the last day you can pay the fees at their current level. Please let me know if you have any questions. Thank you.

Richard Claghorn

Principal Regional Planner

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

4/30/2021

Gmail - CUP 201200163 (Project R2012-02971) Denial

 **Incomplete_letter5_RCUP201200163.pdf**
373K



shaul yakovi <shaul92@gmail.com>

Project R2012-002971

2 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Mon, Dec 3, 2018 at 11:45 AM

To: shaul yakovi <shaul92@gmail.com>

Cc: "karnier@gmail.com" <karnier@gmail.com>

Hello Shaul,

I haven't heard from you in a while and hope you're doing well. We still haven't received the fees we discussed early this year that we need in order to proceed to the next step in the review of your CUP (Project R2012-002971, CUP 201200163). The fees increased on March 1, 2018 and will probably increase again on March 1, 2019. Here are the current fees:

The fees which we need prior to CUP consultation are as follows:

Fire \$362

DPR \$541

DPH \$643

Total \$1,546

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,312

Initial Study-DPW consult \$1,084

Initial Study-DPR consult \$458

COC \$1,855

If we don't receive the CUP consultation fees by February 4, 2019 then your case could be scheduled for denial. Please resolve this as soon as possible. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

From: Richard Claghorn

Sent: Wednesday, February 28, 2018 11:04 AM

To: shaul yakovi <shaul92@gmail.com>

Subject: RE: Shaul

Hello Shaul,

The fees which we need prior to CUP consultation are as follows:

Fire \$362

DPR \$522

DPH \$621

4/30/2021

Gmail - Project R2012-002971

Total \$1,505

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,199
 Initial Study-DPW consult \$1,046
 Initial Study-DPR consult \$442
 COC \$1,790

These fees will increase to the following on March 1, 2018:

Initial Study \$3,312
 Initial Study-DPW consult \$1,084
 Initial Study-DPR consult \$458
 COC \$1,855

You'll need the Initial Study fees before we can do the CEQA consultation, but that will come after the CUP consultation, and isn't needed immediately. You may want to pay the fees now to avoid the increase, but we can still move forward with the CUP consultation once we receive the \$1,505 in CUP consult fees. The COC is a separate issue, and will be needed before the public hearing. However, you'll need to submit all of the related paperwork to pay the COC fee.

Let me know if you have any questions on the fees. Thanks.

Richard Claghorn
 Principal Regional Planning Assistant
 Zoning Permits North Section
 Department of Regional Planning
 320 W. Temple Street, Room 1348
 Los Angeles, CA 90012
 Phone: 213-974-6443

-----Original Message-----

From: Richard Claghorn
 Sent: Wednesday, February 28, 2018 7:59 AM
 To: 'shaul yakovi' <shaul92@gmail.com>
 Subject: RE: Shaul

Hi Shaul,

I'm sorry I missed you yesterday. I didn't know you were coming in. Today is the last day of the current fees. I've attached a copy of the new fee schedule that will be effective on March 1. Let me know if you plan to pay the fees today, and what time you are planning to come in. Thanks.

Richard Claghorn
 Principal Regional Planning Assistant
 Zoning Permits North Section
 Department of Regional Planning
 320 W. Temple Street, Room 1348
 Los Angeles, CA 90012
 Phone: 213-974-6443

-----Original Message-----

From: shaul yakovi [mailto:shaul92@gmail.com]
 Sent: Tuesday, February 27, 2018 11:07 AM
 To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
 Subject: Re: Shaul

Hi Richard

4/30/2021

Gmail - Project R2012-002971

I try to come today to pay the fees I understand you took today off so please give me a call tomorrow at 213-923-5225

Sent from my iPhone

> On Feb 20, 2018, at 2:57 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

> Hello Shaul,

>

> When we met on Jan. 25 you said you would pay the CUP referral fees we discussed in the next week or two. It doesn't appear the fees have been paid yet. The fees will need to be paid by no later than Feb. 28 at the current rate. If paid after that, the fee will be higher. I don't know exactly what the new fees are going to be yet, but I've heard they will increase 3.6%. Therefore, I would recommend paying before March 1 to avoid the fee increase. Thanks.

>

> Richard Claghorn
> Principal Regional Planning Assistant Zoning Permits North Section
> Department of Regional Planning
> 320 W. Temple Street, Room 1348
> Los Angeles, CA 90012
> Phone: 213-974-6443

>

> -----Original Message-----

> From: Richard Claghorn
> Sent: Thursday, January 25, 2018 1:59 PM
> To: 'shaul yakovi' <shaul92@gmail.com>
> Subject: RE: Shaul

>

> OK

>

>

> -----Original Message-----

> From: shaul yakovi [mailto:shaul92@gmail.com]
> Sent: Thursday, January 25, 2018 1:58 PM
> To: Richard Claghorn <rclaghorn@planning.lacounty.gov>
> Subject: Shaul

>

> Hi Richard
> We are let 10-15 minute

>

> Thanks shaul

>

> Sent from my iPhone

shaul yakovi <shaul92@gmail.com>
To: erez karni <karni69@gmail.com>

Mon, Dec 3, 2018 at 12:10 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Shaul

8 messages

shaul yakovi <shaul92@gmail.com>

Thu, Jan 25, 2018 at 1:58 PM

To: Richard Clag <rclaghorn@planning.lacounty.gov>

Hi Richard

We are let 10-15 minute

Thanks shaul

Sent from my iPhone

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, Jan 25, 2018 at 1:59 PM

To: shaul yakovi <shaul92@gmail.com>

OK

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Feb 20, 2018 at 2:57 PM

To: shaul yakovi <shaul92@gmail.com>

Hello Shaul,

When we met on Jan. 25 you said you would pay the CUP referral fees we discussed in the next week or two. It doesn't appear the fees have been paid yet. The fees will need to be paid by no later than Feb. 28 at the current rate. If paid after that, the fee will be higher. I don't know exactly what the new fees are going to be yet, but I've heard they will increase 3.6%. Therefore, I would recommend paying before March 1 to avoid the fee increase. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Tue, Feb 27, 2018 at 11:07 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard

I try to come today to pay the fees I understand you took today off so please give me a call tomorrow at 213-923-5225

Sent from my iPhone

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 28, 2018 at 7:59 AM

To: shaul yakovi <shaul92@gmail.com>

Hi Shaul,

I'm sorry I missed you yesterday. I didn't know you were coming in. Today is the last day of the current fees. I've attached a copy of the new fee schedule that will be effective on March 1. Let me know if you plan to pay the fees today, and what time you are planning to come in. Thanks.

[Quoted text hidden]

 **3. Revised Fees 2018 Final.pdf**
802K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Feb 28, 2018 at 8:01 AM

PS-I'm going to be in a hearing this morning from 9 am to probably 10 am at least. I'll be available after that, except I'll probably be out to lunch from about noon to 1 pm.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Feb 28, 2018 at 11:04 AM

Hello Shaul,

The fees which we need prior to CUP consultation are as follows:

Fire \$362
DPR \$522
DPH \$621

Total \$1,505

You can pay with on check made out to LA County, or separate checks made out to LA County.

The other fees are currently as follows:

Initial Study \$3,199
Initial Study-DPW consult \$1,046
Initial Study-DPR consult \$442
COC \$1,790

These fees will increase to the following on March 1, 2018:

Initial Study \$3,312
Initial Study-DPW consult \$1,084
Initial Study-DPR consult \$458
COC \$1,855

You'll need the Initial Study fees before we can do the CEQA consultation, but that will come after the CUP consultation, and isn't needed immediately. You may want to pay the fees now to avoid the increase, but we can still move forward with the CUP consultation once we receive the \$1,505 in CUP consult fees. The COC is a separate issue, and will be needed before the public hearing. However, you'll need to submit all of the related paperwork to pay the COC fee.

Let me know if you have any questions on the fees. Thanks.

Richard Claghorn
Principal Regional Planning Assistant
Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

-----Original Message-----

4/30/2021

Gmail - Shaul

From: Richard Claghorn
Sent: Wednesday, February 28, 2018 7:59 AM
[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: brownsteinlaw.bill@gmail.com

Wed, Feb 28, 2018 at 3:44 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: CUP 201200163

3 messages

shaul92@gmail.com <shaul92@gmail.com>
To: William Brownstein <brownsteinlaw.bill@gmail.com>

Wed, Jul 15, 2015 at 12:38 PM

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Date: July 15, 2015 at 11:23:09 AM PDT
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>
Subject: CUP 201200163

Hello Shaul and Erez,

Please read the attached letter regarding your project. The original will be mailed to you, along with the other attachments. Please note that you will still need to make major changes to the project as noted in the letter. Your project as currently proposed is likely to trigger many requirements from Public Works, Public Health as well as other requirements from Fire and Parks and Recreation. The project will probably need an EIR, which will be a very difficult and costly process, unless it is scaled down significantly. You need to at least reduce your uses so that the required parking does not exceed the parking provided, but it will probably have to be reduced a lot more to meet all of the departmental requirements and avoid costly public improvement costs and costs related to the EIR and environmental review process. Before the project can move forward the fees highlighted in the letter must be paid and the plans need to be revised as noted in the letter so that we can forward the plans to the other departments for review. Let me know if you have any questions. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: Richard Claghorn
Sent: Wednesday, May 14, 2014 2:57 PM
To: 'shaul92@gmail.com'
Cc: 'karnier@gmail.com'
Subject: CUP

Good afternoon,

I'm following up on your pending CUP (Project R2012-02971). We were going to meet in February to go over the issues, but unfortunately I was bit by your dog, and the appointment fell through. I recovered and have been doing well, but haven't followed up with you yet. There are still a number of issues that need to be addressed before the project can move forward, which were discussed in the attached letter. It would probably be best to go through them one by one in a face to face meeting. Let me know if you would like to have a meeting to discuss the project so that we can resolve the problems, and let me know when you'd like to meet. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

From: shaul92@gmail.com [mailto:shaul92@gmail.com]
Sent: Wednesday, February 05, 2014 3:18 PM
To: Richard Claghorn
Subject: Re: Appointment

Ok thanks

Sent from my iPhone

On Feb 5, 2014, at 11:08 AM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Yes. Can you can come in on Thursday, Feb. 13 at 2:00 pm? Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

From: shaul92@gmail.com [mailto:shaul92@gmail.com]
Sent: Wednesday, February 05, 2014 10:53 AM
To: Richard Claghorn
Subject: Re: Appointment

Can we have t date change. To next week please

Thanks

Shaul

Sent from my iPhone

On Jan 29, 2014, at 2:00 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul and Erez,

I've just rescheduled our meeting to next Wednesday at 2:00 pm. It will be Feb. 5 (I think I said Feb. 3 on the phone, but the correct date is the 5th). Let me know if you need to reschedule. Thanks.

Richard Claghorn


Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

2 attachments

 **R2012-02971_letter3.pdf**
285K

4/30/2021

Gmail - Fwd: CUP 201200163

 **Parking_RCUP201200163.pdf**
64K

shaul92@gmail.com <shaul92@gmail.com>
To: Leslie Richards <ladylaw@leslierichards.com>

Wed, Jul 15, 2015 at 12:39 PM

[Quoted text hidden]

2 attachments

 **R2012-02971_letter3.pdf**
285K

 **Parking_RCUP201200163.pdf**
64K

shaul yakovi <shaul92@gmail.com>
To: William Brownstein <brownsteinlaw.bill@gmail.com>

Mon, Feb 5, 2018 at 2:27 PM

----- Forwarded message -----

From: <shaul92@gmail.com>
Date: Wed, Jul 15, 2015 at 12:39 PM
Subject: Fwd: CUP 201200163
To: Leslie Richards <ladylaw@leslierichards.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Date: July 15, 2015 at 11:23:09 AM PDT
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>
Subject: CUP 201200163

Hello Shaul and Erez,

Please read the attached letter regarding your project. The original will be mailed to you, along with the other attachments. Please note that you will still need to make major changes to the project as noted in the letter. Your project as currently proposed is likely to trigger many requirements from Public Works, Public Health as well as other requirements from Fire and Parks and Recreation. The project will probably need an EIR, which will be a very difficult and costly process, unless it is scaled down significantly. You need to at least reduce your uses so that the required parking does not exceed the parking provided, but it will probably have to be reduced a lot more to meet all of the departmental requirements and avoid costly public improvement costs and costs related to the EIR and environmental review process. Before the project can move forward the fees highlighted in the letter must be paid and the plans need to be revised as noted in the letter so that we can forward the plans to the other departments for review. Let me know if you have any questions. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

cup 32222

[Quoted text hidden]

2 attachments

 **R2012-02971_letter3.pdf**
285K

 **Parking_RCUP201200163.pdf**
64K



shaul yakovi <shaul92@gmail.com>

Project R2012-02971

13 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Jun 14, 2016 at 10:19 AM

Hello Shaul,

I extended the due date for corrections to July 20, 2016. I received an email from Sami Maalouf last week that said he was going to provide updated drawings before the June 20 deadline. If possible, the drawings should be provided before June 20, or soon thereafter. However, since you think more time may be needed, and since I'll be on vacation between June 24 and July 10, I decided to provide an extension. I can schedule an appointment in July as you requested to submit the corrections. Let me know if Monday, July 18 at 1:00 pm is okay. If not, let me know another day and time when you can come in. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

shaul yakovi <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Jun 14, 2016 at 3:09 PM

Ok sound good
Thanks
ShaulSent from my iPhone
[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Jul 19, 2016 at 11:33 AM

Hi Shaul,

I rescheduled the meeting for Wednesday, July 27 at 1:00 pm. Previously the meeting was set for July 18, although July 20 was the deadline, so that may have been the reason for the confusion (see below). I'll extend the deadline until at least July 27, and we will go over it next week in more detail at that time. Please confirm if that time works for you. Thanks.

[Quoted text hidden]

4/30/2021

Gmail - Project R2012-02971

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Jul 26, 2016 at 11:26 AM

Hi Shaul,

Based on our conversation today, I've rescheduled our meeting to next Wednesday, Aug. 3, at 1:00 pm. I hope you feel better soon.

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Aug 2, 2016 at 9:27 AM

Hi Shaul,

I've rescheduled the meeting to Wednesday, August 10 at 1:00 pm based on our conversation today. Please confirm that this time will be okay. Thanks.

Richard Claghorn

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Wed, Aug 10, 2016 at 4:51 PM

Hi Shaul,

Thank you for coming in today and for the revised plans. I've attached a copy of the 3/23/16 correction letter with notes based on the new information. I checked off items 1, 3, 10, 11 and 13, which have been completed. Item 12 was mostly completed, but we're still lacking the floor plans for the 3,500 sf guest units. I've also attached a spreadsheet with an updated parking analysis based on the revised plans. In this analysis, I eliminated 9 cabin units that were at least partly within the 30' setback area (see item 7 in letter). However, if you choose to relocate some of these units, you'll need to make sure they're reflected in the updated parking analysis. If a floor plan is done for the restaurant (Bldg 24) and a new occupant calculation is obtained from Building and Safety for it, then you're likely to be able to get a further reduction in the parking requirement. Based on the updated analysis, you're required to provide 409 parking spaces. The last site

Page 37 of 174



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

- ✓ 1. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
- ✓ 3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled "photo pad". In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

Need to
show
parking

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

15. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
16. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
17. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
18. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
19. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
20. A soccer field is mentioned in the description but is not shown on the site plan. It should be

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.

34. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,288 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$1,026 for the Department of Public Works and \$433 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment (ENV) will be deducted from the \$3,139 Initial Study (Negative Declaration) fee, for a balance of \$2,829 ($\$2,829 + \$1,026 + \$433 = \$4,288$). Please note that these fees will need to be paid by the same payer as the \$310 ENV fee (Ronit Waizgen and Shaul Yakovi). If the payer is different the fee will be \$310 higher, and a refund could be requested for the \$310 already paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
35. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$512 and Department of Public Health referral of \$609. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

4/30/2021

Gmail - Project R2012-02971

plan showed 358 spaces, so it's still short on parking. You'll also still need at least 18 bike parking spaces (11 short term and 7 long term).




For reference, I've also attached a copy of the application form, which includes a project description. Please provide an updated project description with correct and current information. I've also included a link to the COC application form, which is required for parcel 54.

<http://planning.lacounty.gov/apps>

Let me know if you have any questions, or if you're ready to schedule an appointment to submit the revised plans, fees, etc. Thanks.

[Quoted text hidden]

3 attachments

-  **IncompleteLetter4(updated8-10-16).pdf**
142K
-  **buildingsRCUP201200163_update_8-10-16.xlsx**
21K
-  **R2012-02971_app.pdf**
1407K

shaul yakovi <shaul92@gmail.com>
To: Sami Maalouf <sami@midesigncorp.com>

Mon, Sep 19, 2016 at 6:41 AM

[Quoted text hidden]

3 attachments

-  **IncompleteLetter4(updated8-10-16).pdf**
142K
-  **buildingsRCUP201200163_update_8-10-16.xlsx**
21K
-  **R2012-02971_app.pdf**
1407K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: "karnier@gmail.com" <karnier@gmail.com>

Wed, May 24, 2017 at 4:30 PM

Good afternoon,

We had an appointment scheduled for today at 1:00 pm but you weren't here. I hope everything is okay. I just realized that the attachment I sent you on 8/10/16 where I sent a copy of the correction letter with some handwritten notes was missing some pages. I'm sending you a revised version with all pages. I also updated the fees for items 34 & 35, which have increased since the last letter. Let me know if you'd like to reschedule the appointment, and what day(s) and time(s) you'd prefer. Thanks.

[Quoted text hidden]

Incomplete_Letter4(Updated_5-24-17).pdf

Page 41 of 174

 259K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
 To: "shaul92@gmail.com" <shaul92@gmail.com>
 Cc: "karnier@gmail.com" <karnier@gmail.com>

Tue, Nov 21, 2017 at 2:03 PM

Hello Shaul,

It was good to see you today. Let me know if you'd be able to meet in January to discuss the attached letter regarding your project. My suggested meeting time is Monday, January 8 at 2:00 pm. Please confirm if that time would be okay, or if you would prefer a different day and/or time. Thank you and I hope you have a good Thanksgiving.

[Quoted text hidden]

 **Incomplete_Letter4(Updated_5-24-17).pdf**
 259K

shaul yakovi <shaul92@gmail.com>
 To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Nov 21, 2017 at 3:04 PM

Hello Richard
 It was nice to see you today
 Can we meet on jan 25 at 2

Thank you
 Shaul Yakovi

Sent from my iPhone

[Quoted text hidden]

<Incomplete_Letter4(Updated_5-24-17).pdf>

Richard Claghorn <rclaghorn@planning.lacounty.gov>
 To: shaul yakovi <shaul92@gmail.com>

Tue, Nov 21, 2017 at 3:14 PM

Hello Shaul,

Yes, I've put you on the calendar for January 25 at 2:00 pm and will plan to see you then. I'll send a reminder closer to the meeting date. Thanks.

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
 To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Tue, Nov 21, 2017 at 3:25 PM

Ok thanks

Sent from my iPhone

[Quoted text hidden]

Richard Claghorn <rclaghorn@planning.lacounty.gov>
 To: shaul yakovi <shaul92@gmail.com>

Wed, Jan 17, 2018 at 4:52 PM

4/30/2021

Gmail - Project R2012-02971

Hello Shaul,

Thanks for the site visit today. This is a reminder that our meeting time for Jan. 25 will be at 2:00 pm. I've attached the most recent correction letter. The fees that are required are items #34 and #35 in the letter. The current fee amounts are written in red pen on this page. The most important at this time are the fees for item #35, the CUP referral fees. These fees are currently \$362 for Fire, \$522 for DPR and \$621 for DPH. These fees need to be paid as soon as possible so we can continue processing the CUP. The other fees listed in item #34 are also important, but could be paid later. However, they need to be paid before we can process the Initial Study. We can discuss it further next week. Please look over the letter before our meeting and let me know if you have any questions about it. Thank you.

[Quoted text hidden]

 **Incomplete_Letter4(Updated_5-24-17).pdf**
259K



shaul yacovi <shaul92@gmail.com>

Fwd: prints for shaul yacovi

3 messages

shaul yacovi <shaul92@gmail.com>
To: Richard clag <rclaghorn@planning.lacounty.gov>

Tue, Feb 2, 2016 at 2:34 PM


Sent from my iPhone

Begin forwarded message:

From: Sami Maalouf <sami@midesigncorp.com>
Date: January 29, 2016 at 11:16:28 AM PST
To: Onsite Graphics <mail@onsitereprographics.com>, shaul yacovi <shaul92@gmail.com>
Subject: prints for shaul yacovi

4 copies please thank you

Sami Maalouf, PE
MI Design, Inc.
818.881.1135 (Office)
818.402.4485 (Cell)
818.479.9690 (Fax)
www.midesigncorp.com
Planning ◦ Design ◦ Engineering

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 **SITE PLAN JAN 2016.pdf**
735K

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yacovi <shaul92@gmail.com>

Wed, Mar 23, 2016 at 4:09 PM

Hello Shaul,

Please read the attached letter based on the revised plans. Let me know if you have any questions. Thanks.

Richard Claghorn

4/30/2021

Gmail - Fwd: prints for shaul yacovi

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

2 attachments

 **R2012-02971_letter4.pdf**
280K

 **buildingsRCUP201200163_update_2016.pdf**
66K

shaul yacovi <shaul92@gmail.com>
To: erez karni <karni69@gmail.com>

Fri, Mar 25, 2016 at 1:19 PM

Sent from my iPhone

Begin forwarded message:

[Quoted text hidden]

2 attachments

 **R2012-02971_letter4.pdf**
280K

 **buildingsRCUP201200163_update_2016.pdf**
66K

Gardens of Paradise (2016 update)

number	building description	sq. ft.	occ. load	New/exist	Parcel	pkg. req.	pkg. ratio
1	storage	2,000	7	N		25	2.3 1/3 occ
2	kitchen	2,000	10	N		25	3.3 1/3 occ
3	(deleted)						
4	restrooms	400	0	N		25	0
5	pavilion canopy	8,205	547	E	25-26		182.3 1/3 occ
6	office	1,914	19	E		26	4.8 1/400
7	restrooms	735	0	E		26	0
8	kitchen	1,000	5	N		26	1.7 1/3 occ
9	storage	2,000	8	N		27	2.7 1/3 occ
10	restrooms	735	0	E		26	0
11	reception dining /photo pad	150	234	N		27	78 1/3 occ
12	guest A	3,500	18	N		25	2 2/unit
	guest B	3,500	18	N		25	2 2/unit
	guest C	3,500	18	N		25	2 2/unit
	(deleted)						
	guest D	3,500	18	N		26	2 2/unit
	guest E	3,500	18	N		26	2 2/unit
13	cabins 1-9	2,370	18	N		25	9 1/unit
	cabins 10-19	2,633	20	N		25	10 1/unit
	cabins 20-23	1,058	8	N		25	4 1/unit
	cabins 24-30	1,845	14	N		25	7 1/unit
	cabins 31-35	1,320	10	N		25	5 1/unit
	cabins 36-38	795	6	N		25	3 1/unit
14	guard shack	47	1	E		26	1 1/guard
15	storage	2,400	8	N		54	2.4 1/1000
16	hair salon	2,400	48	N		54	9.6 1/250
17	storage	2,400	40	N		54	2.4 1/1000
18	nail salon	2,400	48	N		54	9.6 1/250
19	spa	2,400	48	N		54	16 1/3 occ
20	spa	2,400	48	N		54	16 1/3 occ
21	storage	1,000	4	E		54	1 1/1000
22	shower	1,000	0	N		54	0
23	restrooms	1,000	0	N		54	0
24	restaurant/storage	2,000	134	E		54	44.7 1/3 occ
25	shack	48	1	E		54	1 1/guard
26	2-story house	1,460	10	E		54	2 2/unit
27	2-story guest house	1,400	7	E		54	0
28	caretaker mobile home	1,200	6	E		54	2 2/unit
29	shack	200	1	E		54	1 1/guard
	shack (by cabins)	40		N		54	1 1/guard
30	restrooms	500	0	N		54	0
31	spa	1,500	30	N		54	10 1/3 occ
32	cabins 39-40	533	4	N		54	2 1/unit
	cabins 41-42	533	4	N		54	2 1/unit
	cabins 43-46	1,058	8	N		54	4 1/unit

cabins 47-48	533	4 N	54	2 1/unit
cabins 49-59	2,895	22 N	54	11 1/unit
cabins 60-61	533	4 N	54	2 1/unit
33 spa	1,500	30 N	54	10 1/3 occ
40 guard shack	150	1 N	54	1 1/guard
42 laundry	1,000	0 N	54	0
44 snack bar	531	14 N	54	10 10 min.
subtotal	81,718	1,521		487
other uses				
pond		E	25-26	0
tennis court 1		N	27	2 2/court
tennis court 2		N	27-28	2 2/court
basketball court 1		N	28	3.33 1/3 players
basketball court 2		N	28	3.33 1/3 players
pool 1		E	54	0
pool 2		E	54	0
pool 3		E	54	0
pool 4		E	54	0
Total				497

Total required 497
 Total Provided 358

Parking provided	parcel(s)	spaces
hillside parking lot	25-26	167
handicapped spaces	26-27	8
hillside parking lot 2	27-28	54
creekside parking area	26-28	115
guest unit garages	25-27	10
Parcel 54 parking	54	4
		358

Building area breakdown

guest rooms/cabins	33,603
dance pavilion	8,205
residential	4,060
other commercial uses	35,850
total commercial uses	44,055

Bicycle parking	units	sf	short term	long term
guest rooms	66	33,603	2.0	3.3
commercial		44,055	8.8	3.7
total			10.8	7.0



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 23, 2016

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. This is an update to the previous letter from July 15, 2015 following your submittal of revised plans on February 2, 2016. Please address the following items and submit the necessary additional items by **June 20, 2016** or the project may be **DENIED** due to inactivity:

SITE PLAN

1. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. The structure must be removed or relocated.
2. The new site plan shows 18 new parking spaces that were added to the parking lot in the southwest part of parcel 27 and northwest part of parcel 28. A minimum of 26 feet of backup area is required for all standard parking spaces. The site plan does not show where the edge of this parking lot is. According to the topographic map for RPP 200900080, which previously approved a 36-space parking area there, there are steep slopes within part of the expanded parking lot area, which would require additional grading. A revised grading plan with total grading amounts (cubic yards of cut and fill) will need to be provided to account for the expanded parking lot area and other proposed changes to the site where grading is required. Parking lots may not have slopes exceeding 5%, so if the slopes exceed 5%, grading will be needed to flatten out the parking areas. The site plan needs to include a detailed topographic map in order to see what the existing grade is in the parking areas and other sloping areas of the site. The edges of the parking areas also need to be clearly defined. There is no clear eastern edge to the backup area for the parking spaces on parcel 27 between the handicapped spaces and tennis courts, so it's not clear if the required 26 feet of unobstructed backup area will be provided.
3. The dining pad (#11) was changed to a photo pad on the latest revised site plan. However, there is still a small kitchen shown adjacent to the pad, so we would still consider it a dining pad, even though it is now labeled "photo pad". In order to have it not classified as a dining pad, along with the requirement for 78 parking spaces, the adjacent kitchen would need to be eliminated and the pad could not be used as a dining area.
4. Guard shack #40 west of parcels 54 and 28 is in the public right-of-way, and so is part of the gate. The dashed line on the site plan that runs through the gate and east of the guard

shack corresponds to the property line, based on the Assessor's map and on our GIS maps. They may not be located within the ROW or any future dedication area, so they must be removed or relocated. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').

5. The proposed signs are shown within the ROW area. The sign locations must be relocated outside of the ROW.
6. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking information is incorrect, and most uses are not included. It lists 207 spaces provided, which is not accurate based on the current site plan. You don't need to have a complete parking summary on the site plan, but it should at least list the number of parking spaces provided and the number required. A detailed analysis can be included on a separate page. The number of parking spaces depicted on the revised plans is 358, which is still short of what is required. An updated parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this analysis, is 497. It could be reduced to 419 if the kitchen is eliminated next to the "photo pad". Further reductions would be possible if more changes are made. The number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a parking matrix incorporating any changes or corrections made to the project. The number of parking spaces provided must be equal to or greater than the number of spaces required.
7. The site is in a State Responsibility Area for fire protection. There is a requirement that a 30-foot setback must be maintained around the perimeter of the property. The Fire Department may allow modifications to this under certain circumstances, but it is strongly recommended that 30-foot setbacks be provided around the perimeter of the property. There are 5 guest cabin units on parcel 25 and 5 guest cabin units on parcel 54 that are currently less than 30 feet from the lot lines. These units should be deleted or relocated.
8. The project is subject to the Healthy Design Ordinance (HDO). Although the HDO was adopted after the submittal, its requirements are still applicable. The main requirement is that bicycle parking space needs to be provided. Based on the uses currently proposed on the 5 remaining parcels, a total of 11 short term and 7 long term bicycle parking spaces are required. This is based on the following ratios: one short term parking space per 40 guest rooms and one long term space per 20 guest rooms; one short term parking space per 5,000 square feet of other commercial buildings and one long term space per 12,000 square feet of other commercial buildings. Long term spaces must be covered, but short term spaces don't need to be covered. Bicycle parking spaces need to be a minimum of 2' x 6' each, and bike racks need to be provided. See the attached handout for additional details on the bike parking. Show the required bike spaces on the plan.
9. The parking lot east of the tennis courts includes some parking spaces which have less than 26 feet of backup area, based on the updated site plan. Please revise to comply with the 26-foot backup space requirement.
10. There is a square south of the snack bar (building #44) on the site plan that is unidentified. It appears to be a possible structure. Please indicate whether this is a structure and identify what it represents.

ARCHITECTURAL PLANS

11. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
12. Please provide floor plans and elevation plans for all proposed buildings or any buildings where work is being proposed. Some plans were provided, but many were not. No floor plans for the 3,500 sf guest units were provided, or for the 1,500 sf spa buildings, 2,400 sf buildings, 1,000 sf buildings, 500 sf restrooms, 400 sf restrooms, etc. Plans must show the building dimensions and must be drawn to scale.
13. Elevation plans were provided for a 1,000 square foot (25' x 40') structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the

site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.

14. Include the existing and proposed floor plans for the restaurant structure (building #24) and clearly show any alterations being proposed for the building, and for any other existing structures being altered. Obtain an occupant load determination from Building & Safety for the restaurant, based on the proposed floor plan. The existing occupant load count for the restaurant is 134. A much lower occupant load count would be possible based on a more detailed floor plan showing the dining area, kitchen area, restrooms, and the interior layout of the restaurant. Required parking for the restaurant is based on one space per 3 occupants.

APPLICATION/PROJECT DESCRIPTION

15. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Since there are 3 parcels which now are no longer part of the project area, the project area needs to be updated. Based on Assessor's records, it appears the 5 remaining parcels have a combined area of 61.75 acres.
16. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that apparently has not yet been started, and which is still proposed. Since this parking area is still proposed, and since it also appears grading may be needed for some of the other development in sloping areas, the grading must be included in the project description. Please provide the total amount of proposed grading (cut and fill, in cubic yards) as well as indicating the total square footage of the areas to be graded.
17. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. You don't have to discuss the flood zone in the project description, but if you do it needs to be accurate. It appears a number of buildings and other improvements are located in the FEMA flood zone, including the restrooms (#4), photo/dining pad (#11), tennis and basketball courts, spa (#31 & #33), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be modified, removed or relocated.
18. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities exist or are proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
19. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
20. A soccer field is mentioned in the description but is not shown on the site plan. It should be

deleted from the description unless it is shown on the site plan.

21. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location on the site plan and include a sign plan.
22. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. The winery should be deleted from the application unless it is also included on the site plan and project description and more details are provided. The winery would also require architectural plans, additional required parking, and more detailed information, such as the amount of projected production, the source of the grapes, estimated number of employees, and other details of the proposed winery operation.
23. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 81,718 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
24. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
25. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins). Are these guard shacks, storage shacks, or some other use?
26. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 5 remaining parcels) at any one time, including employees and all other persons.
27. The application form needs to be updated to eliminate the parcels that are no longer part of the project and to update other project information which has changed.
28. The project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. This information is not accurate and needs to be corrected. Please rewrite the project description with accurate and current information based on the changes to the project.

OTHER

29. Please provide one (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
30. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. No photos have been provided for some other areas where structures are proposed, such as the guest cabins and guest units. More photos are needed to provide a complete picture of existing site conditions.
31. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
32. A Certificate of Compliance (COC) is required for APN 3212-008-054 because new buildings are proposed on this parcel and there was no previous tract or parcel map creating the parcel and no prior COC. Please file a COC for Parcel 54. The COC fee is currently \$1,755.
33. A covenant to hold property as one parcel is required. A covenant was done for the north

four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.

34. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,288 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fee of \$1,026 for the Department of Public Works and \$433 for the Department of Parks and Recreation. The \$310 you've paid for the Environmental Assessment (ENV) will be deducted from the \$3,139 Initial Study (Negative Declaration) fee, for a balance of \$2,829 ($\$2,829 + \$1,026 + \$433 = \$4,288$). Please note that these fees will need to be paid by the same payer as the \$310 ENV fee (Ronit Waizgen and Shaul Yakovi). If the payer is different the fee will be \$310 higher, and a refund could be requested for the \$310 already paid. The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review. As currently designed, this project will likely require an Environmental Impact Report (EIR) due to the likelihood of significant impacts due to the large scope of the proposed development. A final environmental determination can't be made until the other departments have had a chance to comment on the project, and they can't provide comments until the required fees are paid. Because of the large number of guest rooms and other uses, other information may be required by other departments, possibly including a traffic study, for example. In order to avoid such requirements, and to avoid an EIR, the project will likely need to be reduced in scope significantly, so that impacts can be avoided or satisfactorily mitigated.
35. The following CUP referral fees are also required before the project can progress: Fire Department referral fee of \$263, Department of Parks and Recreation referral fee of \$512 and Department of Public Health referral of \$609. Please note that checks should be made out to Los Angeles County and not to the individual departments, and are paid at Regional Planning. Planning fees may be made out to LA County Regional Planning.

Please provide a digital copy of any revised plans on a CD or by email, plus 3 full-size hard copies of the plans.

The above list provides a summary of issues that will need to be addressed for this project, although other issues may be identified after consultation with other County departments or other agencies. Some issues may be addressed later in the review process, but some must be addressed prior to the consultation with the other County departments. The most critical issues to be addressed are item #34 and 35 (required fees). Items 1-11 and 14-28 also need to be addressed before the project will be ready to be circulated to the other County departments.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. It is recommended that you contact the Town Council to help gain community support for your project. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section

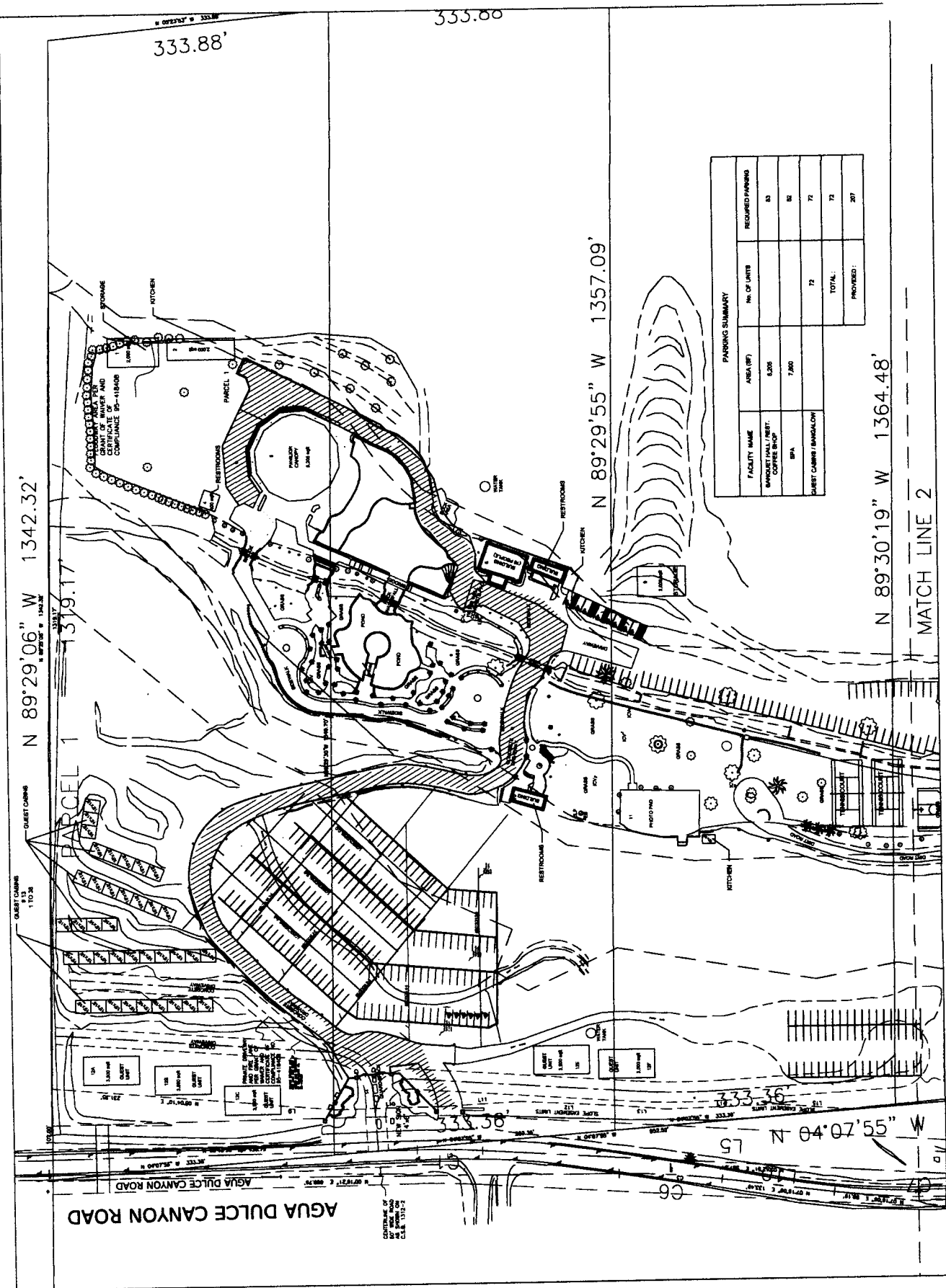


15445 VENTURA BLVD, SUITE 367
SHERMAN OAKS, CA 91403
TEL: (818) 402-4485
FAX: (818) 479-9690
www.midesigncorp.com

BUILDINGS
MASTER PLAN



PROJECT NAME AND ADDRESS:
BEN AND REEF GARDENS
32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390
CLIENT NAME & ADDRESS:
NIT WAIZEN
AGUA DULCE CYN. RD., ST. CLARITA, CA 91390





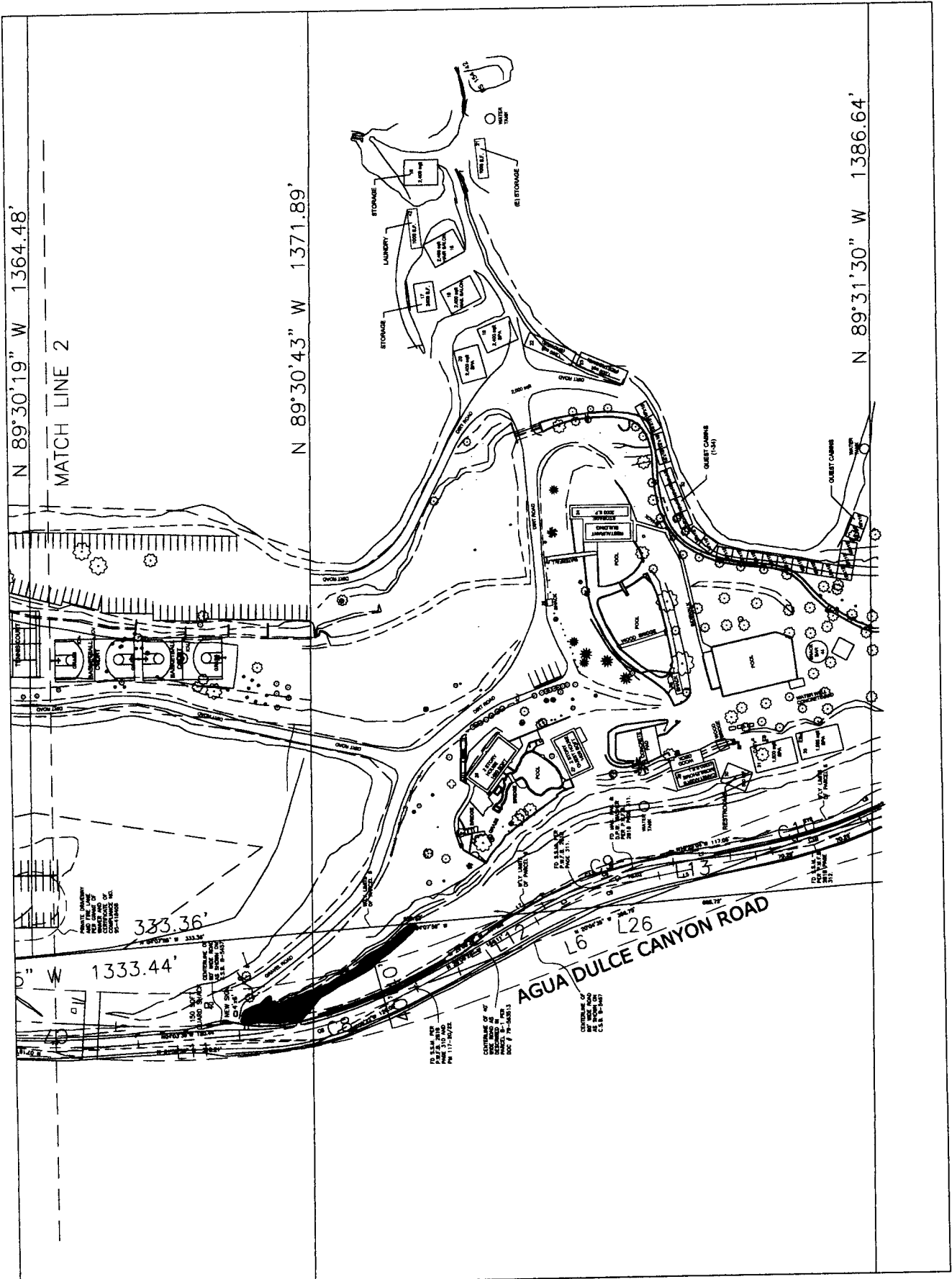
PARKING SUMMARY

FACILITY NAME	AREA (SF)	NO. OF UNITS	REQUIRED PARKING
SHOWER/VALET/COFFEE KITCHEN	6,036		83
BPA	7,260		82
QUEST CUBICLE (BATH/SHOW)		72	72
TOTAL:			72
PROVIDED:			267

N 89°30'19" W 1364.48'

MATCH LINE 2

 <p>15445 VENTURA BLVD., SUITE 367 SHERMAN OAKS, CA 91403 TEL: (818) 402-4485 FAX: (818) 479-9690 www.midesigncorp.com</p>	<p>DATE: _____</p>	<p>REVISIONS:</p>	<p>SHEET 2 OF 4</p>	<p>SCALE: 1" = 30'</p>		<p>PROJECT NAME AND ADDRESS: BEN AND REEF GARDENS 3222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390</p>	<p>OWNERS NAME & ADDRESS: RONIT WAIZGEN 3222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390</p>	<p>SHEET NUMBER: C-2</p>
	<p>DATE: _____</p>		<p>REVISIONS:</p>		<p>SHEET CONTENTS: BUILDINGS MASTER PLAN</p>		<p>PROJECT NAME AND ADDRESS: BEN AND REEF GARDENS 3222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390</p>	





shaul yakovi <shaul92@gmail.com>

Agua

1 message

shaul yakovi <shaul92@gmail.com>

Tue, Feb 2, 2016 at 1:24 PM

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard
This shaul I am running 30 minutes late

Thanks
Shaul

Sent from my iPhone



shaul yakovi <shaul92@gmail.com>

32222 Agua dulce

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Thu, Oct 8, 2015 at 12:36 PM

To: "rclaghorn@planning.lacounty.gov" <rclaghorn@planning.lacounty.gov>

Hi Richard
We running late Can we be there at 3 3.30 please
Thanks shaul
213 923 5225

Sent from my iPhone

shaul92@gmail.com <shaul92@gmail.com>

Thu, Oct 8, 2015 at 1:14 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thanks will be there

Sent from my iPhone

> On Oct 8, 2015, at 1:05 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

> Hi Shaul,

>

> That should be okay. Thanks for the notice.

>

>

- > Richard Claghorn
- > Principal Regional Planning Assistant
- > Zoning Permits North Section
- > Department of Regional Planning
- > 320 W. Temple Street, Room 1348
- > Los Angeles, CA 90012
- > Phone: 213-974-6443

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: Ben & Reef Gardens inquiries

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Thu, Jun 11, 2015 at 7:32 PM

To: erez kami <kami69@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>**Date:** June 11, 2015 at 3:57:57 PM PDT**To:** "shaul92@gmail.com" <shaul92@gmail.com>**Subject:** Ben & Reef Gardens inquiries

Hello Shaul,

As I mentioned on the phone earlier, Robert Stenson of Equassure came into our office on March 4, 2015, inquired about your property, and gave me his business card. His phone # is 310-335-9350 and email is rstenson@equassure.com . I was later contacted on March 31 via email by David Rosenthal, who also asked about your property. I also spoke with him over the phone. His contact information is listed below:

David Rosenthal

Rosenthal Land Advocates, Inc.

Office: 949-943-3926

Cell: 949-943-2926

david@rosenthallandadvocates.com

Lic. 01173980

P.O. Box 50844, Irvine, CA 92619

[Click Here To See What People Are Saying About Us!](#)**Richard Claghorn**

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

4/30/2021

Gmail - Fwd: Ben & Reef Gardens inquiries

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Jun 18, 2015 at 5:26 PM

Hello Shaul,

I think it will be better for you to bring in the revised plans, referral fees, and the other information requested in the May 12, 2015 letter to our office rather than at a visit to the property in Agua Dulce. I still want to visit the site again, but it probably won't be in July as we had discussed last week. Let me know if you would like to submit the revisions on July 7 as we talked about, or if you would like to do it another day. You can choose another day to submit, but it needs to be before the August 12 deadline. Let me know your preferred day and time and I will confirm if I'm available. Thanks.

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

cup violation

1 message

shaul yakovi <shaul92@gmail.com>
To: Rachel Milman <rachelsmilman@gmail.com>
Cc: joesafran@yahoo.com

Sun, Dec 14, 2014 at 7:48 PM

 **RCUP201200163letter.pdf**
279K



shaul yakovi <shaul92@gmail.com>

Fwd: ben and reef garden Ronit

1 message

shaul yakovi <shaul92@gmail.com>
To: joesafran@yahoo.com

Wed, Nov 19, 2014 at 11:02 AM

----- Forwarded message -----

From: shaul yakovi <shaul92@gmail.com>
Date: Thu, Dec 18, 2008 at 2:19 PM
Subject: ben and reef garden Ronit
To: LDPorterfield@comerica.com

----- Forwarded message -----

From: Claghorn, Richard <rclaghorn@planning.lacounty.gov>
Date: Thu, Dec 18, 2008 at 10:15 AM
Subject: FW: 32222 Agua Dulce Canyon Rd.
To: shaul92@gmail.com

I sent the e-mail below to Building and Safety based on our discussion on Tuesday.

Richard Claghorn

From: Claghorn, Richard
Sent: Thursday, December 18, 2008 10:10 AM
To: 'rbagby@dpw.lacounty.gov'; 'lcozby@dpw.lacounty.gov'; 'jmccarne@dpw.lacounty.gov'
Cc: Gomez, Oscar; Paidar, Nooshin
Subject: 32222 Agua Dulce Canyon Rd.

Mr. Shaoul Yakovi has requested that we write to you concerning the status of the property at 32222 Agua Dulce Canyon Road. There are 8 parcels in all.

The applicant has agreed to submit a site plan review for the renovation of the existing residence on parcel 3212-008-054. They have not yet filed the case, but plan to soon. The site plan review will only be for the remodeling of the residence and will not include the other work on the property. We have agreed to process this case separately from the CUP.

The applicant has agreed to submit a CUP for this same parcel (54) for an RV Park/campground/snack bar/caretaker residence and related uses, including grading/solid fill on the property. There was a previous CUP for an RV Park/caretaker's residence that has expired. They have not filed the case yet but plan to do so soon according to a letter we received from them.

4/30/2021

Gmail - Fwd: ben and reef garden Ronit

The applicant is also seeking approval for parcels 3212-007-025 and -026. They want approval for holding outdoor events such as weddings, birthday parties, business conferences and other events. There was also some grading work done on these parcels for some ponds and some structures were built without permits. We are still in the process of determining what the appropriate permitting procedures will be for this property. We will notify you of the process that will be required once that has been determined. It will be either a site plan review or CUP.

The applicant has indicated to us that they do not plan on using APN 3212-007-027 and -028, APN 3212-008-051 and -052 and APN 3212 -004-012 at this time for any use and they plan to keep them as vacant parcels. Parcels 12, 51 and 52 have an existing driveway that will continue to provide access to parcel 54, but no other uses are proposed on these parcels according to the applicant.

Our Zoning Enforcement section has cited the property owner for violations on parcels 25, 26 and 54. They are in the process of working to correct the violations, and the applications they are filing will be part of this process. There are no current zoning violations on parcels 12, 51, 52, 27 and 28. The applicant has asked for our clearance for these vacant parcels but since there is no proposed use on these parcels there is nothing for us to review. They have reportedly done some work in the stream bed on parcels 27 and 28. We believe this work will require clearance from the Department of Fish and Game, but no Regional Planning approval would be needed for these parcels based on the information we have. If you have any questions regarding the Zoning Enforcement issues you may contact Oscar Gomez.

Let me know if you have any questions regarding any of the above properties. I'll be out of the office next week so if you have questions about the case during that time you may contact Oscar Gomez or Nooshin Paidar.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Fwd: Ben & Reef Gardens

1 message

shaul yakovi <shaul92@gmail.com>
To: joesafran@yahoo.com

Wed, Nov 19, 2014 at 10:01 AM

----- Forwarded message -----

From: **Erez Karni** <karnier@gmail.com>
Date: Thu, Jun 6, 2013 at 11:07 AM
Subject: Ben & Reef Gardens
To: Bemitnick@comerica.com

Dear Barry,

Per our last phone conversation we are hereby sending you some of the paperwork that reflect the L.A. County demands to finalize our site plan application for the dance pavilion.

As you can see on the letters the county requires the handicap pavement, pavement of the lower parking, grading/constructing (the upper parking area) which includes retaining walls etc.

Other than that we have to finish all fire department requests and building and safety to approve the structures.

Please let us know asap how we can proceed with obtaining a loan against the Van Nuys properties. Like we have discussed before.

We see no other options at this time the place is 90% completed. And our deadline is August 24, 2013.

Please attachment below.

Best regards,

Erez Karni and Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov> 12/11/12

to me, shaul, Mark

Hello,

I just wanted to send you a reminder about the approaching Zone Change and plan implementation. The effective date is December 27, 2012. That means that you must submit a complete application before then to be able to take advantage of the exemption for complete applications filed before the deadline.

A letter was sent dated Nov. 15 on this matter (see attached).

Basically, you'll need to submit an amendment to the site plan showing only the parking spaces you intend to develop by the time the plot plan expires on August 24, 2013. The amendment must be submitted by Dec. 26. Otherwise, you'll be expected to provide all the parking shown on the previous approval. The plot plan must be used by the Aug. 24 deadline, meaning that all the necessary permits must be secured by that date and you must begin work to effectuate the permits by that date, and the permits must remain active until the project is completed. Even if you use the permit by Aug. 24 and complete the required parking and legalize the structures, there will be a 5 year amortization period. Signage may also be included as part of the amendment.

4/30/2021

Gmail - Fwd: Ben & Reef Gardens

It is also recommended that you file a CUP before the effective date as we discussed before. You should schedule a filing appointment as soon as possible if you wish to avoid the more restrictive requirements that take effect on Dec. 27. A CUP would give you potentially a much longer time horizon to continue the use and more flexibility in what you're allowed to do on the property, so it appears this would be your best option at this time. Let me know if you have any other questions about it. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

 **3848001319452.DOCUMENT.PDF**
121K



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 10, 2012

NOTICE OF VIOLATION

Ben and Reef Gardens Inc
Attn: Ronit Waizgen, President
5837 Donna Avenue
Tarzana, CA 91356

RFS No: 12-0025596/EF084570

Dear Property Owner/Tenant:

An inspection was conducted at Assessor's Parcel Number 3212-007-026 located in Agua Dulce and it disclosed the following violation(s):

1. **Several unpermitted structures (offices and restrooms) are being maintained on the premises without complying with approved plot plan no. 200900080 and without meeting development standards - 22.40.010, 22.40.020, 22.40.180, 22.40.190 and 22.40.230**

This is not a permitted use in zone R-R and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Be advised that the subject property will be rezoned to A-1 (Light Agricultural Zone) and an outdoor dance pavilion is not a permitted use in zone A-1. You must obtain all required permits and approval and bring the property into compliance prior to the effective date of the new zone. Additionally, Plot Plan no. 200900080 expired on 8/24/2012.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at Assessor's Parcel Number 3212-007-026 located in Agua Dulce may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$691.00 and the imposition of further administrative and collection fees totaling approximately \$2,419.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Amir Bashir**, please call 661-222-2940 or 213-974-6455 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director

Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement North



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 10, 2012

NOTICE OF VIOLATION

Ben and Reef Gardens Inc
Ronit Waizgen, President
5837 Donna Avenue
Tarzana, CA 91356

RFS No: 12-0025593/EF084571

Dear Property Owner/Tenant:

An inspection was conducted at Assessor's Parcel Number 3212-007-025 and it disclosed the following violation(s):

1. **An outdoor dance pavilion (tent structure) is being maintained on the premises without complying with approved plot plan no. 200900080 and without meeting development standards – 22.40.010, 22.40.020, 22.40.180, 22.40.190 and 22.40.230**

This is not a permitted use in zone R-R and is in violation of the provisions of the Los Angeles County Zoning Ordinance Section(s) listed above.

Be advised that the subject property will be rezoned to A-1 (Light Agricultural Zone) and an outdoor dance pavilion is not a permitted use in zone A-1. You must obtain all required permits and approval and bring the property into compliance prior to the effective date of the new zone. Additionally, Plot Plan no. 200900080 expired on 8/24/2012.

Please consider this an order to comply with the provisions of the zoning ordinance **within thirty (30) days upon receipt** of this letter. Failure to correct the violation(s) found at Assessor's Parcel Number 3212-007-025 may cause this matter to be referred to the District Attorney with the request that a criminal complaint be filed if compliance is not achieved. Conviction can result in a penalty of up to six months in jail and/or a \$1,000.00 fine, each day in violation constituting a separate offense. **In addition to criminal prosecution, you may be subject to a noncompliance fee of \$691.00 and the imposition of further administrative and collection fees totaling approximately \$2,419.00.**

Any inquiry regarding this matter may be addressed to the Department of Regional Planning, 320 W. Temple Street, Los Angeles, CA 90012, Attention: Zoning Enforcement. To speak directly with the investigator, **Amir Bashir**, please call 661-222-2940 or 213-974-6455 before 10:00 a.m. Monday through Thursday. Our offices are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner

Director


Oscar A. Gomez

Supervising Regional Planner
Zoning Enforcement North



shaul yakovi <shaul92@gmail.com>

Agua

2 messages

shaul92@gmail.com <shaul92@gmail.com>
To: Richard clag <rclaghorn@planning.lacounty.gov>

Wed, May 28, 2014 at 11:19 AM

Hi Richard
We like to change t date to end of next week if is possible

Thanks
Shaul

Sent from my iPhone

shaul92@gmail.com <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Thu, May 29, 2014 at 1:27 PM

Can we schedule after the 16 of the month please

Sent from my iPhone

> On May 28, 2014, at 1:52 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

>

> Hi Shaul,

>

> Let me know if either of these times would be okay for you:

>

> Wednesday, June 4 at 2:00 pm

> Thursday, June 5 at 10:00 am

>

> If neither of those times works, we can try for the following week. Thanks.

>

>

- > Richard Claghorn
- > Principal Regional Planning Assistant
- > Zoning Permits North Section
- > Department of Regional Planning
- > 320 W. Temple Street, Room 1348
- > Los Angeles, CA 90012
- > Phone: 213-974-6443

[Quoted text hidden]

4/30/2021

Gmail - Re: Appointment



shaul yakovi <shaul92@gmail.com>

Re: Appointment

2 messages

shaul92@gmail.com <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 5, 2014 at 10:53 AM

Can we have t date change. To next week please
Thanks
Shaul

Sent from my iPhone

On Jan 29, 2014, at 2:00 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul and Erez,

I've just rescheduled our meeting to next Wednesday at 2:00 pm. It will be Feb. 5 (I think I said Feb. 3 on the phone, but the correct date is the 5th). Let me know if you need to reschedule. Thanks.

Richard Claghorn
Zoning Permits North
Department of Regional Planning
rclaghorn@planning.lacounty.gov
Office: 213-974-6443

shaul92@gmail.com <shaul92@gmail.com>
To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Feb 5, 2014 at 3:18 PM

Ok thanks

Sent from my iPhone

On Feb 5, 2014, at 11:08 AM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Yes. Can you can come in on Thursday, Feb. 13 at 2:00 pm? Thanks.

[Quoted text hidden]

4/30/2021

Gmail - Re: Appointment



shaul yakovi <shaul92@gmail.com>

Re: Appointment

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jan 21, 2014 at 3:47 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Can u call me to change t date and time please

Thanks
Shaul

Sent from my iPhone

On Jan 16, 2014, at 1:59 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello Shaul,

I told you on the phone that we would be able to meet on Wednesday, Jan. 22 at 2 pm. However, I just realized I already have another appointment for that time. I forgot to write the other appointment on my calendar so I had forgotten about it. I'm sorry for the mistake. Let me know if it would be okay to move your appointment to 3:00 pm on Jan. 22. If not, let me know of another day and time that would be better. Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

4/30/2021

Gmail - Fwd: RCUP 201200163



shaul yakovi <shaul92@gmail.com>

Fwd: RCUP 201200163

1 message

shaul yakovi <shaul92@gmail.com>
To: mike@lewisandco.net

Mon, Jun 17, 2013 at 2:27 PM

----- Forwarded message -----

From: **Richard Claghorn** <rclaghorn@planning.lacounty.gov>

Date: Thu, Jun 13, 2013 at 10:39 AM

Subject: RCUP 201200163

To: "shaul92@gmail.com" <shaul92@gmail.com>, "karni69@gmail.com" <karni69@gmail.com>

Hello Shaul and Erez,

Please read the attached letter concerning your CUP application. Let me know if you have any questions. The original letter and the attachments will be mailed to you. We'll need to schedule a meeting time to go over these issues. Let me know what your availability is. Thanks.

Richard Claghorn

Zoning Permits North

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6443

 **RCUP201200163letter.pdf**
279K



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

June 13, 2013

Shaul Yakovi/Erez Karni
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

SUBJECT: REQUEST FOR REVIEW MATERIALS

Project: R2012-02971 – (5)
Case: CUP No. 201200163
Address: 32222 Agua Dulce Canyon Rd.

Dear Applicant:

The Department of Regional Planning is currently reviewing the project identified above and has determined that additional materials and information are required before we can proceed further. Please address the following items and submit the necessary additional items:

1. One (1) copy of the land use map (**folded**). Land uses within a 500 foot radius of the project site must be shown. The land use map must depict the land uses that currently exist within 500 feet of the property. See item 12 on the Zoning Permits checklist for details.
2. One (1) copy of the articles of incorporation. The articles of incorporation are required to validate that the owner's signature is from an authorized person within the corporation.
3. Please provide additional color photographs of the proposed project area with a photo-key map. Number each photo and show the location/photo direction on the map. The photographs must be taken from ground-level perspective, not aerial views. Include photographs of all existing structures, areas of proposed structures, parking areas and other areas of the site to be developed. The photos provided show the dance pavilion canopy, entrance gate, existing office, handicap parking spaces, restroom structures, and pond on parcel 26. No photos of the existing structures on parcel 54 were provided. More photos are needed to provide a complete picture of existing site conditions.
4. "Guest house" 12C is located within a slope easement. Structures are not allowed within a slope easement. Guest houses 12D, 12E, and 12F are located within a recorded private driveway. See the Assessor's map for the driveway location. Structures are not allowed within this private driveway-fire lane easement. The structures must be removed or relocated.
5. The structures being called "guest houses" on the plans don't meet the county guest house requirements. Guest houses are intended as non-rental structures accessory to single-family residences, are limited to one per property, and are not allowed to have kitchen facilities. The proposed structures don't fit the guest house definition, but you'll need to clarify how these structures are intended to be used in a detailed project description.
6. Two sets of elevation plans of the houses were provided. One of them shows a 2,400 square foot house size and the other says the house size is 3,500 square feet. None of the houses shown on the site plan are 2,400 square feet. Please indicate whether any 2,400 square foot houses are proposed. There are six 2,400 square foot structures shown on the

site plan, but they are not houses. Also, the 2,400 square foot structures on the site plan appear to be 30' x 40' on size, apparently with two stories. The 2,400 square foot house on the elevation plan appears to be approximately 42' x 74', so it's not clear what this drawing represents.

7. The elevation plans for the houses show garages. Please show the driveways leading to the garages on the site plan.
8. Please provide floor plans and elevation plans for all buildings. Some were provided, but most were not. Plans must show the building dimensions and must be drawn to scale.
9. Elevation plans were provided for a 1,000 square foot (25' x 40') structure, but it's not clear which structure it is intended to represent. Six 1,000 square foot buildings are shown on the site plan but none match the same dimensions. Using the scale, approximate dimensions appear to be 32' x 32' for building #8, 12' x 47' for buildings #21 and #42, 18' x 60' for buildings #22 and #23, and 27' x 50' for building #43. Please make sure building dimensions are accurate and consistent on the site plan, floor plans, and elevations for all structures.
10. The elevation plans and floor plans were provided for the cabins. They are shown with a 15' width on the front and 18' on the sides. On the site plan, most of the cabins are oriented with an 18' width at the front and 15' on the sides. Since each cabin is 14' wide inside with 6" walls on each side according to the floor plan, the 9-cabin structure at the northwest part of parcel 25 should be 18' x 131' in size (14' x 9' = 126', plus 5 additional feet for the walls). Instead the structure scales out to approximately 15' x 162'. The 10-cabin structure next to it has dimensions of 18' x 145'-6" on the floor plan. However, on the site plan, this same structure appears to be 15' x 180'. Most of the other cabin structures have the same problem on the site plan. If the cabins are to be oriented with an 18' width for each cabin at the front, then the floor plan and elevation plans need to be revised so that they are consistent with the site plan. If they will be oriented in different directions, then this needs to be clarified. It is important that the buildings be depicted accurately on all the plans to avoid problems during and after the processing of the case.
11. The project description gives the project area as 94 acres. However, adding up the areas of the 8 parcels listed on the Assessor's maps gives a total of 90.63 acres. Please provide a survey or other evidence to show the area of the parcels is in fact 94 acres, or revise the project description with the correct lot size.
12. In the project description (page 2, paragraph 3) it says the existing hillsides would remain in their natural state. No proposed grading is listed on the application form. However, there will clearly need to be significant amounts of grading to accomplish the project. The previous plot plan approval (RPP 200900080) included 12,983 cubic yards of cut and 3,214.88 cubic yards of fill. Proposed export was listed as 682.7 cubic yards. This grading was related to a proposed parking area that has not yet been started, and which is still proposed. It doesn't appear a grading permit for this work will be issued prior to the site plan expiration on August 24, 2013. Since this parking area is still proposed, and since it also appears much other grading is needed, a grading plan is needed that shows all of the proposed grading. The banquet hall (building 9) is located on sloping terrain, as are the guest cabins and many of the other proposed structures and the basketball and tennis courts, and it appears grading will be needed for these. If a soccer field is included that will also require significant grading. You'll need to provide a detailed grading plan to depict all of the grading involved in the project, and include this information in the revised project description. Please provide the total amount of cut and fill (in cubic yards) as well as indicating the total square footage of the areas to be graded.
13. In the project description (second paragraph) it says all proposed improvements will be kept out of the flood zone. However, it appears a number of buildings and other improvements are located in the flood zone, including the banquet hall (#3), restrooms (#4), dining pad (#11), tennis and basketball courts, spa (#31 & #33), restroom (#35), office (#36), and snack bar (#44). Public Works will need to review the flood zone issues, but you should be aware that these buildings and improvements may need to be removed or relocated.

