



Land Use Application

Must complete all sections and upload this form with the required "Regional Planning Base Application" through the EPIC-LA online submittal system. <https://epicla.lacounty.gov>.

STEP 1: SUBJECT PROPERTY

3216-005-046
ASSESSOR'S PARCEL NUMBER(S)

PROPERTY ADDRESS (IF APPLICABLE)

BUSINESS/ESTABLISHMENT NAME (IF APPLICABLE)

STEP 2: RECORD OWNER

Carla Bautista
NAME

16812 Sherman Way #A4
ADDRESS

Lake Balboa, CA
CITY/STATE

91406 310-629-3690
ZIP TELEPHONE

Carla_btst@yahoo.com
EMAIL*** (Required)

APPLICANT/AGENT

Carla Bautista
NAME

16812 Sherman Way #A4
ADDRESS

Lake Balboa, CA
CITY/STATE

91406 310 629-3690
ZIP TELEPHONE

Carla_btst@yahoo.com
EMAIL*** (Required)

Preferred contact: Owner Applicant/Agent

RECORD OWNER OR APPLICANT EMAIL MUST BE PROVIDED

STEP 3: PROJECT DESCRIPTION & PROPOSED USE

Build a 1342 sq ft SFR w/ a
534 sq ft Garage.

In the future we plan to build a 650sqft
SFR, a Greenhouse 3000 sqft.

Currently the land is partially fenced,
there is a 40ft Storage container and

Some crops & trees for farming.

There is a water well. Land is graded, working on as-is grading plan.

STEP 4: PROJECT & PROPERTY DATA

Existing use(s) and structure(s) (sq. ft.) and dwelling units:

40ft Storage Container

Existing structure(s) to be demolished (if applicable)?

No Yes If yes, how many: _____
sq. ft.

Proposed use(s), structure(s) and additions (sq. ft.) and units:

1876 sq ft SFR w/ Garage.
650 sq ft Future SFR & 3000 sq ft
Proposed Sign(s) (sq. ft.): Future Green house

SECTION A

Are you proposing to subdivide land? No Yes

SECTION B

Is grading proposed? No Yes If yes, cubic yards:

CUT + FILL = TOTAL GRADING

Will grading be balanced on-site? No Yes

If no, complete the Export/Import fields below.

EXPORT IMPORT
ALREADY GRADED - BOUGHT LIKE THIS

SECTION C

Are there slopes of 25% or more on the subject property?

No Yes If yes, topographic lines must be depicted on the siteplan.

SECTION D

Are retaining walls proposed? No Yes

If yes, submit wall cross-sections and elevations with depictions of both natural and finished grade.

SECTION E

Are there any oak trees on or next to the subject property? No Yes

If yes, how many: _____
ENCROACHMENTS REMOVALS

SECTION F

Water Source:

- Public Water
- Private Well
- Shared Well

Sewer System:

- Public Sewer
- Private Septic or Equivalent

Water Source — Public Name: _____

SECTION G

STEP 5: OWNER'S CONSENT

I hereby certify under penalty of perjury that I have read the information below and that:

- 1. I am the property owner or have obtained the property owner's/ owners' consent to the submittal of this application and contents therein; and
- 2. I have carefully reviewed and prepared the application and plans in accordance with the instructions; and
- 3. I provided information in this application, including all attachments, which are accurate and correct; and
- 4. I understand that the submittal of inaccurate or incomplete information or plans, or failure to comply with the instructions may result in processing delays and/or denial of my application; and
- 5. I understand that it is the responsibility of the applicant to substantiate the request through the requirements of the application; and
- 6. I understand that upon further evaluation, additional information/ documents/reports/entitlements and fees may be required, including any referral fees; and
- 7. I understand that failure to submit any such required fees or information requested at a later time may result in processing delays and/or denial of my application; and
- 8. I understand that it is the responsibility of the applicant or property owner to notify the Department of any changes to the project, including change in ownership, which may require additional information/documents/reports and fees and may cause delay to the processing of the project; and
- 9. I understand that if there is a zoning violation on the property, plan review may be delayed. Any unpermitted structures or uses must either be removed or legalized at part of this application; and
- 10. I am the property owner or have obtained the property owner's/ owners' consent and expressly allow, authorize, and permit the County of Los Angeles to enter and inspect the subject property, with or without prior notice, to inspect, photograph, and/or process this application. No additional permission or consent to enter upon the subject property is necessary or shall be required. I further certify and warrant that I am authorized to and, hereby do, consent and allow such inspections on behalf of each and all owners of the subject property; and
- 11. I understand that all materials submitted in connection with this application may become public record subject to inspection and copying by the public. I acknowledge and understand that the public may inspect and copy these materials and that some or all of the materials may be posted on the Department's website. For any materials that may be subject to copyright protection, or which may be subject to sections 5500.1 and 5536.4 of the California Business and Professions Code, I represent that I have the authority to grant, and are granting, the County permission to make the materials available to the public for inspection and copying, in hardcopy or electronic format; and
- 12. I understand that denials will result in no refunds; and
- 13. I understand that Department staff is not permitted to assist the applicant or proponents and opponents of a project in preparing arguments for or against the project; and
- 14. I understand that there is no guarantee – expressed or implied – that an approval will be granted. I understand that such application must be carefully evaluated and after the evaluation has been conducted, that staff's recommendation or decision may change during the course of the review based on the information presented.

REQUIRED SIGNATURE(S)

I, the owner of the subject property, have read, understand and consent to the submission of this application. If the applicant signs for the owner, please submit a letter of authorization from the owner with original ink signature(s):


SIGNATURE (REQUIRED)

Carla Bautista
PRINT NAME

4/11/22
DATE

Lobbyist Statement Acknowledgement

The Los Angeles County Lobbyist Ordinance No. 93-0031, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements of Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process. I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031. I further understand that the making of such a certification, and compliance with this ordinance, shall be conditions precedent to the granting of the requested permit, license, contract or franchise.


SIGNATURE (REQUIRED Applicant or Owner)

4/11/22
DATE

Lobbyist Permit #(s) if Applicable: _____

Applications must be submitted online: <https://epicla.lacounty.gov>.
Incomplete applications will not be accepted. Please see the Land Use Checklist for required materials.



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

MINOR CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 22.160.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

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

Yes, we want to build a Single Family Home for our family.

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

- a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and
- c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

No, it will be a beautiful home. We like our peace and plan to keep Acton the same way we found it.

B.3 The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Yes, approximately 1300 sq ft w/ a garage and plan to have a 2nd home or ADU.

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B.4 The proposed site is adequately served:

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

There is an access road there already.
Anyone can access, including law enforcement,
fire trucks, its wide enough for big cars.

PROJECT NARRATIVE

Currently the property is zoned A21, Agricultural. The property has a storage container, partial fence, a water well and a water well enclosure. I propose to use this property as Agricultural with a Single Family home, an attached garage and to build a Greenhouse for fruits, vegetables. In the future, I plan to build a second home/guesthouse or ADU for our family.