14. The application form lists the city for the project location mailing address as Santa Clarita, but the Assessor's records show it as Agua Dulce.
15. The project description mentions some proposed uses that are not labeled on the site plan. No equestrian facilities or stables are identified on the site plan, even though they're mentioned in the description. If any such facilities are existing or proposed, please show them on the site plan. Indicate how many horses are to be kept there and show the stalls on the floor plan of any stables. Describe the purpose of the stables. Are they for keeping horses owned by the owner, to provide horse rides for guests, boarding of horses, or some other purpose? Please provide a description of how the equestrian facilities are to be used and show where they are located.
16. The description mentions a juice bar, but this is not shown on the plan. Is this use the same as the snack bar?
17. A soccer field is mentioned in the description but is not shown on the site plan.
18. The description mentions swimming pools and fishing ponds. Four pools are shown and one pond, but it's not clear which ones are for fishing and which are for swimming. Please label them.
19. Include the existing and proposed floor plans for the restaurant structure (previously a snack bar) and clearly show any alterations being proposed for the building, and for any other existing structures being altered.
20. The project description says 42 buildings would be constructed or rehabilitated. The actual number of structures is considerably higher, as it appears there are actually 62 structures based on the site plan. The guest cabins on parcel 25 are counted as one structure, even though they is shown as six separate buildings. The "guest houses" also need to be counted as separate individual buildings. The guest cabins on parcels 52 & 54 are also counted as a single building even though they are depicted as 9 different structures. The RV parking (#39) does not appear to be a building and shouldn't be counted as a building. The occupant load list shows guard shacks numbered as #40 & 41. However, on the site plan there is no building #41 and two with the #40. The dining pad (#11) does not appear to be a building, but the kitchen adjacent to it appears to be a building. Please include plans for this kitchen building along with all other buildings on the site that are proposed or will have any proposed work to be done on them.
21. Guard shack #40 west of parcels 54 and 28 is in the public right of way, and so is part of the gate. They may not be located within the public right of way or any future dedication area. Also, the guard shack is listed as 150 square feet on the site plan, even though it appears to be about 35 square feet (5' x 7').
22. Guard shack #40 on parcel 12 should be repositioned so that it is outside of the driveway or it should be in the middle of the driveway with evenly spaced lanes on each side. It also should be parallel with the direction of the driveway instead of being skewed at an angle.
23. The proposed signs are shown within the public right of way area. The sign locations should be revised to match the locations approved under the amendment to RPP 200900080 approved on 2/19/13.
24. The project description on the application mentions installing a monument sign. Is this a separate sign from the ones previously approved on 2/19/13? If so, please show the sign location and include a sign plan.
25. On the application form the description mentions a winery including testing (tasting?) and selling. No winery is shown on the site plan nor are any facilities for wine tasting or sales identified. If the winery is to be included, it needs to be included on the site plan and included in the detailed project description.
26. Please indicate whether or not massage services will be performed by technicians or

- therapists holding licenses from the California Massage Therapy Council (CAMTC).
27. The mobile home (#30) should be labeled as caretaker's mobile home on the site plan.
 28. Label all buildings as (E) existing or (P) proposed on the site plan. If it is existing but remodeling is proposed, then label it (E/R) existing/remodel. If an addition is proposed, label it (E/A) existing/addition.
 29. The parking summary on the site plan is not accurate. The square footages are not listed correctly, the required parking is incorrect, and most uses are not included. It lists 393 spaces provided, which appears to be accurate based on the site plan. However, the project description (page 2, first paragraph) says parking for 500 vehicles would be provided on site, including a parking lot for 350 vehicles. The largest single parking lot has 167 spaces. The 393 total spaces shown are far short of what is required. A preliminary parking matrix was prepared listing all of the proposed uses (see attached). The total number of required spaces, based on this preliminary analysis, is 845. It could be reduced if changes or corrections are made, but the number of parking spaces will need to be increased substantially unless many of the uses are reduced or eliminated. Please provide a similar parking matrix incorporating any changes or corrections made to the project.
 30. The application form states that new building construction will have an area of approximately 112,000 square feet. Please provide a detailed breakdown listing all of the structures and the size of each. Based on the information provided, I estimated the total of the new and existing structures as 106,621 square feet. However, this figure will need to be adjusted if any changes or corrections are made.
 31. Please clarify the use of the snack bar. Indicate what types of food items will be sold there and whether it is similar to a take-out restaurant, juice bar, or a small retail food store.
 32. Please explain what the purpose of the shacks on parcel 54 is (buildings #25 and #29 and the un-numbered shack next to the guest cabins).
 33. Please resolve the Public Health Environmental Health concerns from the letter dated 2/28/13 and resolve the violations with them.
 34. A Certificate of Compliance (COC) is required for APN 3212-008-051, -052 & -054 and APN 3212-004-012 because new buildings are proposed on those parcels and there was no previous tract or parcel map creating the parcels. A single COC could be filed on all four of these parcels, or a separate one could be filed on each. A copy of the application form is attached.
 35. A covenant to hold property as one parcel is required. A covenant was done for the north four parcels for RPP 200900080, but since there are buildings crossing lot lines and shared parking and facilities, all 8 parcels will need to be tied together with a covenant to hold as one parcel. A copy of the draft covenant is attached. The complete legal description must be attached as Exhibit "A", and it must be signed, notarized and recorded. This can be done after the public hearing.
 36. This project is subject to the Rural Outdoor Lighting District Ordinance (Dark Skies). See the attached handout for a summary of the requirements. You can read more details about it on our website at this link:
http://planning.lacounty.gov/assets/upl/data/ord_outdoor-lighting-overview.pdf
 37. This project is subject to the Green Building, Drought Tolerant Landscaping, and Low Impact Development (LID) ordinance requirements. Please read the attached handouts for a summary of these requirements. Please comply with these requirements and provide the following additional information:
 - a. Show the amount of existing and proposed impervious surfaces on each of the 8 parcels related to the project, in square feet. The application form lists an approximate impervious area total of 200,000 square feet, but a detailed breakdown is needed that shows how the total impervious area is calculated for both before and after the project.
 - b. Also include a landscape plan and show how much area will be devoted to drought-tolerant landscaping and non-drought-tolerant landscaping for each parcel, in square feet.
 - c. Please show at least three new 15-gallon trees for every 10,000 square feet of

developed area. At least 65% of the trees need to be from the drought-tolerant list. Existing trees that are 6 inches or more in diameter may be counted toward this total. See the following link for the drought tolerant list and Green ordinance details:

<http://planning.lacounty.gov/green>

38. One of the drought-tolerant requirements restricts the lawn area to a maximum of 5,000 square feet. Pursuant to Section 22.52.2270, the Director of the Department, without notice or a hearing, may grant a modification to the landscaping requirements of this Part 21 under the following circumstances:

1. When a project's topographic features, lot size, or other conditions make it unreasonable, impractical, or otherwise creates an unnecessary hardship to require compliance with these landscaping requirements; or
2. When the nature of a large scale or multi-lot project necessitates flexibility in the project design that impacts the landscaping for the project.

Please provide a burden of proof statement supporting the above findings to request a modification to the 5,000 square foot limit on lawn area. Please note that this procedure applies only to the requirements from the drought-tolerant ordinance (Part 21), which does not include the tree planting requirement listed in 37c above.

39. The site plan identifies an area for 55 RV parking spaces. However, it does not depict the individual spaces. Please show the RV spaces on the plan.
40. This project does not qualify for a categorical exemption under CEQA and requires an Initial Study. Please pay the Initial Study fee and required referral fees. You've already paid \$310 for the Environmental Assessment Initial Review. You'll need to pay an additional \$4,115 to cover the Environmental Assessment Initial Study (Negative Declaration) fee and agency referral fees, including \$987 for Public Works and \$416 for Parks and Recreation. The \$310 you've paid for the Environmental Assessment will be deducted from the \$3,022 Initial Study (Negative Declaration) fee, for a balance of \$2,712 ($\$2,712 + \$987 + \$416 = \$4,115$). The Initial Study is required to evaluate the impacts to the environment of the proposed project and will require consultation with other agencies. Additional information may be requested to complete the environmental review.
41. The pending Zoning Enforcement case must be resolved prior to scheduling of a public hearing for the case.
42. The project description mentions concerts and other large events. Please include in the description the maximum number of people who would attend a concert or large event on the property, and an estimate of the largest total number of people who would be on the property (all 8 parcels) at any one time, including employees and all other persons.

A One-Stop Counseling meeting is recommended for this project due to its size and complexity and the numerous agencies involved. This is a meeting held each month at Department of Public Works (DPW) headquarters in Alhambra where the applicants can meet with multiple County agencies with regards to proposed projects to help applicants better understand the requirements of each agency. It will help to better coordinate the project and help resolve issues. The fees for the One-Stop are \$253.25 for DPW, \$84 for Fire, and \$129 for Public Health. The \$328 Regional Planning fee will be waived since you've filed a pending CUP already. The total fees for the One-Stop are \$466.25 if all the agencies attend. Although the One-Stop is not required, it is strongly recommended for this project. A copy of the One-Stop application form is attached for reference.

A separate meeting with Regional Planning will also probably be necessary to help address the issues and requirements mentioned in this letter.

Please note that the Agua Dulce Town Council is a local body that has reviewed and provided comments on land use projects in Los Angeles County. To present before the Agua Dulce Town Council, please contact the Agua Dulce Town Council at the following address to arrange a meeting: 33201 Agua Dulce Canyon Road Box #8, Agua Dulce, CA 91390.

Failure to disclose all pertinent information for consideration in the review of this case could result in delays, continuation of public hearings, new environmental analysis and/or additional costs. Additional materials may be required pending the outcome of consultation with other agencies.

If you have any questions regarding this matter, please contact Richard Claghorn at (213) 974-6443, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at rclaghorn@planning.lacounty.gov. Our offices are closed on Fridays.

Sincerely,

Department of Regional Planning
Richard J. Bruckner
Director

Richard Claghorn, Principal Regional Planning Assistant
Zoning Permits North Section

ST:RC

4/30/2021

Gmail - Fwd: Official written correspondence from County Engineer re: parking lot surface material at your project site



shaul yakovi <shaul92@gmail.com>

Fwd: Official written correspondence from County Engineer re: parking lot surface material at your project site

1 message

shaul yakovi <shaul92@gmail.com>
To: erez kami <kami69@gmail.com>

Mon, Jun 3, 2013 at 10:24 PM

----- Forwarded message -----

From: **Mark Herwick** <mherwick@planning.lacounty.gov>

Date: Tue, Dec 18, 2012 at 1:58 PM

Subject: Official written correspondence from County Engineer re: parking lot surface material at your project site

To: "karnier@gmail.com" <karnier@gmail.com>, shaul yakovi <shaul92@gmail.com>

Cc: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Good to meet with you today and I'm glad that you are submitting a CUP for your project before the Dec. 27, 2012 effective date of OVOV. As we have discussed at previous meetings, the most recent being Nov. 8, 2012 when your counsel and County Counsel were present, the parking areas in your project must be paved according to Title 22 standards (concrete or asphalt) or in a manner deemed acceptable by the County Engineer. At the Nov. 8 meeting we agreed that an official written letter from Public Works (aka County Engineer) indicating that the alternative paving material you are using is acceptable would be necessary.

When we informally met today in the DRP lobby you indicated that you have the letter—it is crucial that it is provided at the time of your CUP application scheduled for 2:30pm tomorrow, Dec. 19.

Also, regarding the conversation Richard and I had with you regarding your existing site plan—1) it should be amended showing only the parking required for the project, and 2) include a sign plan.

Thank you,

-Mark

Mark Herwick, AICP

Supervising Regional Planner

(213) 974-6470



shaul yakovi <shaul92@gmail.com>

Re: signs

1 message

shaul yakovi <shaul92@gmail.com>

Fri, Feb 15, 2013 at 2:21 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard

you can remove the banquet from the sign also u can point the sign on 054 on the 028 please i think we point that on the 028 on the hill

please approved the site plan

Thank You
Shaul

On Wed, Feb 13, 2013 at 4:30 PM, Richard Claghorn <rclaghorn@planning.lacounty.gov> wrote:

Hello,

The new location for the sign on parcel -026 is acceptable. However, the south sign location is not. The arrow is pointing to a location in the middle of the private driveway. Even if it was moved outside of the driveway it would still be on parcel 3212-008-0054. Because it is on parcel 3212-008-054, and since that parcel was not part of the approved site plan for RPP 200900080, we can't approve the signage on that parcel through this submittal. You could ask to relocate it further up the driveway if it is relocated completely on parcel 54. You'll also need to respond to item 3 in the correction letter by submitting revised sign plans with the words "Banquet Hall" removed. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

From: Richard Claghorn
Sent: Monday, December 31, 2012 10:22 AM
To: 'shaul yakovi'; 'kamier@gmail.com'
Subject: signs

Hello,

Please read the attached letter regarding the signs for RPP 200900080. Let me know if you have any questions.
Thanks.

Richard Claghorn
Land Development Coordinating Center
Department of Regional Planning
rclaghorn@planning.lacounty.gov
Office: 213-974-6278



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce Canyon

5 messages

Miller, Mitch <MMILLER@dpw.lacounty.gov>

Wed, Dec 19, 2012 at 3:04 PM

To: Mark Child <mchild@planning.lacounty.gov>

Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>, "sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

Mark,

The owners of the site requested that I contact you regarding any concerns that Public Works may have with the use of a CAB surface for parking areas

We have no concerns with the use of a fine crushed aggregate base used for the surface material in the parking areas. However handicap areas must generally be paved to meet ADA compliance.

Thanks and call me if you have any questions.

Mitch Miller

Senior Civil Engineer

Building and Safety Division

Los Angeles County Department of Public Works

(626) 458-6390 Fax (626) 458-6350

mmiller@dpw.lacounty.gov

shaul yakovi <shaul92@gmail.com>

Thu, Dec 20, 2012 at 12:52 AM

To: Erez Karni <karni69@gmail.com>

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Dec 20, 2012 at 12:52 AM

To: Richard clag <rclaghorn@planning.lacounty.gov>

----- Forwarded message -----

From: **Miller, Mitch** <MMILLER@dpw.lacounty.gov>

Date: Wed, Dec 19, 2012 at 3:04 PM

Subject: 32222 Agua Dulce Canyon

To: Mark Child <mchild@planning.lacounty.gov>

Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>,

"sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

Thu, Dec 20, 2012 at 12:57 AM

To: mherwick@planning.lacounty.gov

----- Forwarded message -----

From: **Miller, Mitch** <MMILLER@dpw.lacounty.gov>
Date: Wed, Dec 19, 2012 at 3:04 PM
Subject: 32222 Agua Dulce Canyon
To: **Mark Child** <mchild@planning.lacounty.gov>
Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>, "sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

[Quoted text hidden]

Mark Child <mchild@planning.lacounty.gov> Thu, Dec 20, 2012 at 2:09 PM
To: "Miller, Mitch" <MMILLER@dpw.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>
Cc: "carni69@gmail.com" <carni69@gmail.com>, "shaul92@gmail.com" <shaul92@gmail.com>, "sgmaalouf@gmail.com" <sgmaalouf@gmail.com>

Hi Mitch,

Thanks very much for letting us know.

Mark

From: Miller, Mitch [mailto:MMILLER@dpw.lacounty.gov]
Sent: Wednesday, December 19, 2012 3:05 PM
To: Mark Child
Cc: 'carni69@gmail.com'; 'shaul92@gmail.com'; 'sgmaalouf@gmail.com'
Subject: 32222 Agua Dulce Canyon

Mark,

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Time extension

1 message


Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

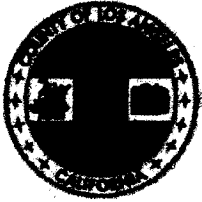
Mon, Oct 15, 2012 at 2:47 PM

Hello Shaul,

Here is the time extension letter for RPP 200900080.

Richard Claghorn
Land Development Coordinating Center
Department of Regional Planning
rclaghorn@planning.lacounty.gov
Office: 213-974-6278

 **0229_001.pdf**
59K



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 16, 2012

Shaul Yakovi
5837 Donna Avenue
Tarzana, CA 91356

Subject: Plot Plan RPP 200900080 Time Extension
Location: 32222 Agua Dulce Canyon Rd.

Dear Mr. Chen,

Plot Plan RPP 200900080 was approved on August 24, 2010 for an outdoor dance pavilion, accessory structures, parking and landscaping. This approval was valid for two years from the date of approval and the original approval was to expire August 24, 2012. You filed a request for a time extension of the expiration date on October 9, 2012.

A one year time extension for Plot Plan RPP 200900080 is hereby approved. The new expiration date is August 24, 2013. No further extensions are permitted per Zoning Code section 22.56.1740. If more time is needed to secure building permits, then a new approval is required. No modifications to the original approved plans have been submitted or approved.

If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning



shaul yakovi <shaul92@gmail.com>

One-stop for 32222 Agua Dulce Canyon Rd.

4 messages

Richard Claghorn <rclaghorn@planning.lacounty.gov>

Wed, Oct 10, 2012 at 4:31 PM

To: shaul yakovi <shaul92@gmail.com>

Cc: Susan Tae <stae@planning.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>

Hello Shaul,

Yesterday you indicated you are planning to file a CUP for the property at 32222 Agua Dulce Canyon Rd. soon. You will need a CUP for the caretaker's residence. You also need to clearly specify what other uses and which parcels will be included in the CUP. The CUP will be processed by Zoning Permits North Section. It would be helpful to meet with them, along with Zoning Enforcement, LDCC and possibly Community Studies North prior to filing to discuss how your project will be impacted by the Zone Change and plan changes, and to find out about the CUP process and requirements. We have a service called a one-stop meeting that will facilitate coordination for a proposed CUP or other discretionary permit. You may also request to have other departments present for the one-stop meeting. Below is a summary of the process, which may include up to 4 one-stop meetings before and during the CUP process.

One-stop

- i. Pre-application – more detailed counter-level information.
- ii. Conceptual review – concept level feedback on project feasibility and potential issues.
- iii. Post-application – review detailed project and address real issues and redesign, etc.
- iv. Pre-hearing conference – Meet with you before the hearing, go over staff recommendation, etc.

The fee for the one-stop (\$322) can be applied to the application cost if you file within one year.

If you would like to meet with other departments, additional fees will be assessed: Health (\$129), Fire (\$84), DPW (\$250) or Parks (\$0).

Let me know if you'd like to schedule a pre-application one-stop. You can schedule it by contacting Susan Tae, the section head of Zoning permits North. If you have any other questions, please let me know. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

shaul yakovi <shaul92@gmail.com>
 To: erez kami <kamier@gmail.com>
 Cc: mike@lewisandco.net

Wed, Oct 10, 2012 at 5:08 PM

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
 To: craig@pagelawyers.com

Thu, Oct 11, 2012 at 6:50 AM

----- Forwarded message -----

From: **Richard Claghorn** <rclaghorn@planning.lacounty.gov>
 Date: Wed, Oct 10, 2012 at 4:31 PM
 Subject: One-stop for 32222 Agua Dulce Canyon Rd.
 To: shaul yakovi <shaul92@gmail.com>
 Cc: Susan Tae <stae@planning.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>
 To: shaul92@gmail.com

Thu, Oct 11, 2012 at 6:50 AM

Delivery to the following recipient failed permanently:

craig@pagelawyers.com

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the recipient domain. We recommend contacting the other email provider for further information about the cause of this error. The error that the other server returned was: 550 550 #5.1.0 Address rejected. (state 13).

----- Original message -----

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
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 h=mime-version:in-reply-to:references:date:message-id:subject:from:to
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 HWjw==

MIME-Version: 1.0

Received: by 10.229.77.227 with SMTP id h35mr404876qck.47.1349963450059; Thu,
 11 Oct 2012 06:50:50 -0700 (PDT)

Received: by 10.49.82.46 with HTTP; Thu, 11 Oct 2012 06:50:49 -0700 (PDT)

In-Reply-To: <37ABACD303581640AEE6C89ACB51C7FB0BADA4A4@ITSSDOWEXMB08.HOSTED.LAC.COM>

References: <37ABACD303581640AEE6C89ACB51C7FB0BADA4A4@ITSSDOWEXMB08.HOSTED.LAC.COM>

Date: Thu, 11 Oct 2012 06:50:49 -0700

Message-ID: <CACZtKR8FZLOot4hoJkraSWi1nvS6V3QkRPGzksVha8yzqQZPGg@mail.gmail.com>

Subject: Fwd: One-stop for 32222 Agua Dulce Canyon Rd.

From: shaul yakovi <shaul92@gmail.com>

To: craig@pagelawyers.com

Content-Type: multipart/alternative; boundary=002354333a92e68c1804cbc8db37

----- Forwarded message -----

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Date: Wed, Oct 10, 2012 at 4:31 PM
Subject: One-stop for 32222 Agua Dulce Canyon Rd.
To: shaul yakovi <shaul92@gmail.com>
Cc: Susan Tae <stae@planning.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>

Hello Shaul,****

** **

Yesterday you indicated you are planning to file a CUP for the property at 32222 Agua Dulce Canyon Rd. soon. You will need a CUP for the caretaker's residence. You also need to clearly specify what other uses and which parcels will be included in the CUP. The CUP will be processed by Zoning Permits North Section. It would be helpful to meet with them, along with Zoning Enforcement, LDCC and possibly Community Studies North prior to filing to discuss how your project will be impacted by the Zone Change and plan changes, and to find out about the CUP process and requirements. We have a service called a one-stop meeting that will facilitate coordination for a proposed CUP or other discretionary permit. You may also request to have other departments present for the one-stop meeting. Below is a summary of the process, which may include up to 4 one-stop meetings before and during the CUP process.****

** **

One-stop

- i. Pre-application – more detailed counter-level information. ****
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- iii. Post-application – review detailed project and address real issues and redesign, etc. ****
- iv. Pre-hearing conference – Meet with you before the hearing, go over staff recommendation, etc. ****

** **

The fee for the one-stop (\$322) can be applied to the application cost if you file within one year.****

** **

If you would like to meet with other departments, additional fees will be assessed: Health (\$129), Fire (\$84), DPW (\$250) or Parks (\$0). ****

** **

[Quoted text hidden]

4/30/2021

Gmail - ben& reef gardens



shaul yakovi <shaul92@gmail.com>

ben& reef gardens

3 messages

shaul yakovi <shaul92@gmail.com>
 To: rclaghorn@planning.lacounty.gov

Thu, Aug 30, 2012 at 11:16 AM

Hello Richard

this is shaul we have a problem with your site plan approval can you call us as soon as possible to Erez at 818-674-0804

Thanks
 Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov>
 To: shaul yakovi <shaul92@gmail.com>

Thu, Aug 30, 2012 at 5:33 PM

Hello Shaul,

I spoke with Oscar today about your case. How soon are you planning to begin the grading for the parking lots shown on your approved site plan? How long do you anticipate it will take you to complete the new parking areas? Unless you are planning to begin work on the parking areas soon, it sounds like you'll probably need to file an amendment to your plot plan, which would require 3 sets of revised plans, showing your actual parking layout, an application form and \$488 fee. The plans would need to show the parking that is actually available on the site, and if you are adding more parking later you should show it as a second phase and indicate the expected timeframe when you expect to add the later phase.

Let me know if you have any other questions about it. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
 To: Erez Karni <karni69@gmail.com>

Thu, Aug 30, 2012 at 9:42 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

ben& reef gardens

3 messages

shaul yakovi <shaul92@gmail.com>
To: rclaghorn@planning.lacounty.gov

Thu, Aug 30, 2012 at 11:16 AM

Hello Richard

this is shaul we have a problem with your site plan approval can you call us as soon as possible to Erez at 818-674-0804

Thanks
Shaul Yakovi

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Thu, Aug 30, 2012 at 5:33 PM

Hello Shaul,

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Let me know if you have any other questions about it. Thanks.

Richard Claghorn

Land Development Coordinating Center

Department of Regional Planning

rclaghorn@planning.lacounty.gov

Office: 213-974-6278

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: Erez Karni <karni69@gmail.com>

Thu, Aug 30, 2012 at 9:42 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Re: RPP 200900080

1 message

Shaul92 <shaul92@gmail.com>

Tue, Aug 24, 2010 at 3:57 PM

To: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>

Thank you

"Claghorn, Richard" <rclaghorn@planning.lacounty.gov> wrote:

>Hi Shaul,

>

>

>

>Your plans are ready for pick up. You can come in today before 5:30 or

>tomorrow from 8:30 to 5:30 to pick them up. Thanks.

>

>

>

>Richard Claghorn

>

>

>



shaul yakovi <shaul92@gmail.com>

RPP 200900080

2 messages

Claghorn, Richard <rclaghorn@planning.lacounty.gov>
To: shaul92@gmail.com

Wed, Aug 18, 2010 at 3:01 PM

Hello Shaul,

As I was reviewing the revised landscape information you submitted today I noticed the pervious/impervious/turf/drought tolerant vegetation figures were not shown on the new plans. This information is required, so it needs to be updated. The other change that I noticed was a reduction in the area for the California Poppy under ground cover plants. This isn't really a problem, but it wasn't necessary to reduce it since it is considered a drought tolerant plant. Please revise to include the correct information on the plans for the pervious and impervious areas, turf areas, drought tolerant landscape areas, etc. Let me know if you have any questions. Thanks.

Richard Claghorn

shaul yakovi <shaul92@gmail.com>
To: ANGELAMGOMEZ@sbcglobal.net

Wed, Aug 18, 2010 at 7:04 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

covenant

4 messages

Claghorn, Richard <rclaghorn@planning.lacounty.gov>
To: shaul92@gmail.com

Thu, Aug 5, 2010 at 3:01 PM

Hello Shaul,

Here is the covenant for the storage building that we discussed. For the legal description, attach a copy of the legal description for the four parcels (lots 25-28). Thanks.

Richard Claghorn

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
79K

shaul yakovi <shaul92@gmail.com>
To: karnier@gmail.com

Fri, Aug 6, 2010 at 6:34 PM

[Quoted text hidden]

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
79K

shaul yakovi <shaul92@gmail.com>
To: Zack Karni <zack@mcycorp.com>

Wed, Aug 18, 2010 at 10:05 AM

[Quoted text hidden]

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
79K

Zack Karni <zack@mcycorp.com>
To: shaul yakovi <shaul92@gmail.com>

Wed, Aug 18, 2010 at 10:30 AM

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, August 18, 2010 10:05 AM
To: Zack Karni
Subject: Fwd: covenant

[Quoted text hidden]

4/29/2021

Gmail - covenant

 **CANONB037EB_EXCHANGE_08052010-120510.PDF**
173K



shaul yakovi <shaul92@gmail.com>

Fw: refreshment stand

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karnier@gmail.com

Thu, Jul 29, 2010 at 8:08 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Thu, 29 Jul 2010 17:45:05 -0700
To: <shaul92@gmail.com>
Subject: refreshment stand

Shaul,

I showed the plans to John Gutwein that you brought in today. He doesn't think it looks like a refreshment stand. To be a refreshment stand it needs to have a window where people walk up to order or pick up their food or drinks. There can be a kitchen, or two kitchens if you want to have a kosher kitchen also, but the size seems very large for a refreshment stand. However, the main concern was the use, and that it looks like a restaurant, since the meals will be prepared in the kitchen and then brought to the patrons at their seats. In order to be considered a refreshment stand it needs to have a walk-up window where items are ordered and picked up. The plans also should label it as a refreshment stand, and the floor plan should have more details, showing the kosher, non-kosher kitchen, ordering window, etc. Let me know if you have any other questions about it. Thanks.

Richard Claghorn

**Plot Plan 200900080
(Project R2009-00106)
Agua Dulce CSD**

- Plot plan 200900080 is approved for an outdoor dance pavilion with accessory refreshment stand, an accessory 1,890 square foot office structure and two 735 square foot restroom structures with parking and landscaping as shown.
- No event is permitted where attendance exceeds 500 persons.
- Parking provided shall be 192 spaces as shown, including 8 handicapped parking spaces. Parking required is one space per three persons at the largest event, which is 167 spaces based on an event for 500 people.
- No catering or meals shall be provided, unless an approved film permit, Temporary Use Permit or Conditional Use Permit authorizes it. A refreshment stand accessory to the dance pavilion is approved, but it shall be limited to non-alcoholic beverages and snacks.
- This project is subject to the Green Building requirements. These requirements are as follows:
 - a.) Design to achieve at least 15% more energy efficiency than Title 24 2005 California Energy Efficiency Standards.
 - b.) Recycle/reuse at least 65% of non-hazardous construction debris by weight.
 - c.) Install smart irrigation controller.
 - d.) Plant at least twenty-six 15-gallon trees, at least 65% of which must be drought-tolerant. Thirty-five drought-tolerant 15-gallon trees are proposed.
 - e.) Install high efficiency toilets (maximum 1.28 gallons/flush)
- This project is subject to the Drought Tolerant Landscaping requirements, which are as follows:
 - a.) Minimum of 75% of all landscaping must be drought-tolerant (100% drought-tolerant proposed).
 - b.) Maximum 25% of all landscaping may be grass/turf.
 - c.) Grass must be water-efficient.
 - d.) Grass areas must be a minimum of five feet wide.
 - e.) Group plants with similar watering needs.
 - f.) The limit of 5,000 square feet of grass is modified by Director's Review. No increase in existing grass/turf area is proposed.
 - g.) A drought-tolerant landscaping covenant has been recorded.
- This project is subject to the LID requirements, which shall be determined by the Department of Public Works (DPW).
- Proposed grading includes 3,413.51 square feet of cut and 3,214.88 square feet of fill, to be balanced on site. Obtain permit from DPW for the grading and retaining wall.
- Obtain approval from DPW for structures within the restricted use area.
- Comply with all requirements from DPW, Building and Safety, Fire, Health, Regional Planning, Sheriff and all other relevant agencies.
- Obtain building permits from Building and Safety.
- This approval must be used by July 21, 2012.

DO NOT REMOVE!



shaul yakovi <shaul92@gmail.com>

Fw: Agua dulce

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karnier@gmail.com

Tue, Jul 20, 2010 at 6:18 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

-----Original Message-----

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Tue, 20 Jul 2010 16:41:41
To: <shaul92@gmail.com>
Subject: RE: Agua dulce

Hello Shaul,

Here is the draft of the approval notes that I have so far. It may still be modified before it is final.

Richard Claghorn

-----Original Message-----

From: shaul92@gmail.com [mailto:shaul92@gmail.com]
Sent: Tuesday, July 20, 2010 10:47 AM
To: Claghorn, Richard
Subject: Agua dulce

Hello richard

We did not hear from you yesterday we still wating for your email to us

Thank you

Shaul yakovi
Sent from my BlackBerry(r) smartphone with Nextel Direct Connect

 pp200900080draft.doc
37K



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karnier@gmail.com

Wed, Jul 14, 2010 at 3:08 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Wed, 14 Jul 2010 15:05:15 -0700
To: <shaul92@gmail.com>
Subject: RE: RPP 200900080

Shaul,

I have a question about the refreshment stand. What exactly will it be and where will it be located? Is it going to be a table(s) or booth within the canopy or nearby or some kind of structure? Will it vary depending on the event? Please provide some details on how this will be handled. I'm trying to get this approval done today, but I may not be able to finalize it yet since I'll need my supervisor's okay on our letter. I'm mostly done with it but not completely. I'll give you an update on it soon. Thanks.

Richard Claghorn

From: shaul92@gmail.com [mailto:shaul92@gmail.com]
Sent: Tuesday, July 13, 2010 5:26 PM
To: Claghorn, Richard
Subject: Re: RPP 200900080

Ok we will be at your office by 500
Thanks
Shaul

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Tue, 13 Jul 2010 17:24:09 -0700
To: <shaul92@gmail.com>
Subject: RE: RPP 200900080

Hello Shaul,



shaul yakovi <shaul92@gmail.com>

Agua dulce

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: Richard clag <rclaghorn@planning.lacounty.gov>

Tue, Jul 20, 2010 at 10:47 AM

Hello richard

We did not hear from you yesterday we still wating for your email to us

Thank you

Shaul yakovi
Sent from my BlackBerry® smartphone with Nextel Direct Connect

I think I'll need a little more time to finish your case. Tomorrow I have a staff meeting and two appointments that will take up significant time, plus I remembered I will need to write a findings letter for the case and get it approved by my supervisor. I'll still try to have it done tomorrow, but probably not by 3pm. I hope to have everything done by 5pm. Thanks.

Richard Claghorn

From: Claghorn, Richard
Sent: Wednesday, July 07, 2010 12:03 PM
To: shaul92@gmail.com
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Re: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: Richard clag <rclaghorn@planning.lacounty.gov>

Tue, Jul 13, 2010 at 5:25 PM

Ok we will be at your office by 500
Thanks
Shaul

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Tue, 13 Jul 2010 17:24:09 -0700
To: <shaul92@gmail.com>
Subject: RE: RPP 200900080

Hello Shaul,

I think I'll need a little more time to finish your case. Tomorrow I have a staff meeting and two appointments that will take up significant time, plus I remembered I will need to write a findings letter for the case and get it approved by my supervisor. I'll still try to have it done tomorrow, but probably not by 3pm. I hope to have everything done by 5pm.
Thanks.

Richard Claghorn

From: Claghorn, Richard
Sent: Wednesday, July 07, 2010 12:03 PM
To: shaul92@gmail.com
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: angelamgomez@sbcglobal.net

Wed, Jul 7, 2010 at 3:07 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: shaul92@gmail.com
Date: Wed, 7 Jul 2010 21:58:50 +0000
To: <karnier@gmail.com>
ReplyTo: shaul92@gmail.com
Subject: Fw: RPP 200900080

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: shaul92@gmail.com
Date: Wed, 7 Jul 2010 21:55:58 +0000
To: <karni69@gmil.com>
ReplyTo: shaul92@gmail.com
Subject: Fw: RPP 200900080

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Wed, 7 Jul 2010 12:02:56 -0700
To: <shaul92@gmail.com>
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn

 pp200900080cor5.doc
31K



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karnier@gmail.com

Wed, Jul 7, 2010 at 2:58 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: shaul92@gmail.com
Date: Wed, 7 Jul 2010 21:55:58 +0000
To: <karni69@gmail.com>
ReplyTo: shaul92@gmail.com
Subject: Fw: RPP 200900080

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Wed, 7 Jul 2010 12:02:56 -0700
To: <shaul92@gmail.com>
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn

 **pp200900080cor5.doc**
31K

July 7, 2010

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

Your plot plan cannot be approved until the following corrections are made.

- 1.) The handicapped parking spaces on the latest site plan submitted on July 1, 2010 are not designed correctly. They don't have any loading spaces. The handicapped spaces shown on the plans submitted on August 20, 2009 were correct, but the latest version is not. Minimum size for handicapped spaces is 9 feet by 18 feet. There must be at least one van accessible space with an 8-foot wide passenger side loading area. Additional handicapped parking spaces need to have a minimum 5-foot wide loading space, which can be on either side. At least one handicapped space must be provided for every 25 total spaces for the first 100 spaces. For spaces 101 to 200 you must provide one handicapped space per 50 spaces or fraction thereof. For 184 spaces, for example, at least 6 of them must be for handicapped only.
- 2.) The site plan showing all the properties has no scale. Based on the lot width, it can be estimated that one inch is equal to about 41.74 feet (333.88 feet divided by 8 inches). However, the scale should be a standard scale such as one inch to 40 feet and the scale should be labeled so that measurements are easier to verify. A scale is shown on sheet F-1 (one inch to 50 feet) but it doesn't show all of the proposed parking spaces.
- 3.) Some of the parking spaces lack the required 26 feet of backup area. For example, there are 15 spaces on parcel 28 backing toward the floodway. These spaces appear to have less than 26 feet of unobstructed backup area. They need to be redesigned to provide more room for the 26 feet of backup area, be changed to compact only spaces (minimum 8' x 18' stall size with 23 feet of backup) or these spaces should be eliminated. Please verify that all spaces have a minimum of 26 feet of backup area.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by September 7, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

2 messages

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karni69@gmil.com

Wed, Jul 7, 2010 at 1:05 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Wed, 7 Jul 2010 12:02:56 -0700
To: <shaul92@gmail.com>
Subject: RPP 200900080

Please read the attached letter. Let me know if you have any questions. Thanks.

Richard Claghorn

 **pp200900080cor5.doc**
31K

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: karni69@gmil.com

Wed, Jul 7, 2010 at 2:55 PM

[Quoted text hidden]

 **pp200900080cor5.doc**
31K



shaul yakovi <shaul92@gmail.com>

Ben reef gardens

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jul 6, 2010 at 5:58 PM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard

Hope you did not forget us you tall us that tuesday we going to have the ducs sign we did not hear from you please let us know when we pickup the plan

Thanks

Shaul yakovi

Sent from my BlackBerry® smartphone with Nextel Direct Connect



shaul yakovi <shaul92@gmail.com>

Ben reef gardens

1 message

shaul92@gmail.com <shaul92@gmail.com>

Tue, Jul 6, 2010 at 5:58 PM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

Hello Richard

Hope you did not forget us you tall us that tuesday we going to have the ducs sign we did not hear from you please let us know when we pickup the plan

Thanks

Shaul yakovi

Sent from my BlackBerry® smartphone with Nextel Direct Connect

June 10, 2010

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

There are still some items from the letter from July 27, 2009 that are unresolved as well as some new correction items based on the revised plans submitted on August 20, 2009. Your plot plan cannot be approved until the following corrections are made.

- 1.) The maximum number of people allowed at each event would be determined by the number of parking spaces provided on the property. One parking space per 3 persons is required. For example, if on-site parking for 50 vehicles can be provided, then the maximum number allowed at each event would be 150. All parking spaces need to be paved and meet county development standards. The maximum number of persons shown exceeds the limit of 500 that would be allowed without a Conditional Use Permit (CUP). It will need to be reduced to 500 or fewer per event.
- 2.) The areas on the parcel 26 landscape plan appear to be incorrect. On the other parcels the impervious area plus the turf area and native and drought tolerant landscape areas add up to the lot size. However, on parcel 26 they added up to 470,170.21 square feet, which is more than the listed lot area (450,056.73 square feet). On the plans submitted on August 20, 2009, the totals added up to 445,969.72, less than the total area. The impervious area plus the turf area and native and drought tolerant landscape areas must add up to the lot size.
- 3.) Although the impervious area, turf area and drought tolerant landscape areas add up to the listed lot size for parcels 25 and 27, the parking lot area increased on those parcels since the previous submittal, but the impervious area listed on the table did not change. All the figures shown on the tables for impervious area, turf area, drought tolerant landscaping area, etc. need to be updated to reflect the latest changes in the plan and need to be accurate. On parcel 28 there was no apparent increase in the parking area, so there doesn't appear to be a problem with the table for that parcel
- 4.) The newer parking spaces shown on the 8/20/09 plan appear to be on steep slopes. You indicated that some grading would be done in this area, including fill and retaining walls. A grading plan will be needed to show the proposed grading areas, including the amount of cut and fill, the heights and locations of retaining walls, the location of cut and fill, etc. Otherwise, these parking spaces should be eliminated from the plans, and the event capacity should be revised downward.

- 5.) In designing the parking layout, keep in mind that the slope of parking lots may not exceed 5%.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by September 13, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>
Reply-To: shaul92@gmail.com
To: sami@midesigncorp.com

Mon, Jun 21, 2010 at 1:43 PM

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>
Date: Thu, 10 Jun 2010 16:01:50 -0700
To: <shaul92@gmail.com>
Cc: Gutwein, John<jgutwein@planning.lacounty.gov>; Paidar, Nooshin<npaidar@planning.lacounty.gov>
Subject: RPP 200900080

Dear Shaul,

I discussed your case further with Susie Tae in our Land Divisions section today, and she said that we could leave it up to DPW to determine what restrictions would apply within the RUA. Removing or modifying the RUA would require Minor Land Division Revised Map, but this will not be necessary since DPW is apparently willing to allow the development within the area, subject to certain restrictions. Therefore, the biggest roadblock to your case's approval with our department has been removed. However, there are still a few issues that need to be resolved, which are explained in the attached letter. It appears they should be relatively simple to resolve. Let me know if you have any questions. I'll be gone until June 28, but hopefully you will have submitted corrected plans by that time and I can complete your review. Thank you.

Richard Claghorn

 pp200900080cor4.doc
33K

June 10, 2010

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

There are still some items from the letter from July 27, 2009 that are unresolved as well as some new correction items based on the revised plans submitted on August 20, 2009. Your plot plan cannot be approved until the following corrections are made.

- 1.) The maximum number of people allowed at each event would be determined by the number of parking spaces provided on the property. One parking space per 3 persons is required. For example, if on-site parking for 50 vehicles can be provided, then the maximum number allowed at each event would be 150. All parking spaces need to be paved and meet county development standards. The maximum number of persons shown exceeds the limit of 500 that would be allowed without a Conditional Use Permit (CUP). It will need to be reduced to 500 or fewer per event.
- 2.) The areas on the parcel 26 landscape plan appear to be incorrect. On the other parcels the impervious area plus the turf area and native and drought tolerant landscape areas add up to the lot size. However, on parcel 26 they added up to 470,170.21 square feet, which is more than the listed lot area (450,056.73 square feet). On the plans submitted on August 20, 2009, the totals added up to 445,969.72, less than the total area. The impervious area plus the turf area and native and drought tolerant landscape areas must add up to the lot size.
- 3.) Although the impervious area, turf area and drought tolerant landscape areas add up to the listed lot size for parcels 25 and 27, the parking lot area increased on those parcels since the previous submittal, but the impervious area listed on the table did not change. All the figures shown on the tables for impervious area, turf area, drought tolerant landscaping area, etc. need to be updated to reflect the latest changes in the plan and need to be accurate. On parcel 28 there was no apparent increase in the parking area, so there doesn't appear to be a problem with the table for that parcel
- 4.) The newer parking spaces shown on the 8/20/09 plan appear to be on steep slopes. You indicated that some grading would be done in this area, including fill and retaining walls. A grading plan will be needed to show the proposed grading areas, including the amount of cut and fill, the heights and locations of retaining walls, the location of cut and fill, etc. Otherwise, these parking spaces should be eliminated from the plans, and the event capacity should be revised downward.

- 5.) In designing the parking layout, keep in mind that the slope of parking lots may not exceed 5%.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by September 13, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357

4/29/2021

Gmail - Fw: RPP 200900080



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Reply-To: shaul92@gmail.com

Thu, Jun 10, 2010 at 4:39 PM

To: Erez Karni <karni69@gmail.com>

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>**Date:** Thu, 10 Jun 2010 16:01:50 -0700**To:** <shaul92@gmail.com>**Cc:** Gutwein, John <jgutwein@planning.lacounty.gov>; Paidar, Nooshin <npaidar@planning.lacounty.gov>**Subject:** RPP 200900080

Dear Shaul,

I discussed your case further with Susie Tae in our Land Divisions section today, and she said that we could leave it up to DPW to determine what restrictions would apply within the RUA. Removing or modifying the RUA would require Minor Land Division Revised Map, but this will not be necessary since DPW is apparently willing to allow the development within the area, subject to certain restrictions. Therefore, the biggest roadblock to your case's approval with our department has been removed. However, there are still a few issues that need to be resolved, which are explained in the attached letter. It appears they should be relatively simple to resolve. Let me know if you have any questions. I'll be gone until June 28, but hopefully you will have submitted corrected plans by that time and I can complete your review. Thank you.

Richard Claghorn

**pp200900080cor4.doc**

33K

4/29/2021

Gmail - 32222 agua dulce cy rd



shaul yakovi <shaul92@gmail.com>

32222 agua dulce cy rd

4 messages

karnier@gmail.com <karnier@gmail.com>

Mon, Feb 22, 2010 at 2:11 PM

Reply-To: karnier@gmail.com

To: rclaghorn@planning.lacounty.gov

Cc: mmoreno@dpw.lacounty.gov, shaul92@gmail.com, mike@lewisandco.net, ryakovi@yahoo.com, sami@midesigncorp.com, mmiller@dpw.lacounty.gov, jmeehan@fire.lacounty.gov

Dear richard

Per the request of mr marti moreno from la county public work we are asking you and miss n paydar to join this all departments meeting that will take place at the la county main office in Alhambra on thursday the 02/25 at 1.00 pm in mr moreno s Office

Please reapply to let us know if the date or time is at your convenient

Sent from my BlackBerry® smartphone with Nextel Direct Connect

karnier@gmail.com <karnier@gmail.com>

Mon, Feb 22, 2010 at 2:49 PM

Reply-To: karnier@gmail.com

To: rclaghorn@planning.lacounty.gov

Cc: mmoreno@dpw.lacounty.gov, shaul92@gmail.com, mike@lewisandco.net, ryakovi@yahoo.com, sami@midesigncorp.com, mmiller@dpw.lacounty.gov, gmeehan@fire.lacounty.gov

[Quoted text hidden]

Claghorn, Richard <rclaghorn@planning.lacounty.gov>

Tue, Feb 23, 2010 at 11:04 AM

To: karnier@gmail.com

Cc: mmoreno@dpw.lacounty.gov, shaul92@gmail.com, mike@lewisandco.net, ryakovi@yahoo.com, sami@midesigncorp.com, mmiller@dpw.lacounty.gov, gmeehan@fire.lacounty.gov

I will be able to attend the meeting at Public Works on Thursday at 1pm, but Nooshin Paidar will be unable to attend.

Richard Claghorn

-----Original Message-----

From: karnier@gmail.com [mailto:karnier@gmail.com]

Sent: Monday, February 22, 2010 2:49 PM

To: Claghorn, Richard

Cc: mmoreno@dpw.lacounty.gov.; shaul92@gmail.com; mike@lewisandco.net; ryakovi@yahoo.com; sami@midesigncorp.com; mmiller@dpw.lacounty.gov; gmeehan@fire.lacounty.gov

Subject: 32222 agua dulce cy rd

Dear richard

Per the request of mr marti moreno from la county public work we are asking you and miss n paydar to join this all departments meeting that will take place at the la county main office in Alhambra on thursday the 02/25 at 1.00 pm in mr moreno s Office

Please reapply to let us know if the date or time is at your convenient

Sent from my BlackBerry(r) smartphone with Nextel Direct Connect

Miller, Mitch <MMILLER@dpw.lacounty.gov>

Tue, Feb 23, 2010 at 4:41 PM

To: Gerald Meehan <gmeehan@fire.lacounty.gov>

Cc: "Moreno, Martin" <MMORENO@dpw.lacounty.gov>, shaul92@gmail.com, karnier@gmail.com, "Gustin, James" <JGUSTIN@dpw.lacounty.gov>

4/29/2021

Gmail - 32222 agua dulce cy rd

Gerald,

Marty Moreno and myself are trying to coordinate a meeting to discuss proposed development for the subject property.

Meeting is proposed for Thursday @ 1:00pm at Public Works Building and Safety. 900 S. Fremont Alhambra, 3rd. floor. If you can attend, it is appreciated.

Thank you,

Mitch Miller
Senior Civil Engineer
Building and Safety Division
Los Angeles County Department of Public Works
(626) 458-6390 Fax (626) 458-6350
mmiller@dpw.lacounty.gov <<mailto:mmiller@dpw.lacounty.gov>>
[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Agua dulce

1 message

shaul92@gmail.com <shaul92@gmail.com>

Thu, Aug 27, 2009 at 2:32 PM

Reply-To: shaul92@gmail.com

To: Richard clag <rclaghorn@planning.lacounty.gov>

We are out side your office
Can u see us. We have paper work for u

Thanks

Shaul yakovi
Sent from my BlackBerry® smartphone with Nextel Direct Connect



shaul yakovi <shaul92@gmail.com>

Fw: RPP 200900080

1 message

shaul92@gmail.com <shaul92@gmail.com>

Mon, Aug 3, 2009 at 1:15 PM

Reply-To: shaul92@gmail.com

To: angelamgomez@sbcglobal.net

Sent from my BlackBerry® smartphone with Nextel Direct Connect

From: "Claghorn, Richard"**Date:** Mon, 27 Jul 2009 13:23:43 -0700**To:** shaul yakovi<shaul92@gmail.com>**Subject:** RPP 200900080

Please read the attached letter. The original and attachments will be mailed. Let me know if you have any questions. Thanks.

Richard Claghorn

 **pp200900080cor3.doc**
40K

July 27, 2009

Shaul Yakovi
32222 Agua Dulce Canyon Road
Agua Dulce, CA 91390

Subject: Plot Plan RPP 200900080

Location: 32222 Agua Dulce Canyon Road, Agua Dulce

Dear Applicant,

There are still some items from the letter from March 3, 2009 that are unresolved as well as some new correction items based on the revised plans. Your plot plan cannot be approved until the following corrections are made.

- 1.) A covenant to hold parcels as one tying lots 25, 26, 27 and 28 together is required since the use crosses these parcels and parking is located on the other parcels for the pavilion. A copy of the covenant form is attached. Please fill it out and submit to our staff for review prior to having the document notarized and recorded at the LA County Registrar/Recorder's office.
- 2.) Some of the parking spaces do not meet the required development standards. The handicapped spaces do not have the required loading areas. At least one of the handicapped spaces needs to be van accessible, with an 8 foot wide passenger side loading area. In addition, there need to be at least 4 other handicapped parking spaces with a minimum 5 foot wide loading area, which should be on the passenger side unless shared with another handicapped space. There need to be at least 5 total handicapped spaces if there are between 101 and 150 total spaces. You are showing 8 handicapped spaces, but none of them have the required loading areas.
- 3.) Some of the parking spaces lack the required 26 feet of backup area. For example, some of the spaces near the stream on parcel 28 appear to have only about 22 feet of backup area. There are other spaces as well that do not appear to have the required 26 feet of paved backup area, including some of the spaces on parcel 27. It shows a dirt road that is close behind some parking spaces. If the plans are just showing the existing dirt road that is to be paved over that is okay, but the plans need to clearly show the edge of the pavement so the backup area can be verified. If you propose compact spaces, they need only have 23 feet of backup area, but any such spaces need to be marked as such on the plans and on the site, and must conform to the compact space size requirements. See the attached commercial guideline sheet for more details.
- 4.) The maximum number of people allowed at each event would be determined by the number of parking spaces provided on the property. One parking space per 3 persons is required. For example, if on-site parking for 50 vehicles can be provided, then the maximum number allowed at each event would be 150. All parking spaces need to be

- paved and meet county development standards. The maximum number of persons shown (414) will need to be adjusted if the number of spaces provided changes.
- 5.) Please provide elevation plans for the tent structure and indicate the height of the structure.
 - 6.) Please provide more photographs and clearly label them. Photos of the entrance gate and an unidentified structure were included. However, we need photos of all the structures, as well as parking areas, the driveway, pond, vineyard area, creek, and other areas impacted by the development. Include a photo key map to show where each photo was taken and number the photos to correspond to the key map.
 - 7.) Please provide a copy of the property's current grant deed.
 - 8.) It appears that the structures are located within what is shown as a Restricted Use Area on the assessor's map and on the Parcel Map. This appears to be related to an area designated as a flood hazard area. Contact the Department of Public Works regarding this restriction and to find out whether they will allow you to build within the Restricted Use Area, and if so, what requirements and limitations would be applicable. Obtain required grading permits from Building and Safety (Public Works).
 - 9.) The tent on the property must comply with Fire Department requirements. Obtain Fire Department approval for the tent.
 - 10.) Our Zoning Enforcement section will need to verify that any outstanding violations have been resolved before the case is approved.
 - 11.) Provide copies of building permits for all structures on the property that were previously permitted.
 - 12.) The areas on the parcel 26 landscape plan appear to be incorrect. On the other parcels the impervious area plus the turf area and native and drought tolerant landscape areas add up to the lot size. However, on parcel 26 they add up to 470,170.21 square feet, which is more than the listed lot area (450,056.73 square feet). The impervious area plus the turf area and native and drought tolerant landscape areas should add up to the lot size.
 - 13.) Complete the Drought-tolerant landscaping covenant and have it notarized and recorded at the LA County Registrar/ Recorder's office. Please fill it out and submit to our staff for review prior to having the document notarized and recorded at the LA County Registrar/Recorder's office.
 - 14.) The project is subject to the Low Impact Development (LID) requirements, which require implementation of Best Management Practices regarding drainage issues. We need to know the total amount of impervious area (in square feet) on the property both before and after the development you are currently applying for in order to determine which standards apply. Impervious areas include all structures, paved areas and any other areas where stormwater can not permeate directly into the ground. Approval of the LID plan will need to be made by Public Works.

Please provide three (3) sets of a revised site plan.

Please provide the requested information by October 27, 2009 or your case may be denied. If you have any questions you can call me at 213-974-6278 or send e-mail to rclaghorn@planning.lacounty.gov.

Sincerely,

Richard Claghorn
Principal Regional Planning Assistant
Los Angeles County Department of Regional Planning
Land Development Coordinating Center

Cc: Ben and Reef Gardens, 5837 Donna Ave., Tarzana, CA 91357



shaul yakovi <shaul92@gmail.com>

Fwd: driveway 32222 Aqua Dulce Cyn. Rd

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Apr 30, 2009 at 11:36 PM

To: laffabar@gmail.com

----- Forwarded message -----

From: **Cruz, Ruben** <RCRUZ@dpw.lacounty.gov>

Date: Wed, Apr 29, 2009 at 3:01 PM

Subject: RE: driveway 32222 Aqua Dulce Cyn. Rd

To: "Cruz, Ruben" <RCRUZ@dpw.lacounty.gov>, "Lexin, Robert" <RLEXIN@dpw.lacounty.gov>, "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>, "Al-Badawi, Ribhi" <RALBADAWI@dpw.lacounty.gov>, "Nguyen, Joseph" <CHNGUYEN@dpw.lacounty.gov>, "Gomez, Oscar" <ogomez@planning.lacounty.gov>

Cc: "Thompson, Scott" <STHOMP@dpw.lacounty.gov>, "Schleikorn, Letty" <LSCHLEIK@dpw.lacounty.gov>, "Paidar, Nooshin" <npaidar@planning.lacounty.gov>, shaul92@gmail.com, "Duong, Toan" <TDUONG@dpw.lacounty.gov>

Richard,

Per our telephone conversation with the applicant, the applicant will submit a copy of the site plan for Public Works tomorrow afternoon. Per our discussion, this driveway approach will be a temporary apron, until the plot plan and CUP has been reviewed and comment by Land Development. If the applicant wants to construct a sign within our road right of way, we will forward them to our 8th floor Construction Division to review and approval of the encroachment. Upon the submittal of the site plan, I will determine what review and approval will be required.

From: Cruz, Ruben**Sent:** Wednesday, April 29, 2009 2:14 PM**To:** Lexin, Robert; 'Claghorn, Richard'; Al-Badawi, Ribhi; Nguyen, Joseph; 'Gomez, Oscar'**Cc:** Thompson, Scott; Schleikorn, Letty; 'Paidar, Nooshin'**Subject:** RE: driveway 32222 Aqua Dulce Cyn. Rd

Richard and Oscar,

This project has not been submitted to Land Development for us to review and recommend approval. The applicant is calling my supervisor regarding the commercial driveway construction. I need additional information regarding this project (approval process, CUP, plot plan) ?

Applicant has informed me the CUP has expired, but DRP has given permission to continue with the paving including the reconstruction of driveway apron. At this time we do not know if the CUP requires additional improvements, or if a plot plan was approved without our Division reviewing and setting road improvements.

Page 120 of 174

If you can please provide me with additional information, so we can assist the applicant. We are going to ask the applicant to submit to us the latest plot plan, so we can assist .the applicant.

From: Lexin, Robert
Sent: Wednesday, April 29, 2009 11:25 AM
To: Cruz, Ruben
Cc: Thompson, Scott
Subject: FW: driveway 32222 Aqua Dulce Cyn. Rd

Good morning Ruben,

The property owner of 32222 Aqua Dulce Cyn Rd. wants to obtain a permit for commercial driveway construction. They received the following (see below) from Regional Planning.

I talked with Leslie Cozby of B&S and she indicated that the property owner performed grading for construction across lots without a building permit and needs a CUP.

Please advise.

Thank you for your help,

Robert W. Lexin
Senior Construction Inspector
Permit Office No. 5
38126 North Sierra Highway
Palmdale, CA 93550
(661) 947-4151 Office
(661) 904-8380 Cell
(661) 947-5022 FAX
rlexin@dpw.lacounty.gov

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, April 29, 2009 9:18 AM
To: Lexin, Robert
Subject: Fwd: driveway

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

Shaul,

We spoke yesterday and earlier today about the driveway at 32222 Agua Dulce Canyon Road that you would like to complete the paving for. A permit (PCCO 200801981) relating to the driveway was issued but work was stopped due to some violations on the property before it was completed. You have a pending plot plan review case with us (RPP 200900080) for the outdoor dance pavilion and other structures on the property that you are seeking approval for. There are still some issues that need to be resolved before we can issue an approval of the plot plan case.

After discussing the driveway situation with Oscar Gomez of our Zoning Enforcement III section and Nooshin Paidar, my supervisor, we decided that it would be okay to resume work on completing the driveway once you get the okay from Public Works to resume. You would need to wait for the site plan to be approved and approval from Building and Safety and any other required agencies to be granted before the other work can be done.

We would not have any objection to you finishing work on the driveway once you get the okay from Public Works. We would also request that you verify the right of way location with Public Works and avoid putting any posts or other structures within the public right of way unless they authorize it. Let me know if you have any questions.

Richard Claghorn



shaul yakovi <shaul92@gmail.com>

driveway

3 messages

Claghorn, Richard <rclaghorn@planning.lacounty.gov>
To: shaul yakovi <shaul92@gmail.com>

Tue, Apr 28, 2009 at 5:15 PM

Shaul,

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Richard Claghorn

shaul yakovi <shaul92@gmail.com>
To: laffabar@gmail.com

Tue, Apr 28, 2009 at 5:18 PM

[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>
To: rlexin@dpw.lacounty.gov

Wed, Apr 29, 2009 at 9:18 AM

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

survey for 32222 agua dulce include the enterances

2 messages

shaul yakovi <shaul92@gmail.com>

Mon, Mar 30, 2009 at 10:10 AM

To: rclaghorn@planning.lacounty.gov

Hello Mr Claghorn

please review asap please call me 213-923-5225 I am leaving to israel in few days

Thank You

Shaul Yakovi
shaul92@gmail.com
213-923-5225

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>

Date: Sun, Mar 29, 2009 at 2:52 PM

Subject: Fwd: Project as revised on March 25-28,2009. adding access roads and flat upper area

To: laffabar@gmail.com

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>

Date: Sun, Mar 29, 2009 at 2:33 PM

Subject: Fwd: Project as revised on March 25-28,2009. adding access roads and flat upper area

To: ANGELAMGOMEZ@sbcglobal.net


----- Forwarded message -----

From: **Atanacio Payan** <atanacio.payan@att.net>

Date: Sat, Mar 28, 2009 at 10:32 PM

Subject: Project as revised on March 25-28,2009. adding access roads and flat upper area

To: shaul yakovi <shaul92@gmail.com>Cc: Erez <laffabar@gmail.com>

3 attachments **09007-200.pdf**
1344K **09007.dwg**
1706K

 09007-50.pdf
1187K

shaul yakovi <shaul92@gmail.com>
To: ods02101cpc@officedepot.com

Tue, Apr 21, 2009 at 12:19 PM

attn:office depot attendant please make 3 copies of the second pdf attachaent

thank
shaul

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>
Date: Mon, Apr 6, 2009 at 8:21 AM
Subject: RE: survey for 32222 agua dulce include the enterances
To: shaul yakovi <shaul92@gmail.com>

Mr. Yakovi,

I just got this e-mail today. It was sent to my junk e-mail folder, and I just noticed it there and moved it to my inbox folder. The survey looks good from what I can see but I couldn't open the dwg file. Please send us 3 sets of the revised hard copy site plan. Thanks.

Richard Claghorn

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: FW: 32222 Agua Dulce Canyon Rd.

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Dec 18, 2008 at 4:54 PM

To: d_design_inc@yahoo.com

----- Forwarded message -----

From: **Claghorn, Richard** <rclaghorn@planning.lacounty.gov>

Date: Thu, Dec 18, 2008 at 10:15 AM

Subject: FW: 32222 Agua Dulce Canyon Rd.

To: shaul92@gmail.com

I sent the e-mail below to Building and Safety based on our discussion on Tuesday.

Richard Claghorn

From: Claghorn, Richard**Sent:** Thursday, December 18, 2008 10:10 AM**To:** 'rbagby@dpw.lacounty.gov'; 'lcozby@dpw.lacounty.gov'; 'jmccarne@dpw.lacounty.gov'**Cc:** Gomez, Oscar; Paidar, Nooshin**Subject:** 32222 Agua Dulce Canyon Rd.

Mr. Shaoul Yakovi has requested that we write to you concerning the status of the property at 32222 Agua Dulce Canyon Road. There are 8 parcels in all.

The applicant has agreed to submit a site plan review for the renovation of the existing residence on parcel 3212-008-054. They have not yet filed the case, but plan to soon. The site plan review will only be for the remodeling of the residence and will not include the other work on the property. We have agreed to process this case separately from the CUP.

The applicant has agreed to submit a CUP for this same parcel (54) for an RV Park/campground/snack bar/caretaker residence and related uses, including grading/solid fill on the property. There was a previous CUP for an RV Park/caretaker's residence that has expired. They have not filed the case yet but plan to do so soon according to a letter we received from them.

The applicant is also seeking approval for parcels 3212-007-025 and -026. They want approval for holding outdoor events such as weddings, birthday parties, business conferences and other events. There was also some grading work done on these parcels for some ponds and some structures were built without permits. We are still in the process of determining what the appropriate permitting procedures will be for this property. We will notify you of the process that will be required once that has been determined. It will be either a site plan review or CUP.

4/29/2021

Gmail - Fwd: FW: 32222 Agua Dulce Canyon Rd.

The applicant has indicated to us that they do not plan on using APN 3212-007-027 and -028, APN 3212-008-051 and -052 and APN 3212 -004-012 at this time for any use and they plan to keep them as vacant parcels. Parcels 12, 51 and 52 have an existing driveway that will continue to provide access to parcel 54, but no other uses are proposed on these parcels according to the applicant.

Our Zoning Enforcement section has cited the property owner for violations on parcels 25, 26 and 54. They are in the process of working to correct the violations, and the applications they are filing will be part of this process. There are no current zoning violations on parcels 12, 51, 52, 27 and 28. The applicant has asked for our clearance for these vacant parcels but since there is no proposed use on these parcels there is nothing for us to review. They have reportedly done some work in the stream bed on parcels 27 and 28. We believe this work will require clearance from the Department of Fish and Game, but no Regional Planning approval would be needed for these parcels based on the information we have. If you have any questions regarding the Zoning Enforcement issues you may contact Oscar Gomez.

Let me know if you have any questions regarding any of the above properties. I'll be out of the office next week so if you have questions about the case during that time you may contact Oscar Gomez or Nooshin Paidar.

Richard Claghorn

BEN & REEF GARDENS, INC
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

County of Los Angeles
Department of Los Angeles
320 West Temple Street
Los Angeles, California 90021

MR. RICHARD CLAGHORN
Principal Regional Planning Assistant
Land Development coordinating Center

After our meeting on in your office on December 16, 2008 following issue have been concluded

- 1. A site plan review application for lot 25 – 26 will be submitted to Zoning Department for approval**
- 2. A c.u.p application will be submitted for lot 54 as agreed. The c.u.p application will include all existing promises on the property such as:**

Snack bar-restart
Rave parking and camp ground
Pools in spa's
Playgrounds
Cantina/ souvenir shop
Home carrier/ care taker home
Restrooms
Recreations rooms
Movement of some dirt on larger pound

- 3. A separate site plan application for the existing dwelling on lot 54 will be submitted separate from the c.u.p application for the remodeling of the existing single home family pools, spas.**
- 4. On our meeting you have informed us and in our present by phone with Mr. Richard Bagby office manager of building and safe in Santa Clarita that no planning or zoning approval of any kind is right now required for lots 27, 28, 52, 51, and 12 And the reasons for that: lots remains as is no new proposed plan**

Therefore we are here by requesting you as we agreed in our meeting to release the letter to the Department of Building and Safety. As soon as possible in order for us to proceed with all necessary requirements of LA county.

Best Regards;

Ronit Waizgen
Ben & Reef Gardens INC,

BEN & REEF GARDENS, INC
32222 Agua Dulce Canyon Rd.
Agua Dulce, CA 91390

County of Los Angeles
Department of Los Angeles
320 West Temple Street
Los Angeles, California 90021

MR. RICHARD CLAGHORN
Principal Regional Planning Assistant
Land Development coordinating Center

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Best Regards;

Ronit Waizgen
Ben & Reef Gardens INC,

4/29/2021

Gmail - 32222 agua dulce



shaul yakovi <shaul92@gmail.com>

32222 agua dulce

1 message

shaul yakovi <shaul92@gmail.com>
To: rclaghorn@planning.lacounty.gov

Tue, Dec 16, 2008 at 4:32 PM

----- Forwarded message -----

From: **shaul yakovi** <shaul92@gmail.com>
Date: Dec 16, 2008 4:30 PM
Subject:
To: shaul yakovi <shaul92@gmail.com>

 **BEN[1].doc**
25K



Los Angeles County Department of Regional Planning
Payment Request Form

REQUIRED BY PLANNER >	EXISTING PROJECT #: <u>R2012-02971</u>	EXISTING PLAN/PERMIT #: <u>CUP 201200163</u>
	NEED A NEW PROJECT? Yes or <u>No</u>	NEED A NEW WORK CLASS? Yes or <u>No</u>

WORK CLASS FEES:

- CUP \$9,473 | Concurrent \$8,951 – Yes or No?
- CUP - Minor – \$1,621
- CUP - SEA (up to 3,500 sf.) – \$10,018
- CUP - SEA – \$20,717
- CUP _____ – \$ _____
- Oak Tree Permit w/ Hearing – \$9,473
- Oak Tree Permit w/out Hearing – \$1,179
- Parking Permit – \$9,473
- Revised Exhibit "A" – \$1,580
- Revised Exhibit "A" ZCR – \$518
- Site Plan Review _____ – \$ _____
- Site Plan Review, Amendment – \$546
- Variance – \$9,473
- Other _____ – \$ _____
- Other _____ – \$ _____

ENVIRONMENTAL WORK CLASS FEES:

- Initial Environmental Review – \$347
- ND - Initial Study – \$3,312
 - DPW Referral Other – \$1,084
 - DPW Referral - Major LD – \$1,855
 - DPR Referral – \$458

COASTAL DEVELOPMENT PERMIT WORK CLASS FEES:

- MDR & SCI Coastal Zone _____ – \$ _____
- SMM Coastal Zones _____ – \$ _____

ONE-STOP CONSULTATION FEES:

- DRP – \$361
- Fire – \$145
- Public Works – \$253.25
- Public Health – \$129
- Parks & Recreation – \$0

CUP DEPARTMENT REFERRAL FEES:

- Fire – \$362 384
 - Revision(s) – \$212 each; Total \$ _____
- Parks – \$641 559
 - Revision(s) – \$307 each; Total \$ _____
- Public Health w/ Public Water & Sewer – \$191
- Public Health w/ Private Water or Sewer – ~~\$643~~ 664
- Public Health w/ Noise Review – \$1,053

OTHER DEPARTMENTAL REFERRAL FEES:

- Fire - Site Plan Review – \$131
- Fire - Zone Change – \$247
- Fire - Mobile Home Permit – \$362
- Parks – \$238
- Other _____ – \$ _____

ZONING ENFORCEMENT FEES:

- Permit Reinspection Fee(s) – \$ _____
- Other _____ – \$ _____

APPEAL FEES

- RPC - Applicant – \$6,434
- RPC - Applicant - one or two project conditions – \$798
- Other _____ – \$ _____

DRAWDOWN ACCOUNT FEES (REQUIRED BY PLANNER)

Does the applicant need to replenish an existing drawdown account?

If yes, what is the account name?
 (Contact Budget & Accounting if you don't know)

_____ – \$ _____

If no, a new drawdown will be created. Please select the appropriate one below:

- ZE Condition Check \$ _____
- Minor EIR – \$5,000 Major EIR – \$10,000
- MMRP – \$6,000 Plan Amendment – \$3,000
- Other _____ – \$ _____

Richard Claghorn 5-15-19
 NAME OF PLANNER DATE

[Signature]
 SIGNATURE OF PLANNER

NOTES

Payment Receipt

Receipt #: TRC-016195-15-05-2019

Paid On: 05/15/2019

Paid By:

Gardens of Paradise
 32222 Agua Dulce Canyon Road
 Santa Clarita, CA 91390



Department of Regional Planning
 Amy J. Bodek, AICP, Director

320 W Temple Street
 Los Angeles, CA 90012

(213) 974-6411

<http://planning.lacounty.gov>

Received By:
 Armench Arakilians

Printed On:
 5/15/2019

Project Number - Case Number Fee Name	Fee Amount	Payment Method	Reference No.	Paid Amount
- Misc Fee - Cashier				
NSF Service Fee - DRP	\$33.00	Cashier's Check	461750	\$33.00
R2012-02971 - RCUP-201200163				
CUP - Referral - DPH - Private Sewage or Water	\$664.00	Cashier's Check	461750	\$664.00
CUP - Referral - DPR	\$559.00	Cashier's Check	461750	\$559.00
CUP - Referral - Fire	\$384.00	Cashier's Check	461750	\$384.00
	\$1,640.00		Total	\$1,640.00



shaul yakovi <shaul92@gmail.com>

FW: You have a New Assignment within Energov (RCUP-201200163)

2 messages

Jerry Asabor <JAsabor@dpw.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: Kent Tsujii <KTSUJII@dpw.lacounty.gov>

Tue, Jul 16, 2019 at 8:01 AM

Good morning Shaul,

Regarding your Zoning Permit Application for an "Event Center, Day Spa, and Corporate Retreat," Public Works will also require a trip generation study.

If you could provide that to me at your earliest convenience, I would be happy to move forward with your application.

Sincerely,

Jerry Asabor
Civil Engineering Assistant
Los Angeles County Public Works
Office: (626) 300-4769

Jerry Asabor <JAsabor@dpw.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>
Cc: Ghassan Shelleh <GSHELLEH@dpw.lacounty.gov>

Tue, Mar 10, 2020 at 4:31 PM

Shaul,

Unfortunately, we do not have an electronic copy of the Trip Generation Handbook 3rd Edition.

Jerry Asabor
Civil Engineering Assistant
Los Angeles County Public Works

4/30/2021

Gmail - FW: You have a New Assignment within Energov (RCUP-201200163)

Office: (626) 300-4769

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: Ben & Reef Gardens inquiries

2 messages

shaul92@gmail.com <shaul92@gmail.com>

Thu, Jun 11, 2015 at 7:32 PM

To: erez karni <karni69@gmail.com>

Sent from my iPhone

Begin forwarded message:

From: Richard Claghorn <rclaghorn@planning.lacounty.gov>
Date: June 11, 2015 at 3:57:57 PM PDT
To: "shaul92@gmail.com" <shaul92@gmail.com>
Subject: Ben & Reef Gardens inquiries

Hello Shaul,

As I mentioned on the phone earlier, Robert Stenson of Equassure came into our office on March 4, 2015, inquired about your property, and gave me his business card. His phone # is 310-335-9350 and email is rstenson@equassure.com . I was later contacted on March 31 via email by David Rosenthal, who also asked about your property. I also spoke with him over the phone. His contact information is listed below:

David Rosenthal

Rosenthal Land Advocates, Inc.
Office: 949-943-3926

Cell: 949-943-2926

david@rosenthallandadvocates.com

Lic. 01173980

P.O. Box 50844, Irvine, CA 92619

[Click Here To See What People Are Saying About Us!](#)**Richard Claghorn**

Principal Regional Planning Assistant

Zoning Permits North Section
Department of Regional Planning
320 W. Temple Street, Room 1348
Los Angeles, CA 90012
Phone: 213-974-6443

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Jun 18, 2015 at 5:26 PM

Hello Shaul,

I think it will be better for you to bring in the revised plans, referral fees, and the other information requested in the May 12, 2015 letter to our office rather than at a visit to the property in Agua Dulce. I still want to visit the site again, but it probably won't be in July as we had discussed last week. Let me know if you would like to submit the revisions on July 7 as we talked about, or if you would like to do it another day. You can choose another day to submit, but it needs to be before the August 12 deadline. Let me know your preferred day and time and I will confirm if I'm available. Thanks.

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

ben & reef gardens

2 messages

shaul yakovi <shaul92@gmail.com>
To: BEMitnick@comerica.com

Tue, Feb 5, 2013 at 2:53 PM

Hello Barry

hear is the phone number to the planing department and name of the officer that assign to our file

Rob Glaser
213-9746443
email rglaser@planning.lacounty.gov

Thanks
Shaul Yakovi

shaul yakovi <shaul92@gmail.com>
To: joesafran@yahoo.com

Wed, Nov 19, 2014 at 10:02 AM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Handicap Parking, Ben and Reef Gardens

2 messages

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

To: rglaser@planning.lacounty.gov

Hello Rob,

Sorry about that last e-mail. This is the handicap parking with signs and everything. it is completely finished and is ready for use. Please remove all the restrictions and any other problems from the property. Oscar Gomez's office have the documentation. If you have any questions contact me through e-mail or phone.

Shaul Yakovi
(213)923-5225
shaul92@gmail.com

Much Appreciated,
Shaul Yakovi



handicap parking.JPG
4463K

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:49 PM

To: erez karni <karni69@gmail.com>

[Quoted text hidden]



handicap parking.JPG
4463K



shaul yakovi <shaul92@gmail.com>

handicap parking ben & reef gardens 32222 agua dulce cyn rd

1 message

shaul yakovi <shaul92@gmail.com>

Tue, Apr 30, 2013 at 6:43 PM

To: rglaser@planning.lacounty.gov

Hello Rob,



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>
To: Erez Karni <karni69@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/30/2021

Gmail - Fwd: Application Status regarding R2012-02971

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



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shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE OF PUBLIC HEARING

**SANTA CLARITA VALLEY AREA PLAN UPDATE
ONE VALLEY ONE VISION**



**PROJECT NO. R2007-01226-(5)
PLAN AMENDMENT CASE NO. 200900006-(5)
ZONE CHANGE CASE NO. 200900009-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 200900080-(5)
STATE CLEARINGHOUSE NO. 2008071119**

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Castaic, CA 91384 | Valencia Library
23743 W. Valencia Boulevard
Santa Clarita, California 91355 |

Continued on reverse

Continued from reverse

For more information, please visit <http://planning.lacounty.gov>

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Your property: 3212007025
Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):
HM to RL2 / R-R-1 to A-1-2
M1 to RL2 / R-R-1 to A-1-2
O-P to RL2 / R-R-1 to A-1-2
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320 West Temple Street, Room 1354
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ONE VALLEY ONE VISION**

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- W to RL2 / R-R-1 to A-1-2

Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):

Your property: 3212007026



Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012

BORDEN, STEVEN L AND SUSAN W TRS
26525 JOSEL DR
SANTA CLARITA CA 91387

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Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):

Your property: 3212007027



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Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):

Your property: 3212007028



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PLAN AMENDMENT CASE NO. 200900006-(5)
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Signal Newspaper. **This is the only mailed notice you will receive. If you would like to receive mailed notice of future public hearings, please contact us (see reverse).**

If you challenge a County action in court, you may be limited to raising only those issues you or someone else raised at the public hearings or in written correspondence delivered at, or prior to, the public hearings.

Proposed Project

The proposed project is a comprehensive update of the Santa Clarita Valley Area Plan, a component of "One Valley One Vision," a joint planning effort with the City of Santa Clarita. The project includes the following:

Proposed Plan Amendment 200900006-(5), if adopted, would repeal the Santa Clarita Valley Area Plan, adopted in 1984 and subsequently amended, and would adopt the proposed comprehensive update of the Santa Clarita Valley Area Plan. The proposed Plan Amendment would also amend the Countywide General Plan to clarify adopted provisions related to hillside management areas, and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish maximum residential densities in all hillside management areas.

Proposed Zone Change 200900009-(5), if adopted, would change the zoning designation of parcels to ensure that zoning is consistent with the land use categories designated in the proposed comprehensive update of the Santa Clarita Valley Area Plan. The proposed Zone Change would also amend the Los Angeles County Zoning Ordinance to clarify adopted provisions related to hillside management areas and to allow local plans, such as the comprehensive update of the Santa Clarita Valley Area Plan, to establish maximum residential densities in all hillside management areas.

Project Location

The project location includes all unincorporated areas within the Santa Clarita Valley planning area, as described and mapped in the currently adopted Santa Clarita Valley Area Plan and in the proposed comprehensive update of the Santa Clarita Valley Area Plan. The project location includes the unincorporated communities of Agua Dulce, Bouquet Canyon, Castaic, Fair Oaks Ranch, Hasley Canyon, San Francisquito Canyon, Val Verde, Sunset Pointe, Southern Oaks, Stevenson Ranch and Westridge.

Reviewing Locations

Project materials, including the DEIR, will be available on September 4, 2009. Digital copies of the materials will be available for public review on the World Wide Web at <http://planning.lacounty.gov/ovov>. Project materials will also be available for public review at the County libraries listed below:

- | | |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| Canyon County Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, California 91351 | Newhall Library
22704 W. 9 th Street
Newhall, California 91321 |
| Castaic Library
27971 Sloan Canyon Road
Castaic, CA 91384 | Valencia Library
23743 W. Valencia Boulevard
Santa Clarita, California 91355 |

Continued on reverse

Continued from reverse

For more information, please visit <http://planning.lacounty.gov/ovov>

Note: multiple lines mean that your property is divided into multiple land use/zoning designations.

HM to RL2 / R-R-1 to A-1-2
N1 to RL2 / R-R-1 to A-1-2
W to RL2 / A-1-1 to A-1-2
W to RL2 / R-R-1 to A-1-2

Your property: 3212008054
Land Use Change (Existing to Proposed) / Zoning Change (Existing to Proposed):



Los Angeles County
Department of Regional Planning
320 West Temple Street, Room 1354
Los Angeles, CA 90012

BORDEN, STEVEN L AND SUSAN W TRS
26525 JOSEL DR
SANTA CLARITA CA 91387

LEGAL NOTICE

Please read carefully.
Your property may be affected.



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>
To: Erez Karni <karni69@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

----- Forwarded message -----

From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

Good morning Shaul,

My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/30/2021

Gmail - Fwd: Application Status regarding R2012-02971

Exhibit 3-Emails from 4/28/09 to 10/8/20

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



CONFIDENTIALITY NOTICE: This email message, including any attachments, from the Department of Regional Planning is intended for the official and confidential use of the recipients to whom it is addressed. It contains information that may be confidential, privileged, work product, or otherwise exempted from disclosure under applicable law. If you have received this message in error, be advised that any review, disclosure, use, dissemination, distribution, or reproduction of this message or its contents is strictly prohibited. Please notify us immediately by reply email that you have received this message in error, and destroy this message, including any attachments.

shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: agua dulce

2 messages

shaul yakovi <shaul92@gmail.com>

Tue, Oct 23, 2012 at 5:18 PM

To: greg@pagelawyers.com

----- Forwarded message -----

From: **Mike Lewis** <mike@lewisandco.net>

Date: Wed, Oct 17, 2012 at 5:19 PM

Subject: agua dulce

To: mglaser@planning.lacounty.gov

Cc: jsanabria@planning.lacounty.gov, shaul92@gmail.com, karnier@gmail.com, evizcarra@lacbos.org

Mitch,

Spoke with Edel Vizcarra today and understand that the final adoption of this plan has been postponed until November 27th.

I would like to arrange a meeting with you and the property owner so we can discuss their concerns and their plans for a Conditional Use Permit.

Edel indicated he would be willing to join us.

Let me know what times might work for you.

Mike Lewis

Consultant

951-206-4420

From: shaul yakovi [mailto:shaul92@gmail.com]**Sent:** Thursday, October 11, 2012 1:18 PM**To:** mike@lewisandco.net**Subject:** agua

Fwd: OVOV. Planing

Inboxx

Erez

11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

4/30/2021

Gmail - Fwd: agua dulce

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
 Date: October 11, 2012 10:31:28 AM PDT
 To: "karnier@gmail.com" <karnier@gmail.com>
 Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
 Subject: OVOV

Mr. Karni: It is my understanding that you called my office yesterday for more information regarding the Santa Clarita Valley Area Plan Update, otherwise known as One Valley One Vision, or OVOV. It is also my understanding that you are specifically concerned with the zoning changes for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 in the unincorporated community of Agua Dulce. OVOV began in 2001. We released a Preliminary Draft Plan in 2008, a Draft Plan in 2009, a Revised Draft Plan in 2010, and a Final Draft Plan in 2011. The Regional Planning Commission conducted public hearings in 2009, 2010, and 2011 and ultimately recommended approval by the Board of Supervisors. On February 28, 2012, the Board of Supervisors conducted a public hearing and indicated its intent to approve the Plan. I anticipate that the Board will adopt the Plan in the near future. For more information regarding OVOV, please refer to the project web site at <http://planning.lacounty.gov/ovov>. The Preliminary Draft Plan (and subsequent drafts) designated these parcels as Rural Land 2 (RL2), with a maximum density of 1 unit per 2 acres. In addition, the Preliminary Draft Plan (and subsequent drafts) designated these parcels as a Significant Ecological Area (SEA). In 2009, we conducted a zoning consistency analysis. We noted that the existing zoning is R-R (Resort and Recreation). In consideration of the RL2 designation and the SEA designation, we felt that A-1 (Light Agricultural) was a more appropriate zone. So after conducting the zoning consistency analysis, we proposed to change the zoning from R-R to A-1. In summer 2009, we researched our records and conducted some field studies and did not find any existing uses that would become non-conforming. The proposed zoning has been shown on maps, and our OVOV-NET mapping system, since fall 2009. In fall 2009, we sent a notice to each property owner affected by OVOV. The notice listed the proposed land use designation and the proposed zoning designation for each property. The mailing addresses were provided by the County Assessor's Office. The notices for Assessor's Parcel Numbers 3212-007-025, 3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 were mailed to the following: BORDEN, STEVEN L AND SUSAN W TRS26525 JOSEL DR SANTA CLARITA CA91387

I hope this information is helpful. Please feel free to contact me if you have additional questions.
 Thanks, Mitch Glaser, AICPSupervising Regional PlannerCommunity Studies North
 SectionDepartment of Regional Planning320 W. Temple StreetLos Angeles, CA
 90012<http://planning.lacounty.gov>213-974-6476

shaul yakovi <shaul92@gmail.com>
 To: greg@pagelawyers.com

Wed, Oct 24, 2012 at 2:44 PM

----- Forwarded message -----

From: <mike@lewisandco.net>
 Date: Oct 23, 2012 6:49 PM
 Subject: Re: agua dulce
 To: "Mitch Glaser" <mglaser@planning.lacounty.gov>
 Cc: "Jon Sanabria" <jsanabria@planning.lacounty.gov>, "Shaul Yakovi" <shaul92@gmail.com>, "karnier@gmail.com" <karnier@gmail.com>, "Edel Vizcarra" <evizcarra@lacbos.org>

Any day but tuesday works. I'm ried up all day with the construction contractors associations.

Mike

Sent from my Verizon Wireless BlackBerry

4/30/2021

Gmail - Fwd: agua dulce

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Tue, 23 Oct 2012 22:28:56 +0000
To: Mike Lewis <mike@lewisandco.net>
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>; shaul92@gmail.com <shaul92@gmail.com>; karnier@gmail.com <karnier@gmail.com>; evizcarra@lacbos.org <evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Can you meet with us on Tuesday October 30 before 11 a.m.? Please let me know ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: Mitch Glaser
Sent: Wednesday, October 17, 2012 5:47 PM
To: Mike Lewis
Cc: Jon Sanabria; shaul92@gmail.com; karnier@gmail.com; evizcarra@lacbos.org
Subject: Re: agua dulce

Hi Mike:

I would be happy to meet with you. It is my understanding that folks from our current planning and zoning enforcement groups have been involved so I will need to invite them as well. I may also need to invite our county counsel. I will coordinate with everyone on the county side and will send you and Edel some possible dates and times ASAP.

Thanks,

Mitch

Mitch Glaser, AICP
Supervising Regional Planner

4/30/2021

Gmail - Fwd: agua dulce

Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

(no subject)

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Oct 11, 2012 at 12:00 PM

To: greg@pagelawyers.com

Fwd: OVOV. Planing
InboxxErez
11:13 AM (43 minutes ago)

to me

Shaul take a look

Mail account

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
 Date: October 11, 2012 10:31:28 AM PDT
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 Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>
 Subject: OVOV

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I hope this information is helpful. Please feel free to contact me if you have additional questions. Thanks, Mitch Mitch Glaser, AICP Supervising Regional Planner Community Studies North Section Department of Regional Planning 320 W. Temple Street Los Angeles, CA 90012 <http://planning.lacounty.gov> 213-974-6476



shaul yakovi <shaul92@gmail.com>

32222 Agua Dulce Cyn

2 messages

Dawn Melillo <dmelillo@dpw.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Wed, Apr 14, 2021 at 6:10 PM

Good morning Sean,

As discussed, Planning approval is required prior to any building permit issuance. Please contact 213-974-6411 or kschlegel@planning.lacounty.gov.

Dawn Melillo
Building Engineering Inspector
Los Angeles County Department of Public Works
661-222-2940

shaul yakovi <shaul92@gmail.com>
To: Steve Kaplan <sk.landuselaw@gmail.com>

Thu, Apr 15, 2021 at 1:55 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Meeting at 32222 Aqua Dulce Canyon Rd

2 messages

Kerstin Schlegel <kschlegel@planning.lacounty.gov>
To: "shaul92@gmail.com" <shaul92@gmail.com>

Thu, Jan 11, 2018 at 11:54 AM

Dear Mr. Yakovi,

This e-mail is to confirm our meeting scheduled for Wednesday, January 17 at 1.30pm at your property located at 32222 Aqua Dulce Canyon Rd.

Please let me know if you have any questions.

Regards,

Kerstin Schlegel
Senior Planner
Zoning Enforcement North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6456



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shaul yakovi <shaul92@gmail.com>
To: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

Wed, Jan 17, 2018 at 1:45 PM

Hello Kristin

Today is the 17th of the month we have an appointment at 1:30 right now is 150 and is look you're not Showing up so I'm waiting for another 30 minutes and then I call your office

Thanks

Shaul

Sent from my iPhone

On Jan 11, 2018, at 11:54 AM, Kerstin Schlegel <kschlegel@planning.lacounty.gov> wrote:

Dear Mr. Yakovi,

This e-mail is to confirm our meeting scheduled for Wednesday, January 17 at 1.30pm at your property located at 32222 Aqua Dulce Canyon Rd.

Please let me know if you have any questions.

Regards,

Kerstin Schlegel
Senior Planner
Zoning Enforcement North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6456

<image001.gif>

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: agua dulce

1 message

Erez Karni <karnier@gmail.com>
To: shaul yakovi <shaul92@gmail.com>

Wed, Dec 16, 2020 at 3:28 PM

Office mail server

Begin forwarded message:

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: October 25, 2012 at 09:02:26 PDT
To: mike@lewisandco.net
Cc: Jon Sanabria <jsanabria@planning.lacounty.gov>, Shaul Yakovi <Shaul92@gmail.com>, karnier@gmail.com, Edel Vizcarra <evizcarra@lacbos.org>, Amir Bashar <abashar@planning.lacounty.gov>, Richard Claghorn <rclaghorn@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, "Navarro, Veronica" <vnavarro@counsel.lacounty.gov>, Mark Herwick <mherwick@planning.lacounty.gov>, Susan Tae <stae@planning.lacounty.gov>
Subject: RE: agua dulce

Hi Mike:

Thursday November 8 is the earliest date that works for all the County folks. I have scheduled the meeting for 2 p.m. and the meeting location is Room 160 at the Hall of Records (320 W. Temple Street). Room 160 is on the first floor of the building near the snack bar.

Attendees will include the following:

- Amir Bashar, Zoning Enforcement North
- Richard Claghorn, Land Development Coordinating Center / Site Plan Review
- Mitch Glaser, Community Studies North
- Rob Glaser, Zoning Permits North
- Oscar Gomez, Zoning Enforcement North
- Patricia Keane, County Counsel

Feel free to contact me if you have any questions in the meantime.

Thanks,

Mitch

Gmail - Fwd: agua dulce

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

From: mike@lewisandco.net [mailto:mike@lewisandco.net]
Sent: Wednesday, October 24, 2012 10:54 AM
To: Mitch Glaser
Cc: Jon Sanabria; Shaul Yakovi; karnier@gmail.com; Edel Vizcarra
Subject: Re: agua dulce

29, 5, 7, 8 all work. Can we do the 29th?
Mike

Sent from my Verizon Wireless BlackBerry

From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Wed, 24 Oct 2012 15:10:35 +0000
To: mike@lewisandco.net<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; Shaul Yakovi<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; Edel Vizcarra<evizcarra@lacbos.org>
Subject: RE: agua dulce

Hi Mike:

Thanks for letting me know. Here are some new options, please advise of your availability and I will coordinate with the folks on my end.

Monday October 29, before 1 p.m.
Wednesday October 31, 2 p.m. or later
Monday November 5, 11 a.m. or later
Wednesday November 7, anytime
Thursday November 8, 1 p.m. or later

Mitch

Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
<http://planning.lacounty.gov>
213-974-6476

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Subject: Re: agua dulce

Any day but tuesday works. I'm ried up all day with the construction contractors associations.
Mike

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From: Mitch Glaser <mglaser@planning.lacounty.gov>
Date: Tue, 23 Oct 2012 22:28:56 +0000
To: Mike Lewis<mike@lewisandco.net>
Cc: Jon Sanabria<jsanabria@planning.lacounty.gov>; shaul92@gmail.com<shaul92@gmail.com>; karnier@gmail.com<karnier@gmail.com>; evizcarra@lacbos.org<evizcarra@lacbos.org>
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Mitch Glaser, AICP
Supervising Regional Planner
Community Studies North Section

4/30/2021

Gmail - Fwd: agua dulce

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

From: Mitch Glaser**Sent:** Wednesday, October 17, 2012 5:47 PM**To:** Mike Lewis**Cc:** Jon Sanabria; shaul92@gmail.com; karnier@gmail.com; evizcarra@lacbos.org**Subject:** Re: agua dulce

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Thanks,

Mitch

Mitch Glaser, AICP

Supervising Regional Planner

Community Studies North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6476

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Let me know what times might work for you.

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Mike Lewis
Consultant
951-206-4420

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4/30/2021

Gmail - Fwd: agua dulce

3212-007-026, 3212-007-027, 3212-007-028, and 3212-008-054 were mailed to the following:
BORDEN, STEVEN L AND SUSAN W TRS26525 JOSEL DRSANTA CLARITA CA91387

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4/30/2021

Gmail - Fwd: Application Status regarding R2012-02971



shaul yakovi <shaul92@gmail.com>

Fwd: Application Status regarding R2012-02971

2 messages

shaul yakovi <shaul92@gmail.com>

Mon, Dec 24, 2012 at 2:43 PM

To: Erez Karni <karni69@gmail.com>

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From: **Susan Tae** <stae@planning.lacounty.gov>

Date: Mon, Dec 24, 2012 at 8:55 AM

Subject: Application Status regarding R2012-02971

To: "Shaul92@gmail.com" <Shaul92@gmail.com>

Cc: Mark Herwick <mherwick@planning.lacounty.gov>, Oscar Gomez <ogomez@planning.lacounty.gov>, Mitch Glaser <mglaser@planning.lacounty.gov>, Robert Glaser <rglaser@planning.lacounty.gov>

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My name is Susie Tae and I work with Mr. Rob Glaser. He will be out of the office this week, and asked that I forward you this e-mail, documenting that you have submitted the necessary information in order for the application to be deemed complete.

Hi Shaul,

This email is confirmation that your application for Project R2012-02971/CUP 201200163/ENV 201200305 is complete. The project request is for a Conditional Use Permit to authorize a private recreation club, a type 47 (beer, wine, and distilled spirits) ABC permit for on-site consumption, massage services, a winery with a tasting room, and a caretaker's residence in the R-R-1 (Resort and Recreation – One Acre Required Minimum Lot Size) zone. During the submittal process I have verified that you submitted the appropriate documentation, but I have returned part of this required information to you, since it was original documents to be reproduced. Please be aware that I will be waiting for these documents before proceeding.

Thanks,

Rob Glaser

Thank you, and happy holidays!

Susie

4/30/2021

Gmail - Fwd: Application Status regarding R2012-02971

Susan Tae, AICP

Supervising Regional Planner

Zoning Permits North Section

Department of Regional Planning

320 W. Temple Street

Los Angeles, CA 90012

<http://planning.lacounty.gov>

213-974-6443



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shaul yakovi <shaul92@gmail.com>
To: greg@pagelawyers.com

Mon, Dec 24, 2012 at 3:02 PM

[Quoted text hidden]



shaul yakovi <shaul92@gmail.com>

Fwd: driveway 32222 Aqua Dulce Cyn. Rd

1 message

shaul yakovi <shaul92@gmail.com>

Thu, Apr 30, 2009 at 11:36 PM

To: laffabar@gmail.com

----- Forwarded message -----

From: **Cruz, Ruben** <RCRUZ@dpw.lacounty.gov>

Date: Wed, Apr 29, 2009 at 3:01 PM

Subject: RE: driveway 32222 Aqua Dulce Cyn. Rd

To: "Cruz, Ruben" <RCRUZ@dpw.lacounty.gov>, "Lexin, Robert" <RLEXIN@dpw.lacounty.gov>, "Claghorn, Richard" <rclaghorn@planning.lacounty.gov>, "Al-Badawi, Ribhi" <RALBADAWI@dpw.lacounty.gov>, "Nguyen, Joseph" <CHNGUYEN@dpw.lacounty.gov>, "Gomez, Oscar" <ogomez@planning.lacounty.gov>

Cc: "Thompson, Scott" <STHOMP@dpw.lacounty.gov>, "Schleikorn, Letty" <LSCHLEIK@dpw.lacounty.gov>, "Paidar, Nooshin" <npaidar@planning.lacounty.gov>, shaul92@gmail.com, "Duong, Toan" <TDUONG@dpw.lacounty.gov>

Richard,

Per our telephone conversation with the applicant, the applicant will submit a copy of the site plan for Public Works tomorrow afternoon. Per our discussion, this driveway approach will be a temporary apron, until the plot plan and CUP has been reviewed and comment by Land Development. If the applicant wants to construct a sign within our road right of way, we will forward them to our 8th floor Construction Division to review and approval of the encroachment.

Upon the submittal of the site plan, I will determine what review and approval will be required.

From: Cruz, Ruben
Sent: Wednesday, April 29, 2009 2:14 PM**To:** Lexin, Robert; 'Claghorn, Richard'; Al-Badawi, Ribhi; Nguyen, Joseph; 'Gomez, Oscar'**Cc:** Thompson, Scott; Schleikorn, Letty; 'Paidar, Nooshin'**Subject:** RE: driveway 32222 Aqua Dulce Cyn. Rd

Richard and Oscar,

This project has not been submitted to Land Development for us to review and recommend approval. The applicant is calling my supervisor regarding the commercial driveway construction. I need additional information regarding this project (approval process, CUP, plot plan) ?

Applicant has informed me the CUP has expired, but DRP has given permission to continue with the paving including the reconstruction of driveway apron. At this time we do not know if the CUP requires additional improvements, or if a plot plan was approved without our Division reviewing and setting road improvements.

Page 170 of 174

If you can please provide me with additional information, so we can assist the applicant. We are going to ask the applicant to submit to us the latest plot plan, so we can assist .the applicant.

From: Lexin, Robert
Sent: Wednesday, April 29, 2009 11:25 AM
To: Cruz, Ruben
Cc: Thompson, Scott
Subject: FW: driveway 32222 Aqua Dulce Cyn. Rd

Good morning Ruben,

The property owner of 32222 Aqua Dulce Cyn Rd. wants to obtain a permit for commercial driveway construction. They received the following (see below) from Regional Planning.

I talked with Leslie Cozby of B&S and she indicated that the property owner performed grading for construction across lots without a building permit and needs a CUP.

Please advise.

Thank you for your help,

Robert W. Lexin

Senior Construction Inspector

Permit Office No. 5

38126 North Sierra Highway

Palmdale, CA 93550

(661) 947-4151 Office

(661) 904-8380 Cell

(661) 947-5022 FAX

rlexin@dpw.lacounty.gov

From: shaul yakovi [mailto:shaul92@gmail.com]
Sent: Wednesday, April 29, 2009 9:18 AM
To: Lexin, Robert
Subject: Fwd: driveway

----- Forwarded message -----

From: Claghorn, Richard <rclaghorn@planning.lacounty.gov>
Date: Tue, Apr 28, 2009 at 5:15 PM
Subject: driveway
To: shaul yakovi <shaul92@gmail.com>

Shaul,

We spoke yesterday and earlier today about the driveway at 32222 Agua Dulce Canyon Road that you would like to complete the paving for. A permit (PCCO 200801981) relating to the driveway was issued but work was stopped due to some violations on the property before it was completed. You have a pending plot plan review case with us (RPP 200900080) for the outdoor dance pavilion and other structures on the property that you are seeking approval for. There are still some issues that need to be resolved before we can issue an approval of the plot plan case.

After discussing the driveway situation with Oscar Gomez of our Zoning Enforcement III section and Nooshin Paidar, my supervisor, we decided that it would be okay to resume work on completing the driveway once you get the okay from Public Works to resume. You would need to wait for the site plan to be approved and approval from Building and Safety and any other required agencies to be granted before the other work can be done.

We would not have any objection to you finishing work on the driveway once you get the okay from Public Works. We would also request that you verify the right of way location with Public Works and avoid putting any posts or other structures within the public right of way unless they authorize it. Let me know if you have any questions.

Richard Claghorn

4/30/2021

Gmail - Re: Inspection



shaul yakovi <shaul92@gmail.com>

Re: Inspection

3 messages

shaul yakovi <shaul92@gmail.com>

To: Amir Bashar <abashar@planning.lacounty.gov>

Tue, May 14, 2013 at 3:17 PM

Hi Amir

i did not see your email but if you like to come this thursday email me the time of the day

Thank You
Shaul Yakovi

On Tue, May 7, 2013 at 11:48 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Mr. Yakovi,

I would like to schedule an appointment with you to inspect the improved and paved parking spaces for the property on Agua Dulce Cyn Rd. Specifically, I would like to measure the handicapped spaces to see that they meet the required codes. I have Thursday afternoon open to meet with you on the property. Please let me know if this works for you.
Thanks!

Amir Bashar

Regional Planning

Zoning Enforcement

213-974-6455

661-222-2940

shaul yakovi <shaul92@gmail.com>

To: Amir Bashar <abashar@planning.lacounty.gov>

Mon, May 20, 2013 at 3:32 PM

Hello Amir

It was nice to see you on Thursday hope you clear our violation

Thank You
Shaul Yakovi
[Quoted text hidden]

shaul yakovi <shaul92@gmail.com>

To: Amir Bashar <abashar@planning.lacounty.gov>

Tue, May 28, 2013 at 2:22 PM

Hi amir

I am still waiting for your department's answer and clearing the violation. I've been waiting for this for two weeks
Thank You

Page 173 of 174

Shaul Yakovi

On Tue, May 21, 2013 at 8:10 AM, Amir Bashar <abashar@planning.lacounty.gov> wrote:

Hi Shaul,

Unfortunately my supervisor is out of the office this week. I still need to go over the inspection results with him which will be this upcoming Tuesday (holiday on Monday). Thank you for your patients.

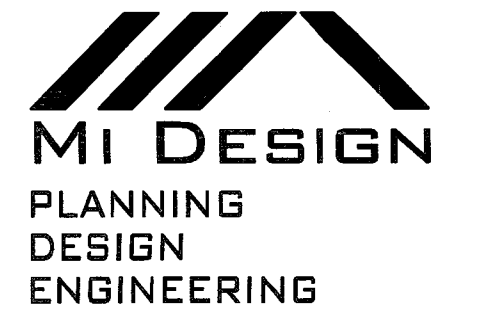
Amir

[Quoted text hidden]

**Plot Plan 200900080
(Project R2009-00106)
Agua Dulce CSD**

- Plot plan 200900080 is approved for an outdoor dance pavilion with a 2,000 square foot accessory storage structure, an accessory 1,890 square foot office structure and two 735 square foot restroom structures with parking and landscaping as shown.
- No event is permitted where attendance exceeds 500 persons.
- Parking provided shall be 305 spaces as shown, including 8 handicapped parking spaces. Parking required is one space per three persons at the largest event, which is 167 spaces, based on an event for 500 people.
- Parking areas and driveways shall be paved with concrete or asphalt. Alternative materials may be used if authorized by the Department of Public Works (DPW).
- No catering or meals shall be provided, unless an approved film permit, Temporary Use Permit or Conditional Use Permit authorizes it.
- This project is subject to the Green Building requirements. These requirements are as follows:
 - a.) Design to achieve at least 15% more energy efficiency than Title 24 2005 California Energy Efficiency Standards.
 - b.) Recycle/reuse at least 65% of non-hazardous construction debris by weight.
 - c.) Install smart irrigation controller.
 - d.) Plant at least twenty-six 15-gallon trees, at least 65% of which must be drought-tolerant. Existing mature trees shown on the plans count toward this requirement if they remain.
 - e.) Install high efficiency toilets (maximum 1.28 gallons/flush)
- This project is subject to the Drought Tolerant Landscaping requirements, which are as follows:
 - a.) Minimum of 75% of all landscaping must be drought-tolerant (100% drought- tolerant proposed).
 - b.) Maximum 5,000 square feet of landscaping area may be grass/turf.
 - c.) Grass must be water-efficient.
 - d.) Grass areas must be a minimum of five feet wide.
 - e.) Group plants with similar watering needs.
 - f.) Proposed landscaping shall be all drought-tolerant. Turf areas are proposed to be replaced with drought-tolerant landscaping.
 - g.) A drought-tolerant landscaping covenant has been recorded.
- This project is subject to the LID requirements, to be determined by DPW.
- Proposed grading includes 12,983 square feet of cut and 3,214.88 square feet of fill. Obtain permit from DPW for the grading and retaining walls. Proposed export amount is 682.7 cubic yards.
- Obtain approval from DPW for structures within the restricted use area.
- Comply with all requirements from DPW, Building and Safety, Fire, Health, Regional Planning, Sheriff and all other relevant agencies.
- Obtain building permits from Building and Safety.
- This approval must be used by August 24, 2012.

DO NOT REMOVE!



15445 VENTURA BLVD., SUITE 367
 SHERMAN OAKS, CA 91403
 TEL: (818) 402-4485
 FAX: (818) 479-9690
 www.midesigncorp.com

DATE:	
REVISIONS:	

SHEET CONTENTS:
CROSS SECTIONS

SCALE: 1" = 10'-0"

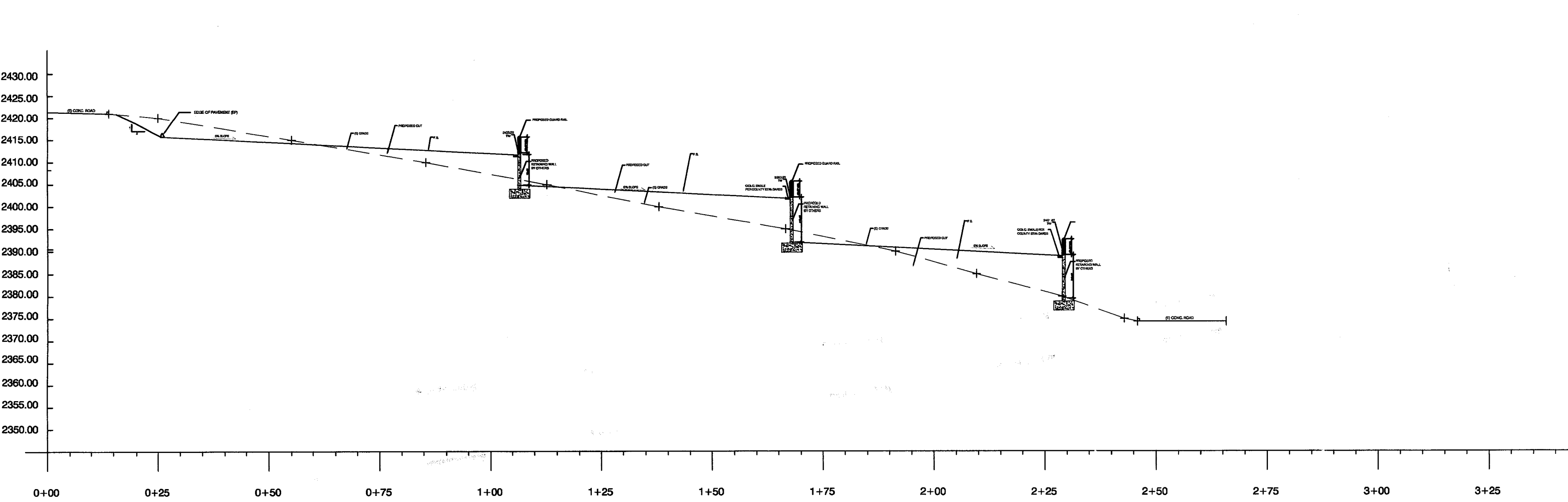


PROJECT NAME AND ADDRESS:
BEN AND REEF GARDENS
 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390

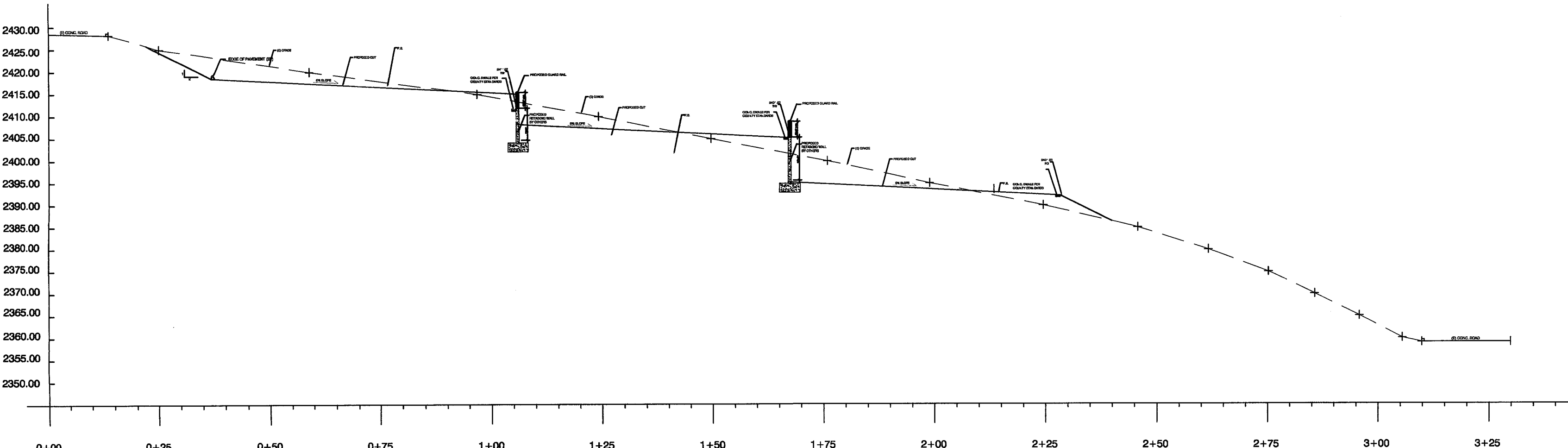
OWNER'S NAME & ADDRESS:
RONIT WAIZGEN
 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390

SHEET NUMBER:
C-1

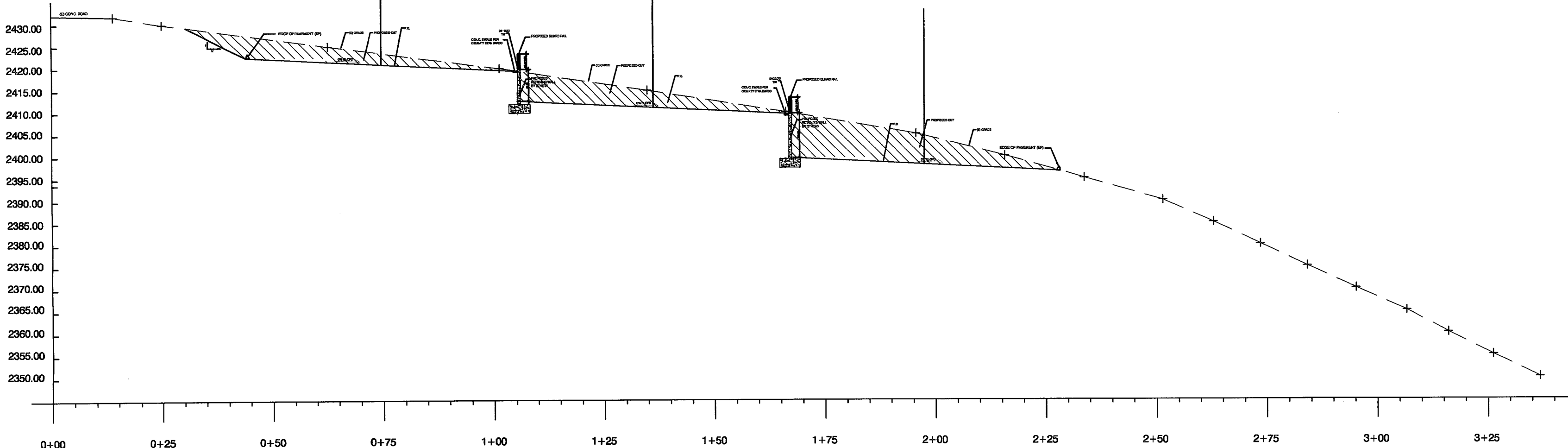
APPLICANT'S COPY



SECTION 1-1
 SCALE 1" = 20'-0"



SECTION 2-2
 SCALE 1" = 20'-0"



SECTION 3-3
 SCALE 1" = 20'-0"

- SPREADING ABBREVIATIONS:**
- C/B Catch Basin
 - CBW Conc. Block Wall
 - C&G Curb and Gutter
 - CLF Chain Linked Fence
 - CONC. Concrete
 - D/A Driveway Apron
 - ED Edison Pole
 - EX E-x-iting
 - FF Finish Floor Elevation
 - FG Finish Grade Elevation
 - FL Flow Line Elevation
 - FS Finish Surface Elevation
 - GB Grade Break Elevation
 - HP High Point Elevation
 - INV. Invert Elevation
 - LS Land Scaping
 - PFL Pipe Flow Line
 - SMH Sewer Manhole
 - S/W Sidewalk
 - TBR To Be Removed
 - TC Top of Curb Elevation
 - TF Top of Footing Elevation
 - TE Top of Erect Elevation
 - TW Top of Wall Elevation
 - WF Wooden Fence
 - WM Water Meter
 - R&R Removed and Recompact
 - BW Bottom of Wall Elevation

NOTES:
 ALL FILL SHALL BE COMPACTED TO A MIN. OF 95%.

EARTHWORK QUANTITIES

- CUT: 350,550/27 = APPROX. 12,833 CY
- REMOVE/REPLACE RECOMPACT: 0 CY
- FILL: 3,214.86 CY
- PAVEMENT FROM SITE: 622.7 CY

* Detailed soil may expand, due to its non-compacted nature, after installation.

NOTES:

- SUBGRADE INSPECTION: ALL PROCESSED GROUND TO RECEIVE FILL AND OVER-EXCAVATIONS SHOULD BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING ANY FILL. PLEASE REFER TO SOILS REPORT FOR ADDITIONAL REQUIREMENTS.
- SUBGRADE PREPARATION: SCARRY A MIN. OF 12" DEEP WITHIN THE AREA OF NEW CONSTRUCTION, MOISTEN AND RECOMPACT PER RECOMMENDATIONS IN SOILS REPORT.

SUSMP NOTES:

- Prior to development, of pervious and impervious areas created by the proposed development, are as follows:
- | POST DEVELOPMENT | PREVIOUS DEVELOPMENT |
|------------------------------|------------------------------|
| Impervious Area: _____ Acres | Impervious Area: _____ Acres |
| Pervious Area: _____ Acres | Pervious Area: _____ Acres |
- All structural BMPs shall be accessible for inspection and maintenance and shall bear a "No Dumping - Grates to Open" symbol to traffic rated point per detail herein. Stencils are available at the local Building and Safety District office.
 - Prior to commencement of any work within the road right of way and/or connection to a County maintained storm drain an encroachment permit from Construction is required. For more information call (826)458-3129.
 - Prior to commencement of any work and/or discharge to a watercourse, a permit from both the California Department of Fish and Game and U.S. Army Corps of Engineers may be required.
 - STATEMENTS OF UNDERTAKINGS**
 As the Architect/Engineer of the project, I have reviewed the Department Planning for Storm Water Management - A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), and have proposed the implementation of the permanent Best Management Practices (BMPs) applicable to effectively minimize the negative impacts of the project's stormwater runoff. The selected BMPs will be installed per the approved plans and as recommended by the product manufacturer as applicable.
- Signature: _____ Architect/Engineer of Record Date: _____

NPDES Certification

As the project Owner/Developer, I certify that the following minimum requirements and/or Best Management Practices (BMPs) are effectively implemented at this(ese) construction site(s):

- Sediments generated on the project site shall be retained using adequate treatment control or structural control;
- Construction related materials, wastes, soils, or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters or adjacent properties by wind or runoff;
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and
- Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs such as the limiting of grading during rain events, planting and maintenance of vegetation on slopes, and covering erosion susceptible slopes.

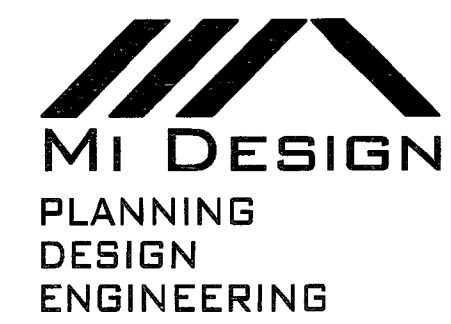
I am aware that these BMPs if applicable, must be installed, monitored, and maintained to ensure their effectiveness. The BMPs not selected for implementation is considered redundant or deemed not applicable to the proposed construction activities.

Construction Site Address: _____
 County Assessor Parcel No.: _____
 Building/Grading Permit No.: _____
 Applicant/Developer: _____
 Property Owner: _____
 Contractor: _____
 State Contractor License No.: _____ Date: _____
 Signed: _____ Title: _____

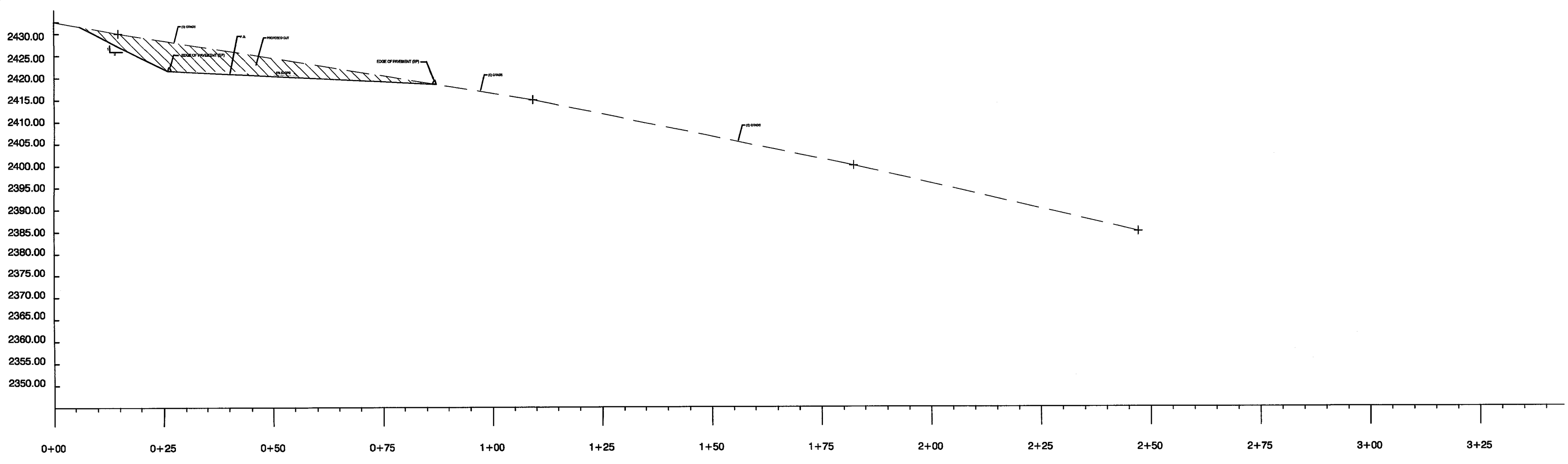
National Pollutant Discharge Elimination System (NPDES) is the engine of the Clean Water Act that protects the receiving waters. The City Of Glendale as a Permittee to the NPDES Municipal Storm Water and Urban Runoff Discharges Permit issued by the RENDALE Regional Water Quality Control Board implements a program to control runoff from construction activity at all construction sites less than one acre within its jurisdiction.

Best practice or BMP brochures that may be used to guide Owners and Developers to meet these requirements are available at the counter. For details and design criteria of these BMPs, you may refer to the California Stormwater BMP Construction Handbook, 1993, available only to permit applicants for \$15 at the Engineering counter in Room 204.

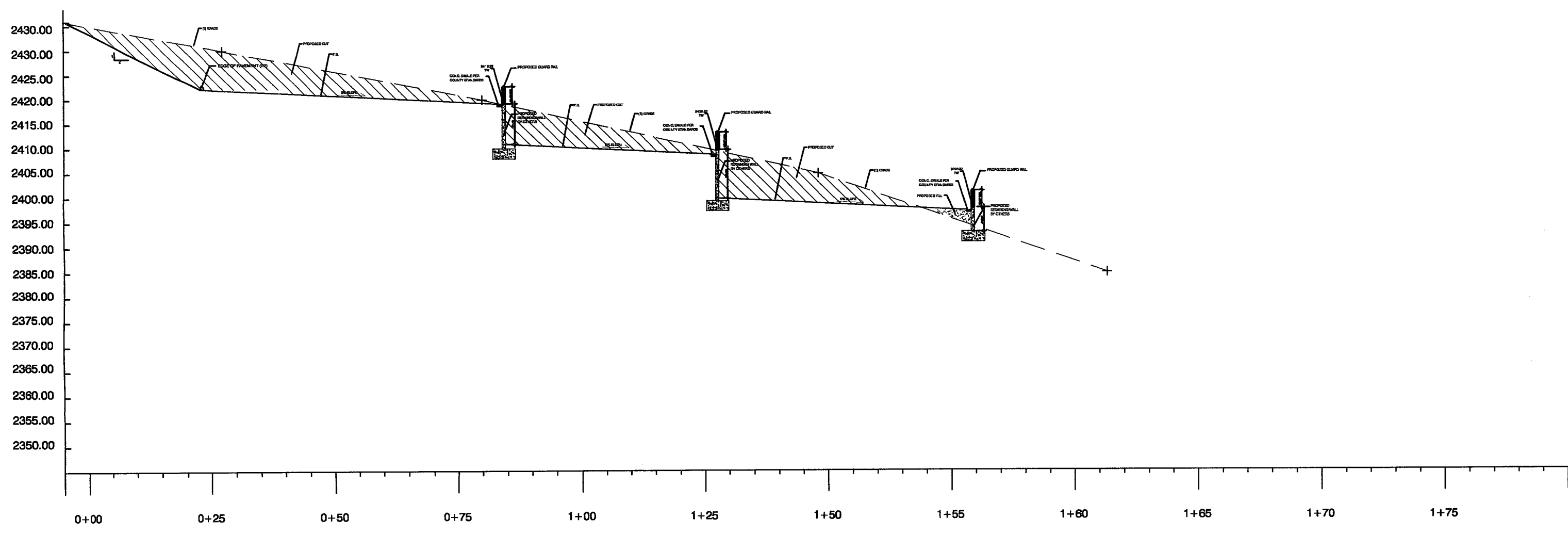
2430.00
 2425.00
 2420.00



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SECTION 4-4
 SCALE 1" = 10'-0"



SECTION 5-5
 SCALE 1" = 10'-0"

DATE:									
REVISIONS:									

SHEET CONTENTS:
CROSS SECTION
 SCALE: 1" = 10'-0"



PROJECT NAME AND ADDRESS:
BEN AND REEF GARDENS
 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390

OWNER'S NAME & ADDRESS:
RONIT WAIZGEN
 32222 AGUA DULCE CYN. RD., ST. CLARITA, CA 91390

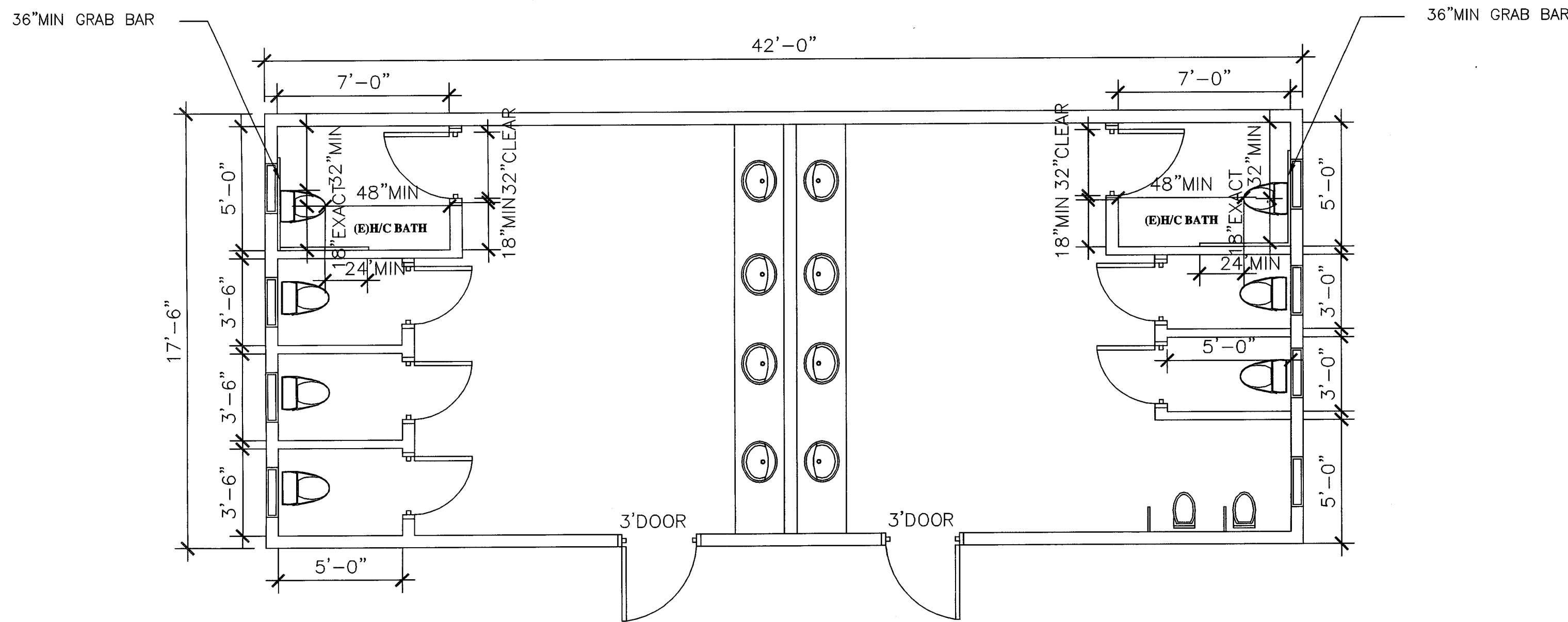
SHEET NUMBER:
C-2

APPLICANT'S COPY

DDESIGN

D. DESIGN, INC.
19562 VENTURA BLVD. #217
TARZANA, CA 91356
Ph. 818.344.4449
Fax 818.344.4419

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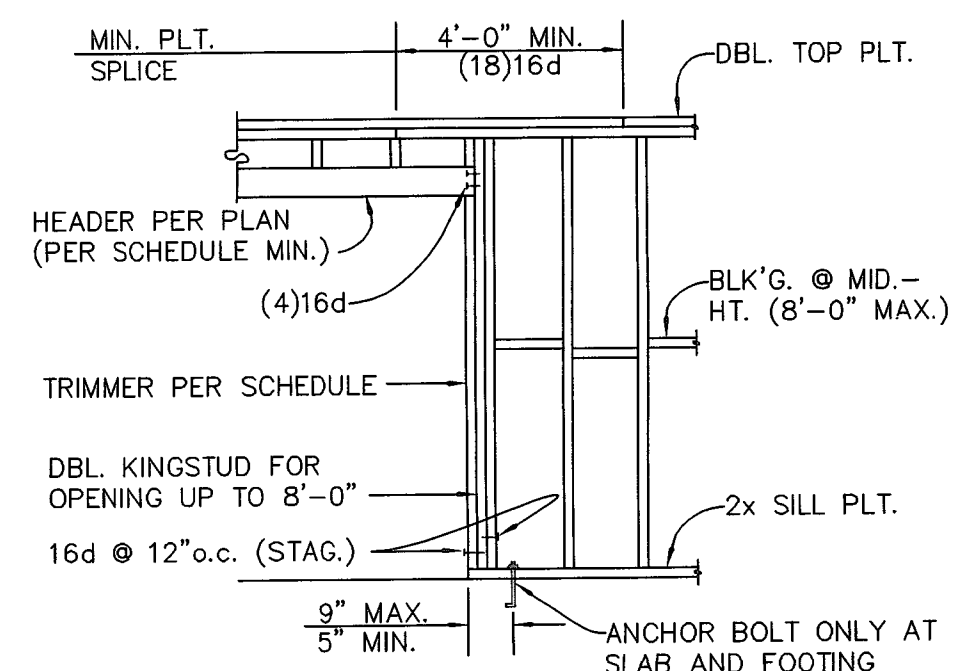
FLOOR PLAN BATHROOM 1

(E) WALL TO REMAIN

ALL EXISTING WINDOWS ARE 2'X 1'-6" SLIDERS
ALL EXISTING HEADERS TO REMAIN OR TO REPLACE WITH NEW 4X4 HEADERS

INTERIOR REMODELING OF EXISTING BATHROOMS:

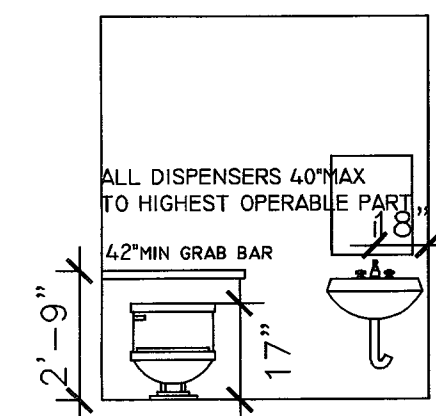
1. TO REPLACE ALL DOORS WITH THE SAME SIZE AND LOCATION.
2. TO REPLACE ALL EXISTING WINDOWS WITH THE SAME SIZE AND LOCATION. ALL EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN RATED.
3. ALL DAMAGED STUDS TO BE REPLACED WITH NEW 2X4 STUDS, OR 2X6 STUDS FOR PLUMBING PURPOSES.
4. TO FIX THE DRYWALL AND REPAINT.



STUD WALL FRAMING

NOT TO SCALE

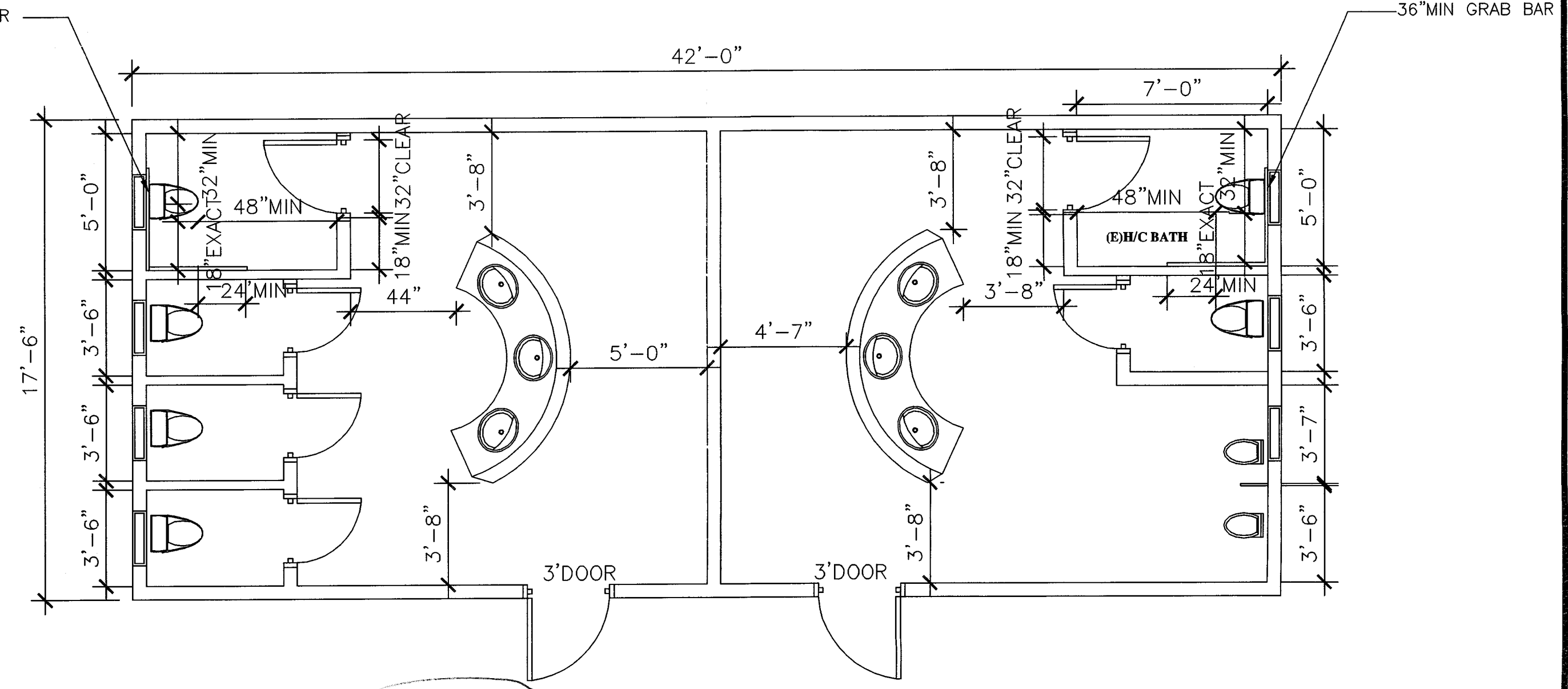
1



SIDE ELEVATION FOR H/C BATH

SANITARY FACILITIES NOTES:

1. GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR.
2. HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3. CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
4. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5LGF. ELECTRONIC OR AUTOMATIC FLUSHING CONTROLS ARE ACCEPTABLE AND PREFERABLE.
5. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
6. MIRROR'S SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
7. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR.

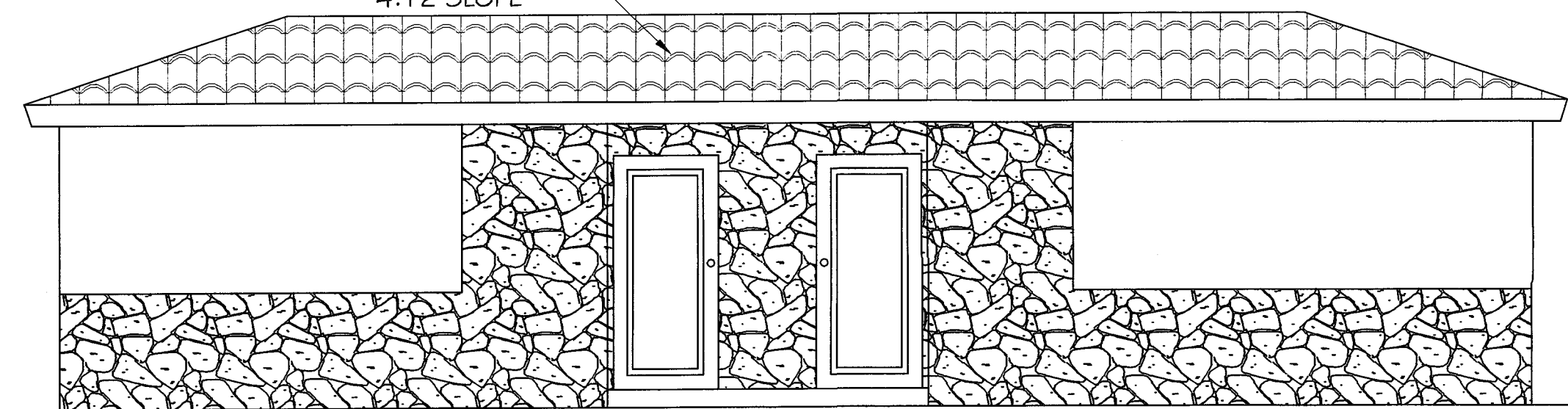


FLOOR PLAN BATHROOM 2

(E) WALL TO REMAIN

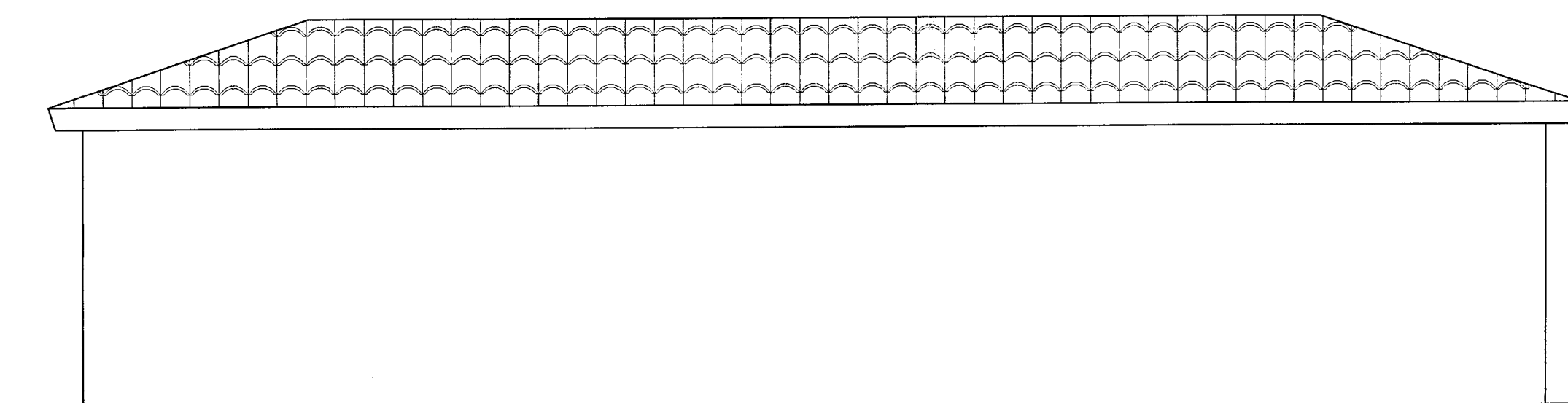
ALL EXISTING WINDOWS ARE 2'X2' SLIDERS
ALL EXISTING HEADERS TO REMAIN OR TO REPLACE WITH NEW 4X4 HEADERS

(E) TILE ROOF TO REPLACE
A FIRE RETARDANT ROOF COVERING IS REQUIRED.
4:12 SLOPE



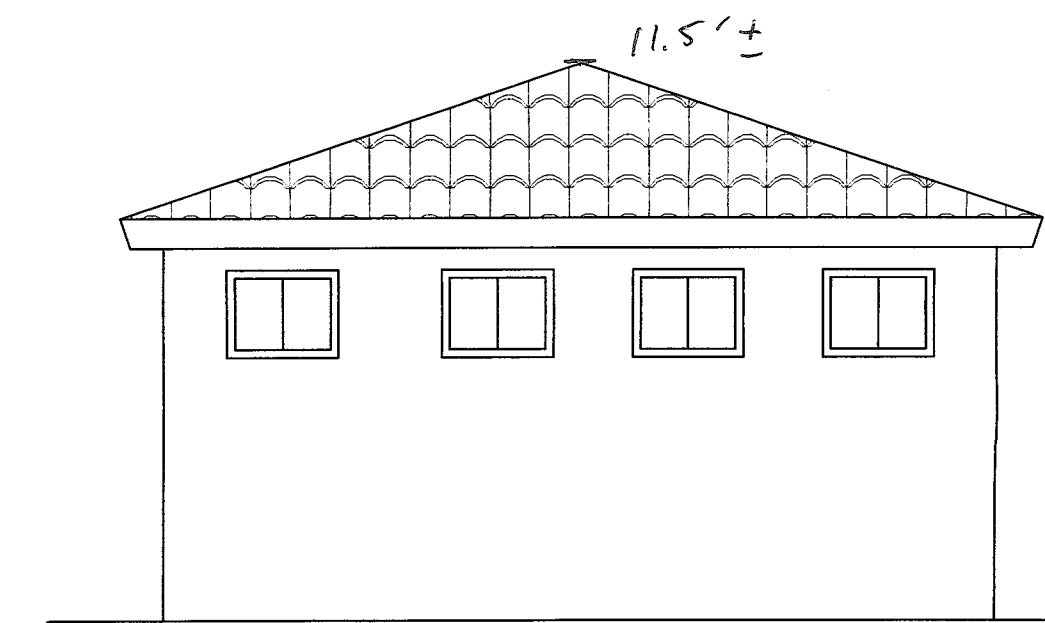
FRONT ELEVATION

SCALE 1/4"=1'-0"



BACK ELEVATION

SCALE 1/4"=1'-0"



SIDE ELEVATIONS

SCALE 1/4"=1'-0"

APPLICANT'S COPY

No.	Revision/Issue	Date

Project Name and Address
**9607 HILDRETH AVE.
SOUTH GATE,
CA 90280**

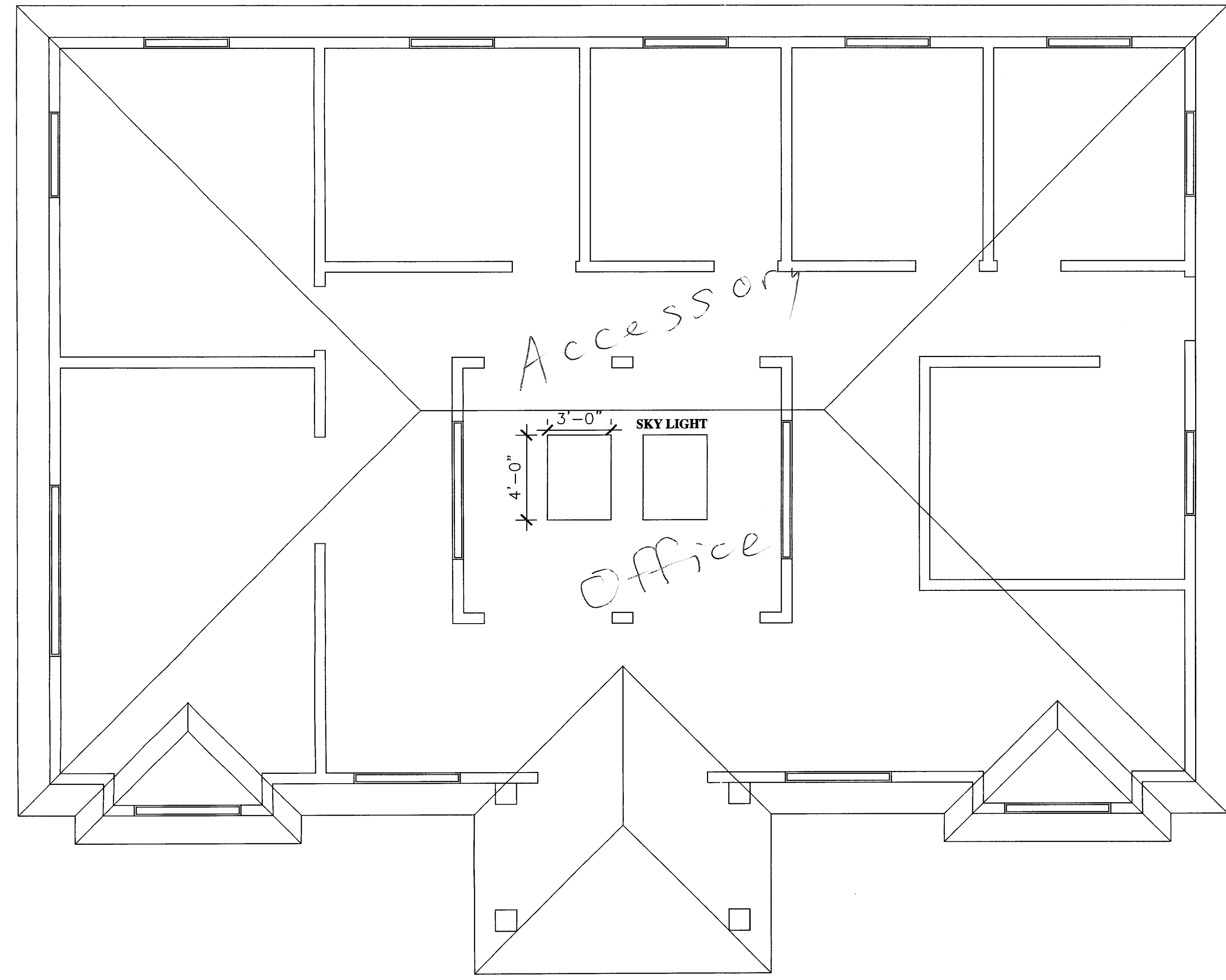
Drawn by **MF**
Checked by

Project **08-103** Sheet
Date **08/02/07** **A0.0**
Scale **1/4"=1'-0"**

D DESIGN

D. DESIGN, INC.
19562 VENTURA BLVD. #217
TARZANA, CA 91356
Ph.818.344.4449
Fax 818.344.4419

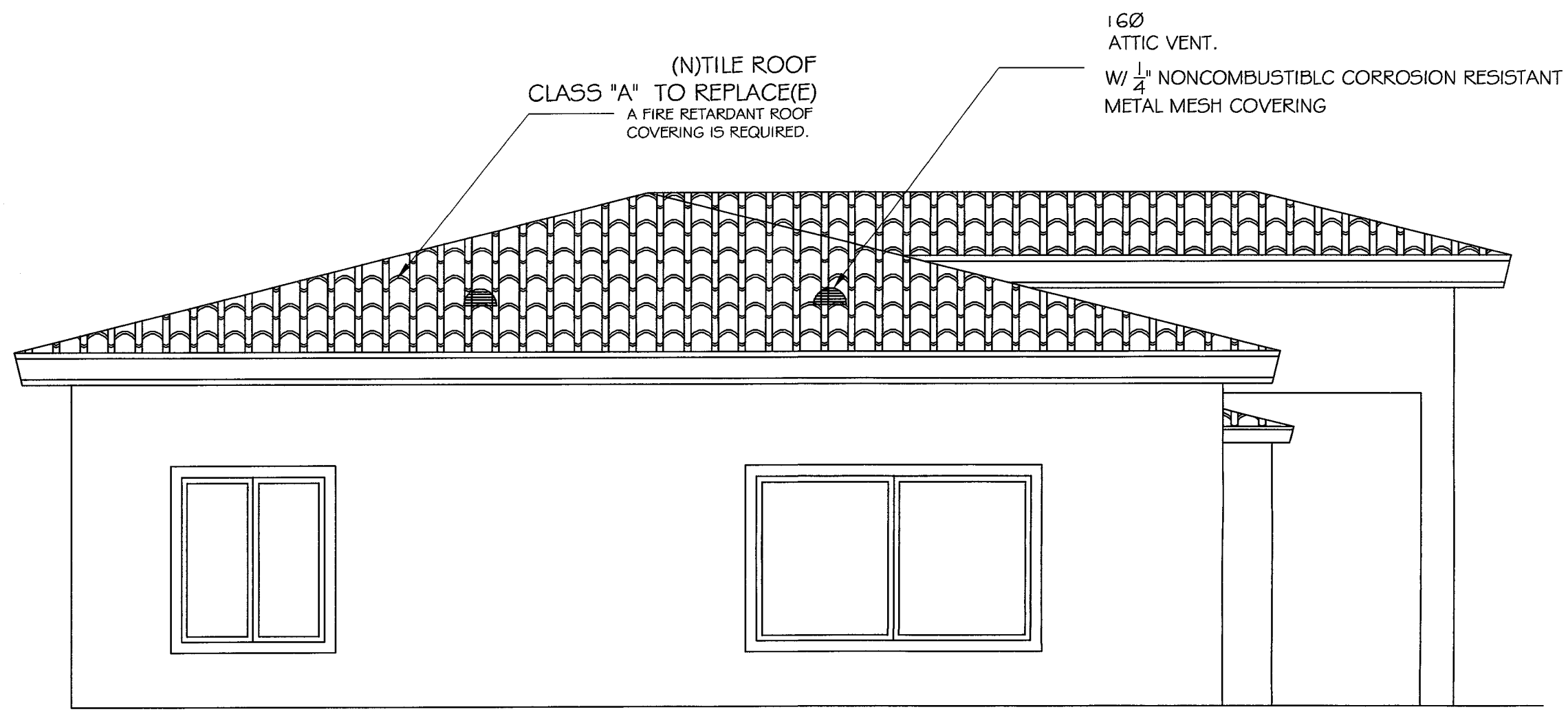
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OF D.DESIGN AND SHALL NOT BE USED
OR REPRODUCED WITHOUT WRITTEN
CONSENT.



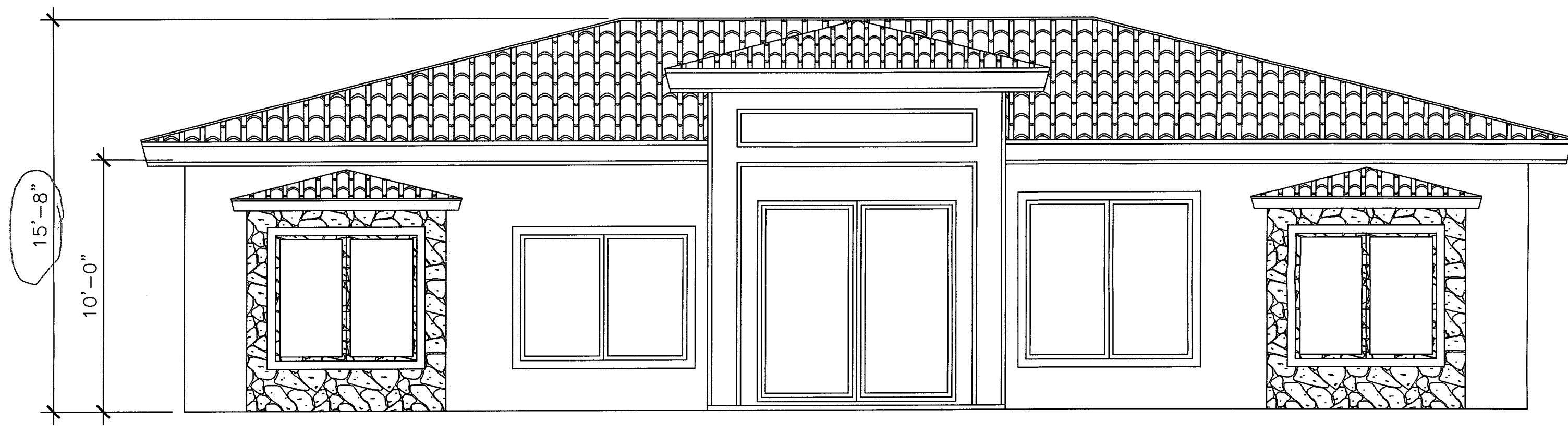
EXISTING ROOF PLAN

SCALE 1/4"=1'-0"

ALL DAMAGED LAMBER TO BE REPLACED
ACCORDING STRUCTURAL PLANS
PROVIDE R-13 INSULATION FOR ALL EXTERIOR
WALLS AND R-30 INSULATION FOR THE CEILING.



SIDE ELEVATION



FRONT ELEVATION

No.	Revision/Issue	Date

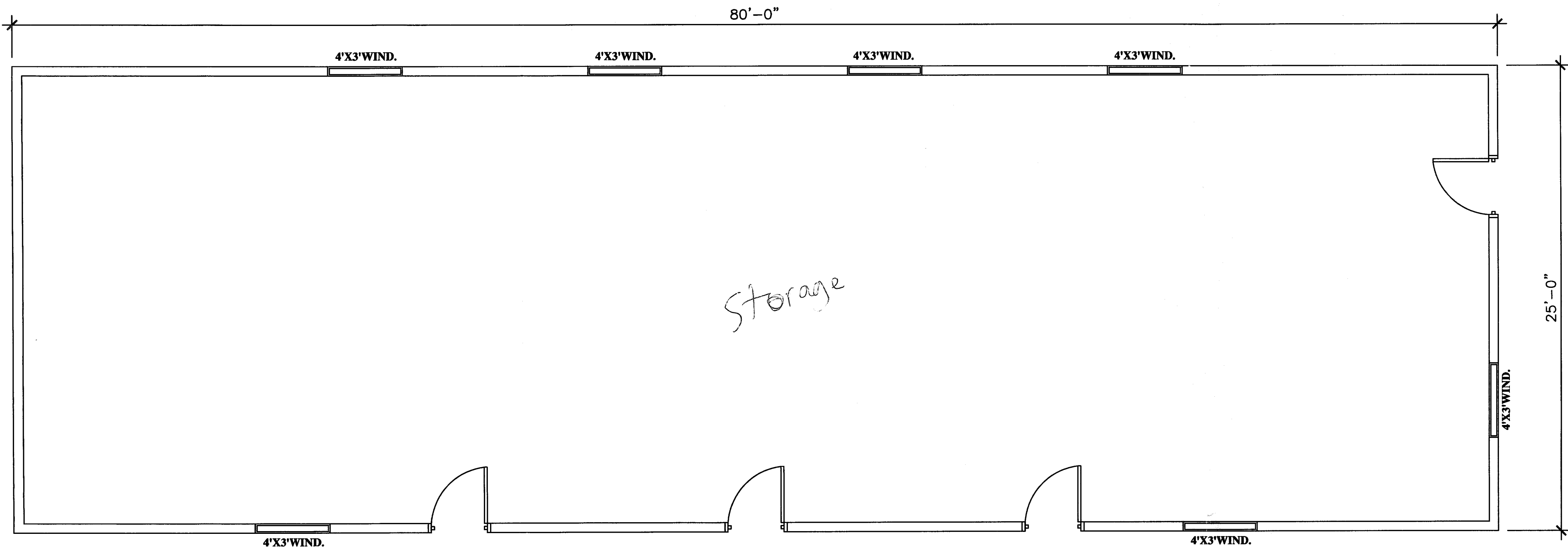
Project Name and Address

9607 HILDRETH AVE.
SOUTH GATE,
CA 90280

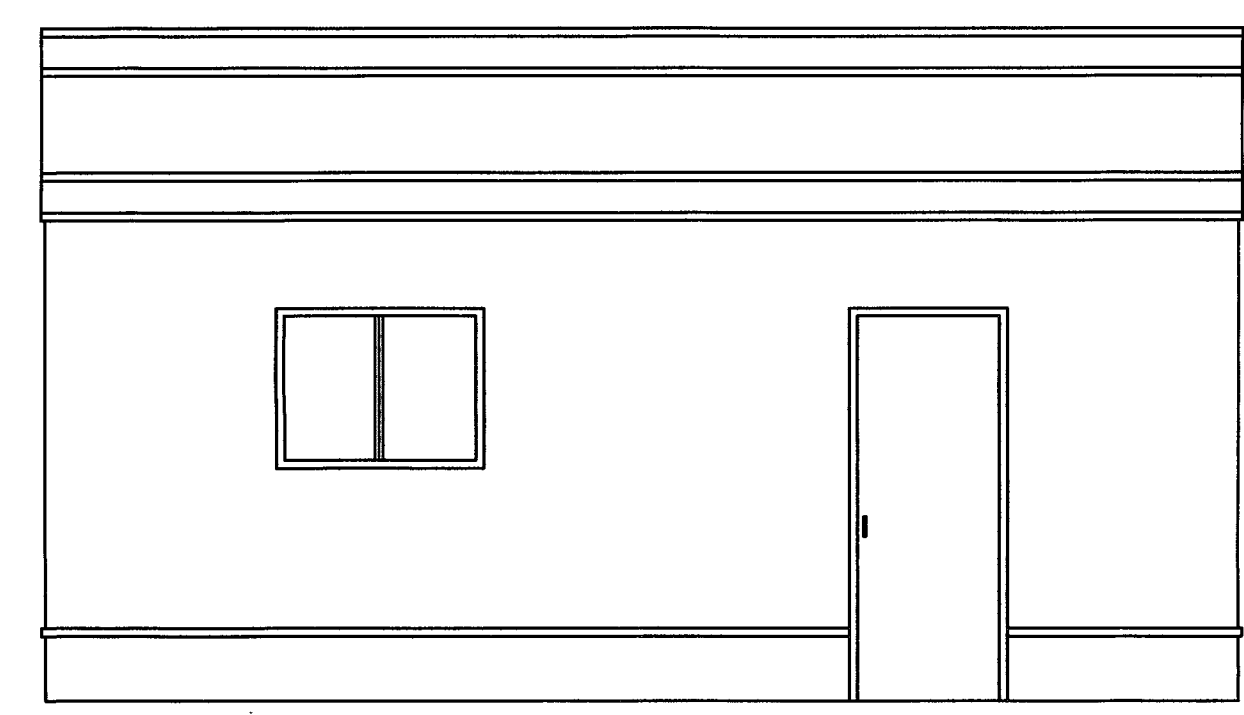
Drawn by MF
Checked by

Project 08-103	Sheet A0.0
Date 08/02/07	
Scale 1/4"=1'-0"	

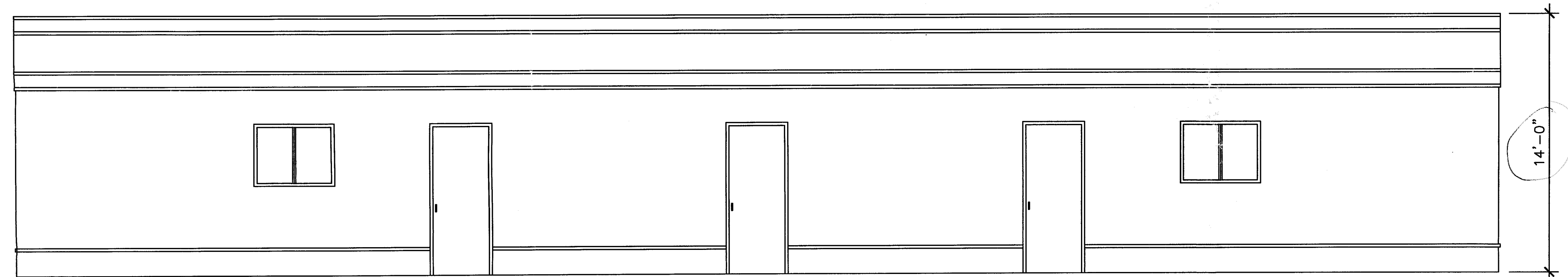
APPLICANT'S COPY



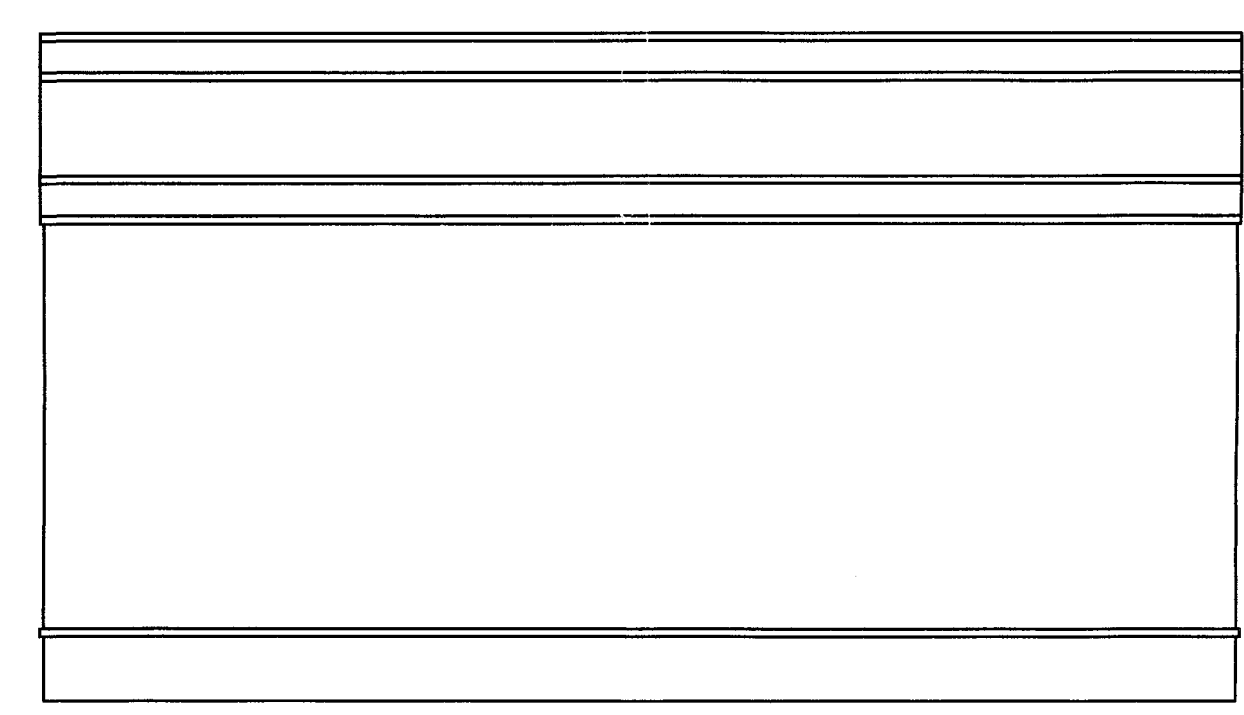
PROPOSED FLOOR PLAN
2,000 SQ. FT.



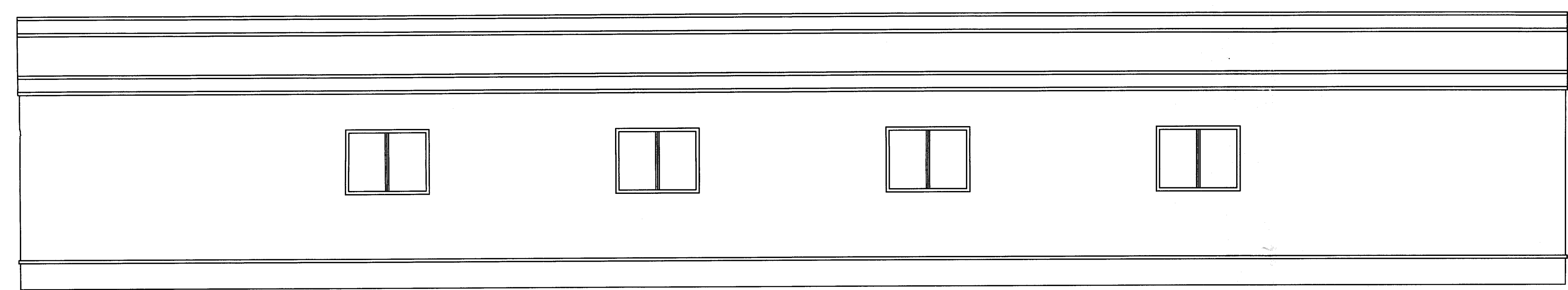
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED BACK ELEVATION

DESIGN

D. DESIGN, INC.
19562 VENTURA BLVD. #217
TARZANA, CA 91356
Ph. 818.344.4449
Fax 818.344.4419

THIS DRAWING IS THE PROPERTY
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CONSENT.

No.	Revision/Issue	Date

32222
AQUA DOLCE CAN.
SANTA CLARITA,
CA 91390

Drawn by _____
Checked by _____

Project	Sheet
Date	
Scale	

APPLICANT'S COPY

FW: Agenda Item # 6 . Garden of Paradise Conditional Use Permit

DRP Public Comment <comment@planning.lacounty.gov>

Tue 7/20/2021 7:05 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard,

FYI – Comments received regarding agenda item no. 6.

-Rafael

-----Original Message-----

From: Joette <jnjhayward@gmail.com>

Sent: Tuesday, July 20, 2021 12:53 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Agenda Item # 6 . Garden of Paradise Conditional Use Permit

CAUTION: External Email. Proceed Responsibly.

John and Joette Hayward

Email address justnjoett@aol.com or jnjhayward@gmail.com Phone Number

805 338-3037

NOT APPLICANT

This is probably the most important ,serious , dangerous and devastating issue we have seen in our 34 years living here in Agua Dulce!

The music was horrendous , extremely loud and constant for hours on end. It started out on weekends and after awhile went to happening on weeknights and weekends! It would go until early the next morning.

It reverberated through the canyons and was heard for miles away. This is not the kind of thing that happens in rural areas.

They were very very loud RAVE like parties 4 or 5 nights a week going on until 3 or 4 am the next morning causing absolutely no sleep! It pounded and boomed and thumped and poned and boomed and thumped incessantly all night long into the wee hours of the next day.

We have never experienced such disturbing , loud heavily amplified music rolling through the mountains and canyons. There is an understanding and a respect in this rural area that people shut down their loud music by 11pm. This was a blatant disregard , and disrespect for this quiet rural area and all the residents of this area. Not to mention the safety implications such as fire from the flaming cocktails being concocted at the bar which could cause a fire in this already vulnerable area . The fact that residents coming home from working hard , or from going to their children's events or their family's affairs at night possibly having to dodge drunk party goers coming down Agua Dulce Cyn Rd while the residents coming up a very winding Agua Dulce Cyn Rd to their homes and families. This is a very very dangerous and disturbing problem for parents and their children trying to study or do their homework or sleep for school the next day. As well as residents having to leave very early in the morning for long commutes to work. Also for the Seniors which there are many out here and or the disabled

or the ill and the many family pets, horses ,chickens etc just trying to enjoy their lives in their quiet rural community.

The traffic alone could cause deaths from paramedics or firefighters unable to get to the emergencies. This area has had its issues but this is the most dramatic, dangerous and disturbing thing we have ever experienced since we moved here. Agua Dulce Cyn Rd is the main artery from the 14 freeway! It is a single lane winding road. The GOP is on this main winding road. If there is any kind of emergency for example a fire, a car accident, a heart attack it could be extremely devastating for many people due to the massive amounts of cars coming and going to the events. This is a serious hazard in many many ways!!

The Palmdale police department was contacted many times and most likely have a record of the massive amounts of complaints.

There may be a time and a place for this sort of thing, But Agua Dulce and Agua Dulce Cyn Rd is not the place.

We would hope that this commission understands the severity , the urgency and the very dangerous elements of this issue concerning Agua Dulce and it's residents. Thank you Sincerely John and Joette Hayward Not Applicants

Sent from my iPhone

FW: Agenda 6

DRP Public Comment <comment@planning.lacounty.gov>

Tue 7/20/2021 7:04 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Hi Richard,

FYI – Comments received regarding agenda item no. 6.

-Rafael

From: seekgrowth <seekgrowth@prodigy.net>

Sent: Tuesday, July 20, 2021 5:51 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Agenda 6

CAUTION: External Email. Proceed Responsibly.

Not the Applicant

I am protesting any legal action, Permits that allows Garden of Paradise in Agua Dulce from continuing to operate the activities resulting in the noise, traffic pollution that has been occurring from the property owners. I protest any activity that prompts surrounding residents to have to call law enforcement, and contact the city Supervisor for neighborhood disruptions that should NEVER occur in a residential setting.

Vivian Phillips

6613174263

32151. Quirk Rd

Acton. Ca 93510

Sent from my T-Mobile 4G LTE Device

Good morning commissioners my name is Shaul Yakovi and I am the owner of the property in Agua Dulce known as the Gardens of Paradise. I have with me today, Steve Kaplan and Mainik D'Attaray who have recently begun assisting me with the land use and building and safety issues on this property.

I purchased this property in 2008 because I was looking for a place where my family, my friends and members of my temple could enjoy the outdoors and conduct our religious celebrations.

This is the perfect location. For many years it operated as an overnight summer camp, with a lake, RV hookups, a restaurant cabins and many other amenities. There are also very beautiful and photogenic places on the site. More importantly it's (Resort Recreational) zoning allowed the uses I was planning on developing.

The property is also well removed from the surrounding development. The facilities on my property are more than 1000 feet from my property line and invisible from the road or surrounding properties.

The facilities were in serious need of updating and modernization. I began that process and applied for many, many permits to accomplish those improvements. I also submitted an application for a Conditional Use Permit to expand the site with overnight accommodations, parking, gate house, restrooms, septic and other facilities that would create a proper event facility for today's customers.

Dealing with the County became increasingly frustrating because inspections were performed but permits were never granted. When corrections were requested and made, follow-up inspections never completed. Requests would be made to add more items, like handicapped parking. When that was completed, the County inspected the work, even measuring each space with a tape measure, but never issued a complete letter or permit. I can't believe that not a single one of those permits has been concluded by the County.

Despite that, I never stopped communicating with the County on these matters. But I was trying to deal with several departments at the same time, sometimes with conflicting demands and resolving those matters takes time. It didn't help that in the middle of this effort the county arbitrarily changed the zoning and made my use legally non-conforming.

I have invested many millions of dollars in this property. It has always been my goal to get every permit required. I was stunned when the County sent me a letter indicating they were going to cancel my permit for lack of activity. There has been years of unending activity and communication with the County on this site. I have stacks of emails to prove it.

In fact, at the suggestion of County staff I submitted a revised site plan seven months ago which substantially reduced the development and intensity of the use on the site. That plan eliminated most of the concerns that the departments had outlined in their previous letters. It was my good faith effort to push this matter to a conclusion and move forward with a properly permitted use of the site. That is still my goal. I hope the county will review that plan so we can complete permitting of a limited use of the site.

I have been working with my new consultants to prepare the scaled-down plan and an outline of actions and timelines that we are prepared to commit to in order to finish the CUP. I hope the commission will direct the staff to work with us on that plan and timeline and not take action today on the appeal.

Thank you.

Appeal of Denial of CUP Application

Appellants Ben and Reef Gardens and
Shaul Yakovi

Project No. R2012-02971-(5)

Conditional Use Permit No. 201200163

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

Location: 32222 Agua Dulce Canyon Road
Santa Clarita, California

Assessor's Parcel Numbers: 3212-007-025,
3212-007-026, 3212-007-027, 3212-007-
028, 3212-008-054

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- The focus of this appeal is to overturn a denial of the CUP based on inactivity in processing the CUP; it is ***not*** an adjudication on the merits of the CUP application.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Appellants seek a continuance of the appeal hearing because they are working with the County and Neighbors to resolve concerns.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- On March 18, 2021, the Department of Regional Planning (“DRP”) sent a letter that if applicant wishes to continue processing the CUP, it should so request that DRP keep the application open.
- On March 22, 2021, Appellants’ counsel responded in the affirmative: that the applicants wished to keep the CUP application open.

Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi

- The March 22, 2021 letter was not the first or only outreach by Appellants.
- From 2013 to October 2020, Applicants were unrepresented yet communicated with the County and DRP, as evidenced by the 170+ pages of email communications, which applicants were able to find. This represents only 1/3 of the overall contact applicants had with the County regarding this application over many years.

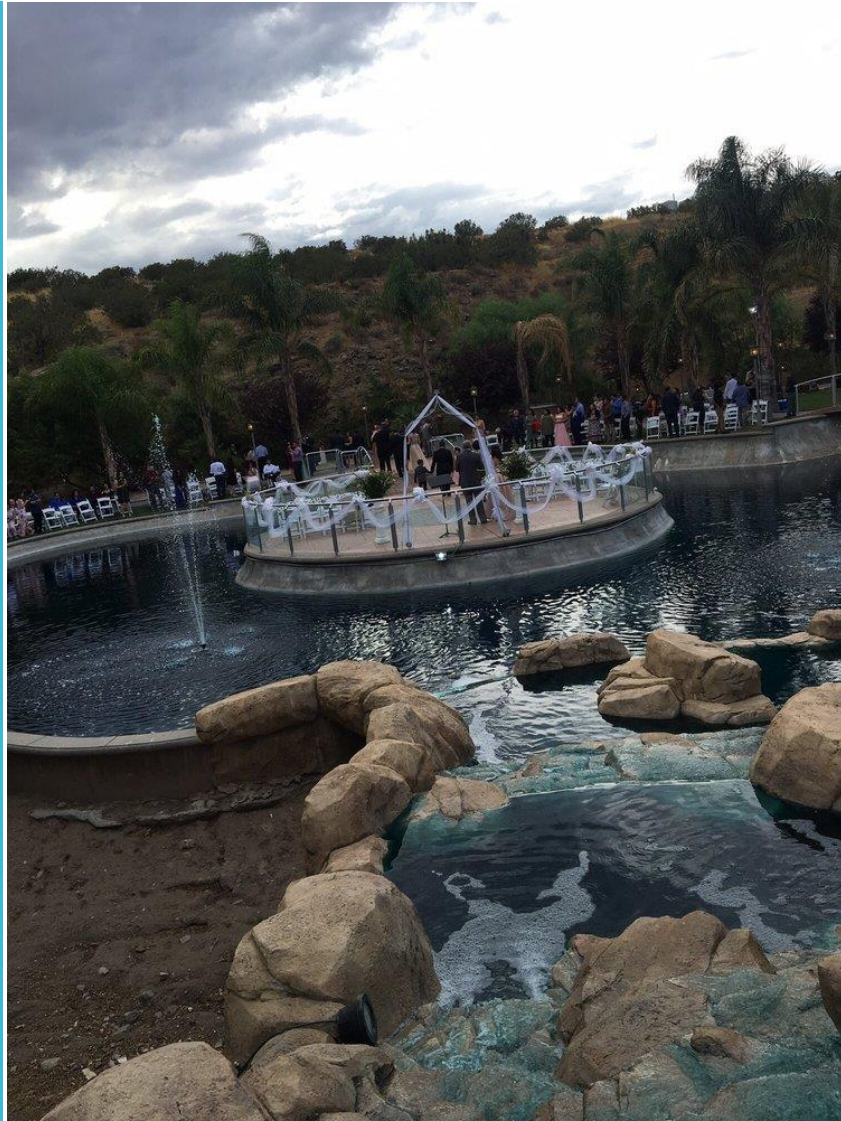
Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- In 2008, Ben and Reef Gardens purchased the RR-1 zoned property, which had been used for over 40 years as a campground, RV park, restaurant, and wedding venue.
- Almost immediately from 2008 to 2010, applicants invested over \$7 million in renovating the parcel.

Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi



Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi



Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi



Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi

- On August 24, 2010, the property was given an administrative site plan approval authorizing:
 - an outdoor dance pavilion with a 2,000 square foot accessory storage structure;
 - an accessory 1,890 square foot office structure and two 735 square foot restroom structures; and
 - events, not exceeding 500 persons in attendance, are permitted.
- The same approved uses exist today.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Applicants filed this CUP application prior to the zoning change from RR-1 to A-1 in 2012.
- Initially, applicants were represented by consultants.
- But from 2013 to October 2020, applicants were unrepresented yet in frequent contact with the County and DRP to move this application along.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Since October 2020, applicants retained counsel to assist with completing this CUP application.
- Applicants' counsel outreached to/communicated with DRP Senior Planner Richard Claghorn to satisfy DRP's concerns about the application.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- In December 2020 and again in February 2021, applicants' counsel submitted revised site plans to DRP evidencing the now present use of the site and significantly reducing the size and scope of the initial application to reflect only the current use and the addition of four additional storage structures on the property.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- DRP's letters to applicants expressing concerns about the project and questions were mooted by the December 2020 and February 2021 submissions.
- DRP's letters requesting information speak to issues/uses no longer relevant as they have been removed from the project.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- It was apparent that DRP had not circulated the significantly reduced site plan with other County departments.
- On February 4, 2021, applicants' counsel communicated with DRP, inquiring about setting up a "One Stop" type meeting with various County departments to figure out next steps in the CUP process.

Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi

Re: 32222 Auga Dulce Canyon Road

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov>
To: Steve Kaplan <sk.landuselaw@gmail.com>
Cc: Kerstin Schlegel <kschlegel@planning.lacounty.gov>

Thu, Feb 4, 2021 at 1:56 PM

Steve,

One-Stop Counseling for the project would require submittal of a Zoning Permits One-Stop Counseling application form, site plan, revised project description, and fees (\$384-DRP, \$269-DPW, \$153-Fire, \$137-DPH). If all departments are requested, it costs \$943. The fees may increase if paid after Feb. 28. The application form and EPIC-LA portal for online submittals can be accessed at this link:

[Applications & Forms | DRP \(lacounty.gov\)](#)

One-Stop meetings are only held once per month on the second Tuesday. The next one that is available would be the one on March 9. In order to get on the schedule for March 9, we would need to receive the application materials and payment and I would have to send out the request today, because it must be done at least 30 days before the meeting date. I don't think that is possible, so realistically, the earliest feasible One-Stop date would be on April 13. One-Stop meetings are one hour in length and are conducted online. Each department would also issue a letter or report detailing their requirements for the project, based on the information provided.

It may be possible to set up an interdepartmental meeting to address the issues outside the One-Stop process, although that would depend on staff availability and would have to be requested by our upper management in coordination with the other departments. Because of the complexity of the case, I'm not sure a regular One-Stop meeting would be the best way to address it, so a special meeting may be preferable. I'll discuss it with my supervisor later today, but I'm not sure yet how feasible it may be. I probably won't be able to follow up with you today, but can provide an update next week.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section
Department of Regional Planning

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Within hours of this email exchange, and without any provocation or cause, DRP's cooperative tone changed.

Appeal of Denial

In re Ben and Reef Gardens and Shaul Yakovi

32222 Agua Dulce Canyon Rd.

1 message

Richard Claghorn <rclaghorn@planning.lacounty.gov> Thu, Feb 4, 2021 at 4:29 PM
To: "shaul92@gmail.com" <shaul92@gmail.com>, "kamier@gmail.com" <kamier@gmail.com>
Cc: Steve Kaplan <sk.landuselaw@gmail.com>, Kerstin Schlegel <kschlegel@planning.lacounty.gov>, Samuel Dea <sdea@planning.lacounty.gov>, Tracy Swann <tswann@counsel.lacounty.gov>

Good afternoon,

As we have informed you on prior occasions, we cannot process a CUP with active violations. As explained previously, you are not authorized to hold events at this location until after you receive approval of the CUP application. Therefore, you must cease holding any events until you obtain an approved CUP. Plot Plan RPP200900080 is not effective for continued operation of the event center.

On October 8, 2020, I requested the following information by November 12, 2020:

1. Submit to Regional Planning a revised site plan by November 12, 2020. The revised site plan should show only the existing structures.
2. Submit to Regional Planning a revised project description by November 12, 2020.
3. Submit to the Department of Public Health the required information for Drinking Water and Onsite Wastewater Treatment System as explained in the attached DPH letter.

I received a revised site plan on November 12, 2020. On November 19, 2020 I requested that changes be made to the site plan, including the following comment:

"The site plan shows a restaurant building on the south parcel. There is no restaurant there currently, so it should not be depicted as a restaurant. It was a snack bar/restaurant in the past, but has not been one for many years, and re-establishing a restaurant here will make the approval process more difficult. It should be labeled as a storage structure, which appears to be its current function."

A revised site plan was submitted on December 28, 2020, but it still shows the restaurant that I had asked to be removed. Please remove the restaurant from the site plan. Also, we still have not received the revised project description requested previously to reflect the modified scope of the project. Please provide this information by February 18, 2021 if you wish to continue the CUP permitting process.

Also, there does not appear to have been any progress toward addressing the Drinking Water and Onsite Wastewater Treatment System requirements of DPH. Please provide evidence that you have hired a consultant to prepare the necessary reports and other information for DPH to review the project.

We reiterate that you are not authorized to continue holding events and must cease holding events in order for us to continue processing the CUP. Thank you.

Richard Claghorn
Principal Regional Planner
Zoning Permits North Section

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Conclusion—
 - The issue in this appeal is narrow: whether the application should be denied for inactivity; it should not.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Conclusion—
 - Applicants seek nothing more than to keep this application active to work with the County and neighbors to successfully obtain a CUP.

Appeal of Denial

In re Ben and
Reef Gardens
and Shaul
Yakovi

- Conclusion—
 - Applicants seek a continuance and directive from the Planning Commission to have DRP organize a One Stop meeting with applicant and all interested County departments to narrow issues and bring the CUP application to a public hearing on the merits.

Valencia, 7/21/2021

RE: Gardens Of Paradise

I am writing to you regarding Gardens of Paradise located in Agua Dulce.

I am aware of the hearing commencing tomorrow, 7/21/2021 and unfortunately cannot attend but I wanted to personally send you a testimony and what I have experienced during the troubles with this establishment. I used to live right next door, at 32500 Agua Dulce Canyon Rd.

Around October of 2020 I started a signature campaign to get this establishment shut down. The whole community was in an uproar, and no one listened. I finally got a hold of Stephanie English at LA County Supervisor Kathryn Barger's office, and she started asking me to send her messages every time we would see any activity at GOP. The fire chief was involved as well as planning/zoning. They parked on our property and got photos and evidence to use in court. All the neighbors around our property helped in notifying the proper authorities when they did hear or see activity. Neighbors' animals were scared to death, a neighbors daughter has an illness and was starting to have seizures due to the noise! Is that fair? An establishment is causing so much havoc that it was making people ill and leaving their homes. I know many people in the area who are now moving because of GOP.

Personally, I had to stop all my horse business and lost thousands of dollars in income over this. The owner also called and harassed me on numerous occasions.

Everyone kept calling the Sheriff station in Palmdale who mainly just made notes of when the events took place but stopped coming out after a while as they could not do anything. A fine of \$50 or \$100 was nothing to them. They were making easily \$20-30.000 on each event and that without any permits and no permits to serve alcohol. They even had fires going on in a tent as entertainment- flame thrower.

They kept these gatherings going during the pandemic---during the lockdown and got away with it because they claimed they were doing religious events. Anyone who would look at their social medial sites would see there was nothing religious going on but parties! All the photos and videos showed this. We also measured the sound level which was WAY above what it legal and kept neighbors all the way into town awake at night! People working shift work could not sleep. Everyone in town suffered and nothing was done.

I wrote to the Country Journal to try to get some traction and even TV stations, who had interest, but was never done.

Here is the correspondence with the editor of the Country Journal:

You are welcome to write an article, and I will consider it for publication, However, the court hearing on December 9 should bring this matter to a head. If it does not or if the owner continues to operate, then I would think that criminal action might be invoked if a court order is not followed. I understand that the owner is fighting the County legal action. It is very unfortunate when people have such disregard for the well-being of neighbors.

Lillian

-----Original Message-----

From: Helene Richards

Sent: Nov 19, 2020, 8:42 PM

To: countryjournal91@earthlink.net

Subject: Re: Gardens of paradise

Hi

Thank you for your mail. Understand. I'd love to write an article if you would consider publishing it.

Well- I'm trying to get something in writing about them delaying it.. but the fact is. .. they shut down the church in a split second due to Covid, there are restrictions on everyone else as far as the number of people that should gather in restaurants and even homes... but these people who have received who knows how many citations, have orders not to operate STILL continue to operate because they don't care about. \$100 citation. The owner has already declared he will not adhere to any city ordinances, he is rude to anyone who tries to reason with him, he has harassed me on the phone. It is causing people, animals, and a neighbors chronically ill daughter to have seizures and she can stroke out and die!!!

The person who asked the field deputy officer the question of large gatherings and restrictions... got no reply.

I know the wheels of justice move slowly but this is just becoming ridiculous- it is almost becoming a question of possible corruption in my mind. and others.. why are they not getting an emergency order to shut them down now. I know for a fact if we did the same thing on our property- we would be shut down quite quickly. What does that say?

They are contributing to the spread of disease and also drunk driving on Agua Dulce . It's scary.

It just does not make any sense at this point why they are allowing them to continue when they have ORDERS not to operate. They have been operating ILLEGALLY for at least 8 years. Something does not add up. I will write the field deputy officer now and see what I can get in writing.. as it just smells "fishy" to me. We had ABC interested. I am sure they would not like to have the media disclose what they are ignoring.

I'm happy to write the article and you can take a look and see if you feel you can help us by publishing it..

Thanks so much.

On Nov 19, 2020, at 1:25 PM, countryjournal91@earthlink.net wrote:

Hello Ms. Richards,

I am sorry I have not gotten back to you sooner, but my plate is always overflowing, and a weekly deadline is grueling. I found it necessary to go directly to the County for information regarding the injunctive relief the County is seeking from the owner of Gardens of Paradise. Thanks to the efforts of local residents, Supervisor Kathryn Barger became directly involved and got County Council to file an action against the owner. I have been reporting this activity in the Announcements section of the Journal.

I am always interested in anything affecting the community, but I am a one-person editorial department with little if any help regarding the investigation of a myriad of complaints on a myriad of subjects; I cannot deal with them all and must choose my battles. If you have gathered significant information about the Gardens of Paradise issue, I would appreciate your help in turning the effort into an article should you care to send the product to me.

Considering the effort the property owner has made to pay the small fines and otherwise ignore the impact on neighbors of the facility, I doubt strongly whether the County Journal or I as an individual would make any impact on him. What it took was Los Angeles County filing suit for injunctive relief that could include shutting down the facility. That court procedure is currently in process. The next hearing date is December 9th. The owner is fighting back.

Below is the information the Journal is currently publishing, and I will have a County letter in the November 28 issue as it came too late for this weekend's issue.

Gardens of Paradise Noise Complaints Update November 5, 2020: Here is an update on Gardens of Paradise from Supervisor Kathryn Barger's office: The County is seeking an injunction against Gardens of Paradise in order to shut down the venue. The defendant's attorney's claim that they were holding religious ceremonies was not accepted by the court. The owner of the property is aware of the

complaints and is being held responsible. The judge granted the County's request for an inspection warrant, and the County was permitted to enter the property to gather evidence which it did. County Field Deputy Stephanie English reported that a hearing will be held on December 9, 2020, at the Stanley Mosk Courthouse, Depart 86, in downtown Los Angeles, at which time the Court reportedly will rule on the injunction. The County is also looking into other local party houses that have been the subject of noise complaints.

I certainly understand your frustration, and I have experienced a party house in my own neighborhood. When dealing with people who lack compassion, lawsuits seem to be the best way to get through to them. Hopefully the County will prevail on December 9th.

As for your comment that the "government/politicians are delaying the shutdown of this facility and also another venue on Mint Canyon," if you have some concrete evidence that there is intentional delay, I would like to see that evidence. In my 30 years of publishing the Journal, I have rarely seen the County government do anything quickly -- except after a major disaster. I have been told many times by County field deputies that the County follows a set of procedures even if the procedures are broken.

If the County does not prevail, I would be willing to help publicize a civil action if enough people are willing to get involved.

In the meantime, I wish you a very happy Thanksgiving and thank you for your efforts to bring peace and quiet back to the community.

Lillian

-----Original Message-----

From: Helene Richards

Sent: Nov 18, 2020 3:58 PM

To: countryjournal91@earthlink.net

Subject: Gardens of paradise

Hello

I had sent an inquiry to you about the gardens of paradise and how the government/politicians are delaying the shutdown of this facility and also another venue on Mint Canyon. Are you not interested in covering this story? We may be getting in touch with more media and seeing about a class action suit. Animals, people are suffering.

I hope you will be interested in covering this. I'm happy to give you all the details and refer you to the signature campaign we started.

Hope for your reply.

I also had regular contact with the fire chief Dave Norsworthy. Here is one of his emails which confirms that the owner of GOP is a man of temper and definitely not into cooperating with anyone.

On Oct 5, 2020, at 2:35 PM, Norsworthy, Dave <Dave.Norsworthy@fire.lacounty.gov> wrote:

Helene,

I can't confirm the mafia thing. I honestly don't know. He does appear to have a temper, which we witnessed on Saturday. I can tell you that county counsel is compiling all the evidence and is moving forward. We will continue to enforce the Fire Code until we get closure. I am unaware of any other location that he has. Please let us know when a function is happening or setting up to happen.
Thanks for all your help

Dave

Here is also a list of some of the FEW tag numbers and additional info:

From: Helene Richards <helene_richards@icloud.com>
Sent: Tuesday, October 6, 2020 5:10 PM
To: Norsworthy, Dave <Dave.Norsworthy@fire.lacounty.gov>
Subject: Re: Gardens of Paradise

Hi

Sorry. I hear from another neighbor they have the same issue with another similar venue in Agua Dulce/Santa Clarita, and I checked their permits and if it's correct, they don't have permits either.

A neighbor had tried to call them to have them reduce the noise level and he received this text back:

Cops were here an hour ago. I asked them what I had too. They were understanding. I don't mind getting a ticket every weekend. I make enough. So, either we come to an agreement and I control the music or instead of putting the music down I'll just put it up more. Your choice. I'm done trying to be nice.

Also- attached a very short list of tag numbers and complaints for just 2 days. That's not even all as they have not all been sent to me.

Log

9/28

Tag 250 and 263

Sunday 10/4

Logs of complaints regarding Gardens of Paradise:

Also forgot to get #s a couple of times.
Last night was 1241am tag # 267.

Also called Sat 926pm....no tag#

1250am Oct 2nd

1227am Sept 28th

136am Sept 27th

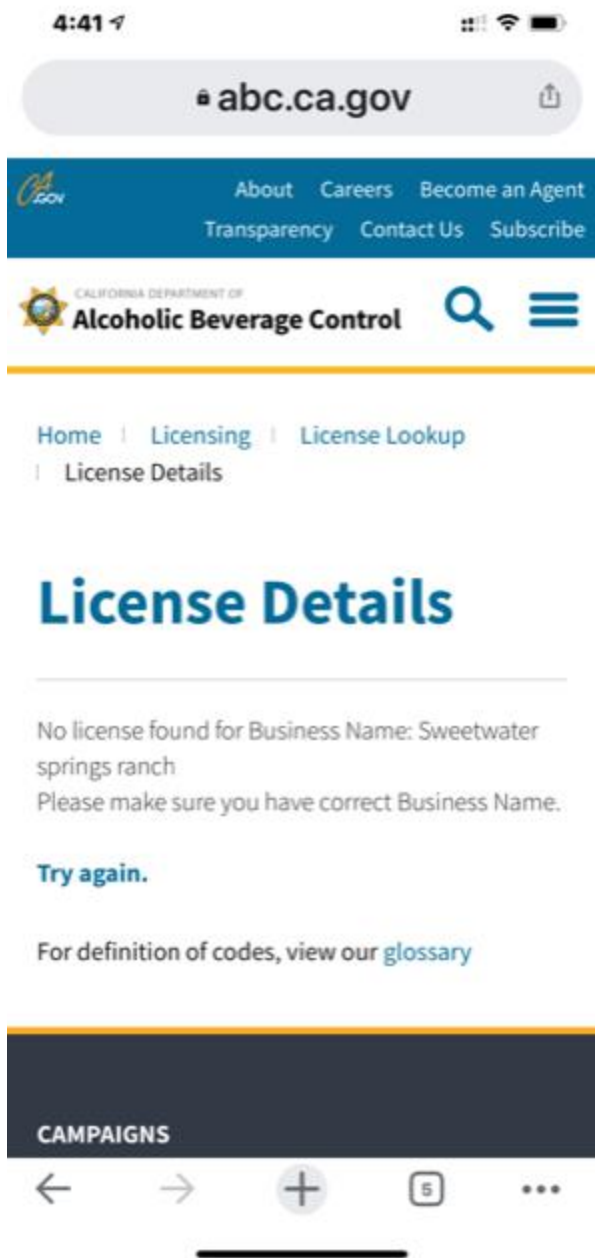
1256am Sept 26th

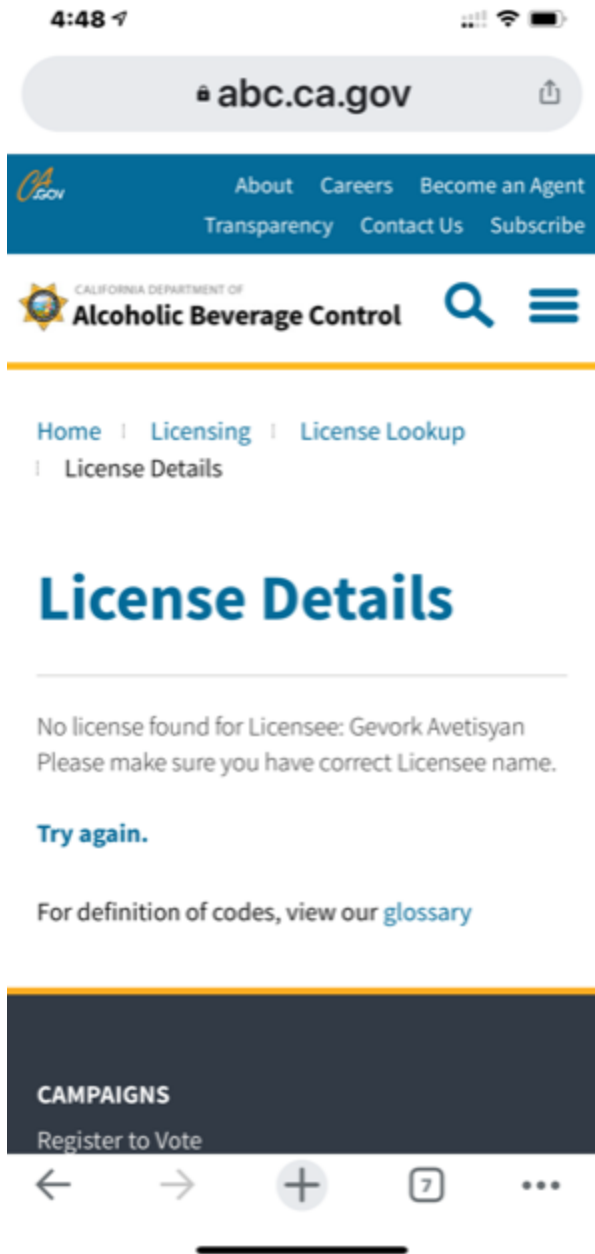
1247am Sept 20th

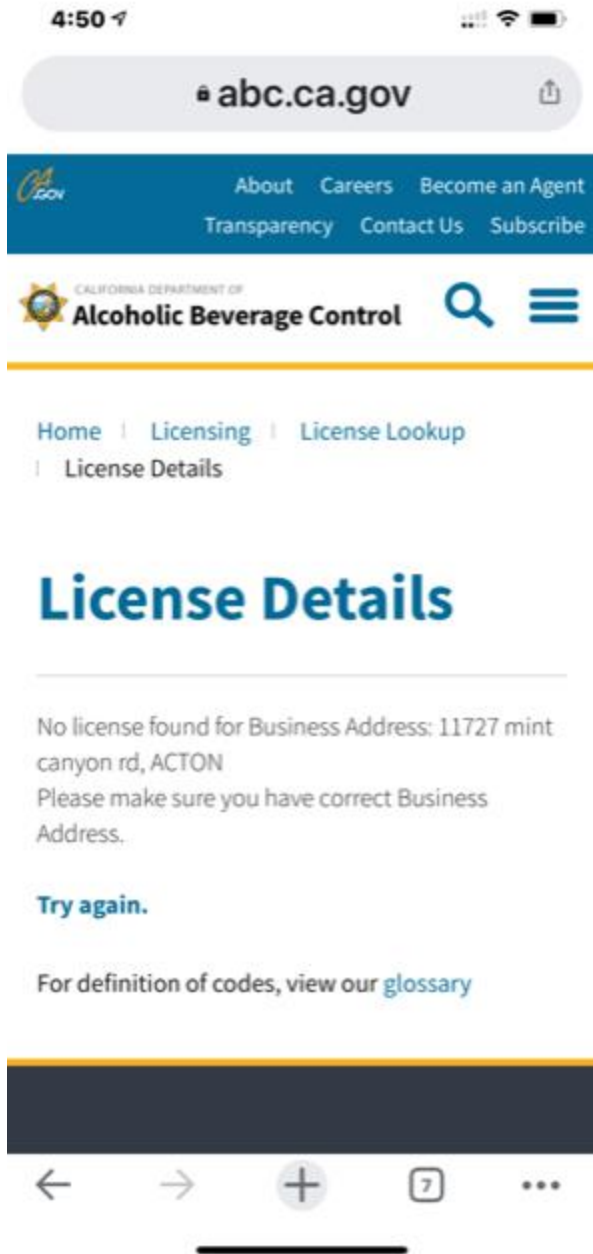
1200am & 133am Sept 19th

Rest no longer showing onscreen....sorry. Posted several of these some with tag #s.

Here is the info that shows they were operating without permits. They had a window to do something about it years ago but chose not to....obviously because he did not care.







We compiled a rather substantial list of calls made to the Sheriff, tag numbers, photos, and videos of events. It was clear---VERY clear that they were breaking the law over and over. I also files with the authority who handles taxes etc. as I am sure there is tax evasion going on as well.

I had my 2 horses there as well as 6 horses in boarding at \$550 per horse!. My boarder left due to the constant noise as it was causing troubles with her horses. I do not blame her. I am just lucky she did not sue me for the damage to her horses.

The same happened to me: my horses started to get nervous and dangerous due to all the noise and I had to move them to a different facility, and it cost \$2100/month! It has cost me well over \$12.000!!! I am sure other people had similar experiences.

Any effort to try to resolve these issues with the owner was completely dismissed. He said he did not care and had no intention of adhering to the city ordinances. Time and time again.

The fact that they were left to continue this during the worst pandemic EVER is beyond me. These people should be in jail and substantially fined, as well as pay compensation for pain and suffering to their neighbor who have suffered from their illegal activities.

I am more than happy to share any additional information that I have and talk to you if need be. I really hope that justice will prevail in this case.

This place needs to be shut down for good and peace should be restored in the community.

I remain at your disposal should you have any questions. Thank you for your time.

Respectfully,

Helene Richards

C: 661.607.9837

helene@helenerichards.com

FW: item 6

DRP Public Comment <comment@planning.lacounty.gov>

Thu 7/22/2021 6:59 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

FYI - Gardens of Paradise comments.

-Rafael

-----Original Message-----

From: JC <jchedpro@gmail.com>

Sent: Wednesday, July 21, 2021 6:03 PM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: item 6

CAUTION: External Email. Proceed Responsibly.

Hello .. I am not the applicant..

My name is Jorge Chediak. I reside at 11245 Darling Rd, Agua Dulce, CA 91390 and my phone is 818-802-9217.

While I understand the meeting was this morning, I wanted to voice my very strong opposition to Gardens of Paradise being able to conduct business in Agua Dulce. I think its pretty clear that they have zero consideration for anyone other than themselves. The fact that they deliberately and continuously violated county rules during Covid, to date have made NO EFFORT to reach out the community and have inflicted such relentless noise on all of us is unacceptable. We all live here for the solitude. The solitude of the night, uninterrupted by sounds other than you the wildlife or a passing laugh is why we are here. GOP is an assault on the senses. A total and clear disruption to what we all consider our town and neighborhood. Just because we are more spread out and live on larger plots should be clearance to GOP or any other business to take away what's ours. Frankly, nobody would tolerate this, if it was in the middle of a neighborhood in Chatsworth, Beverly Hills, Encino, Compton or any other place. What GOP does is simply not an acceptable business to allow in ANY neighborhood. I ask that you please do not allow them to continue in our neighborhood in any capacity.

Kind Regards,

Jorge Chediak

FW: Gardens of Paradise - Agua Dulce (Meeting ID: 858 6032 6429)

DRP Public Comment <comment@planning.lacounty.gov>

Wed 7/21/2021 8:50 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Richard - FYI

-Rafael

-----Original Message-----

From: shellyandsandy@gmail.com <shellyandsandy@gmail.com>

Sent: Wednesday, July 21, 2021 8:45 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Gardens of Paradise - Agua Dulce (Meeting ID: 858 6032 6429)

CAUTION: External Email. Proceed Responsibly.

Dear County Supervisor:

I live in Agua Dulce and have done so for more than 13 years. I am disgusted with the operation of Gardens of Paradise and am completely opposed to the possibility of it continuing on a permanent basis. I moved here from the "city" solely for the peace and quiet this community offers.

Coming home has always been a safe and quiet haven, away from the loud chaos of the big city. Now, with the events at Gardens of Paradise not only am I terrified to travel on our little country roads with all of the drunk and impaired drivers leaving that venue, but am concerned with the fire hazard it potentially creates. Are we not in a drought with dry dry brush everywhere? Our peaceful nights and restful sleep are gone. Outdoor concert noise levels in this peaceful area are outrageous.

My family and I have always enjoyed the peaceful solace of this little town and for years enjoyed sitting outside barbecuing and looking at the stars in the evening. This is the reason for living in a town like Agua Dulce. A venue like Gardens of Paradise does not belong here. They belong in an area where noise, traffic, and fire hazards do not exist.

We are begging you to NOT allow the disruption and hazards created by Gardens of Paradise to continue.

Regards,

Sandy Kincaid
(805) 279-6156
Thunderroses@yahoo.com

Sent from my iPad

FW: Gardens of Paradise - Agua Dulce (Meeting ID: 858 6032 6429)

DRP Public Comment <comment@planning.lacounty.gov>

Wed 7/21/2021 8:41 AM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

Richard - FYI comments regarding agenda item no. 6.

-Rafael

-----Original Message-----

From: shellyandsandy@gmail.com <shellyandsandy@gmail.com>

Sent: Wednesday, July 21, 2021 8:19 AM

To: DRP Public Comment <comment@planning.lacounty.gov>

Subject: Gardens of Paradise - Agua Dulce (Meeting ID: 858 6032 6429)

CAUTION: External Email. Proceed Responsibly.

Dear Supervisors Office:

I am a resident of Agua Dulce and am highly opposed to the operation of Gardens of Paradise. I have been a resident of this community for more than 60 years and have lived here solely for the peace and quiet it has always offered, until the disruption from Gardens of Paradise.

Our quiet little town does not exist with the operation of this venue. No longer can we sit outside and enjoy the peace we have always known. Peaceful sleep no longer exists with the LOUD boom boom boom of the horrible noise that comes from there. Traveling to and from home is now a complete traffic mess with the disrespectful, rude attendees to and from that venue.

PLEASE PLEASE PLEASE do not forever ruin our community.

Regards,

Shelly Ward

(805) 358-5784

Shellyandsandy@gmail.com

Sent from my iPad

Gardens of Paradise

Melanie Grijalva <melaniegrijalva@icloud.com>

Tue 7/20/2021 5:27 PM

To: Richard Claghorn <rclaghorn@planning.lacounty.gov>

CAUTION: External Email. Proceed Responsibly.

Hello Mr Claghorn,

My name is Melanie and I've been a resident of Agua Dulce for 5 years.
My husband and I and 7 of our 8 kids live almost directly across the street from Gardens of Paradise?

Since Covid started this facility began having parties sometimes
4 times per week. Most of the time these parties didn't even begin until 8:00 pm or later.
Music would last well into the night and morning.
Most weeks the music would still be on when we were leaving our home at 6:30 am for Sunday Mass.
I suppose the person who was supposed to turn off the music fell asleep.
My kindergartner would have a hard time falling to sleep because the bass from the music was so loud
and we couldn't open our windows to get fresh air.
Thereby creating a much higher electric bill.
This venue does not belong in a residential rural neighborhood.
This type of venue belongs in the city.
Since we are out in the middle of nowhere people think they can come in and just have their wild parties
and they don't care who they disrupt.
We pay taxes too.
And now with the defunding of police, they won't have the funds to send anyone out to site him.
Not that that mattered anyway.
This owner wants to get the k rails removed and the signs taken down so he can start making his
\$50,000 per weekend again.
Of course he will tell you all
That he will obey by the "rules" and do all the things that you tell him to do. But he WONT!
He has proved that.
I've skimmed through the 97 page document and this guy gets told to do things and he just stalls and
stalls and stalls.
I feel sometimes like we are living in lawlessness.

Please don't approve his CUP. Please.

We have worked hard to make our home a happy and safe place to live for our family to live and grow.

Thank you.

Melanie Grijalva