

Santiago Estates Expansion Project

13691 Gavina Avenue | Sylmar, CA

About Equity LifeStyle Properties

ELS is a leading owner and operator of manufactured home communities and RV resorts across the country.

- Nearly 50 properties in California
- In business for over 50 years
- Owned and managed Santiago Estates for more than 25 years



Named one of America's Most Responsible Companies for 2025 by Newsweek



Since 2015: 646 Travelers' Choice awards and 115 winning at least 5 consecutive years

4.1 Average Google review score for all properties over last 2 years

About Santiago Estates

Santiago Estates is a quiet all-age manufactured home community

Enjoy Nature, Amenities & Community

- Santiago Estates has been an active neighbor in the community since1988.
- 300-site manufactured home community in the northeastern part of the San Fernando Valley, in the foothills above Sylmar
- Situated on 100+ acres along the Pacoima Wash
- Residents enjoy amenities including a clubhouse, swimming pool, whirlpool spa, playground, basketball court, and more

★★★★★

5.0 average Google review score





Responses to Community Feedback

Since our last meeting, the project team has:

- Met and continues to meet with the Los Angeles Fire Department to coordinate fire and life safety standards for the proposed expansion improvements
- Modified the proposed design to improve circulation and access
- Provided an additional 44 guest parking spaces
- New homes are designed to accommodate up to 4 cars with a 2-car garage and driveways with a 15-foot-minimum depth
- Added a fenced dog park to the new recreation area for all homeowners' use
- Installed more shut-off valves at appropriate locations to prioritize water usage
- Upgraded lighting in the existing community to meet Title 25 standards
- Made improvements to existing landscaping and brush clearing activities
- Added additional parking spaces to the existing community along Via Santiago

About Santiago Estates





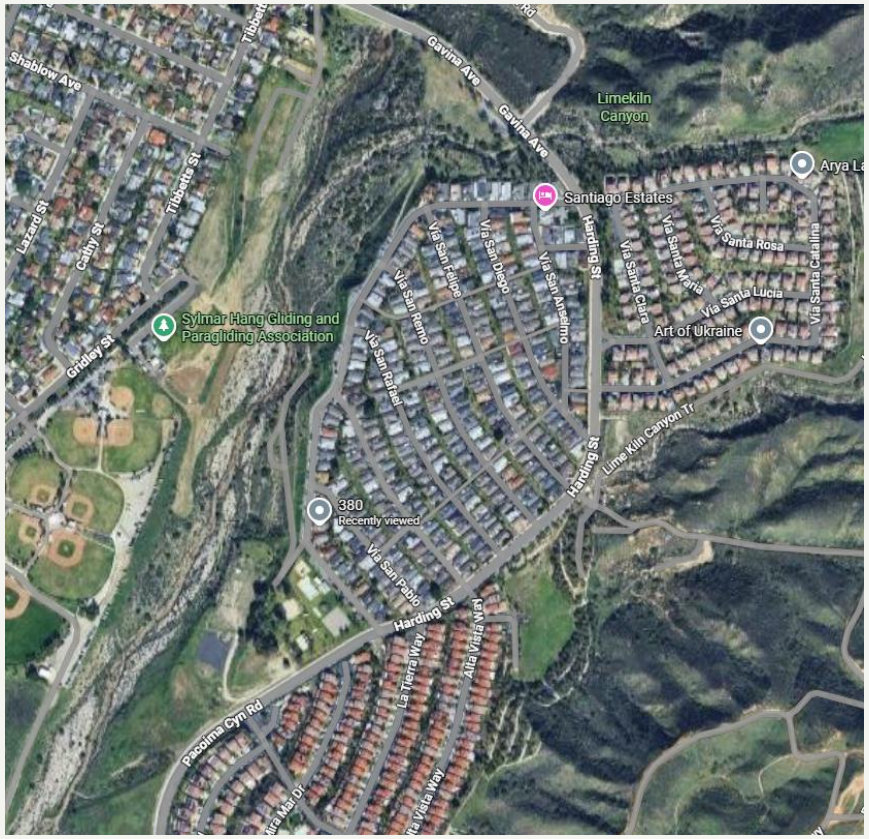




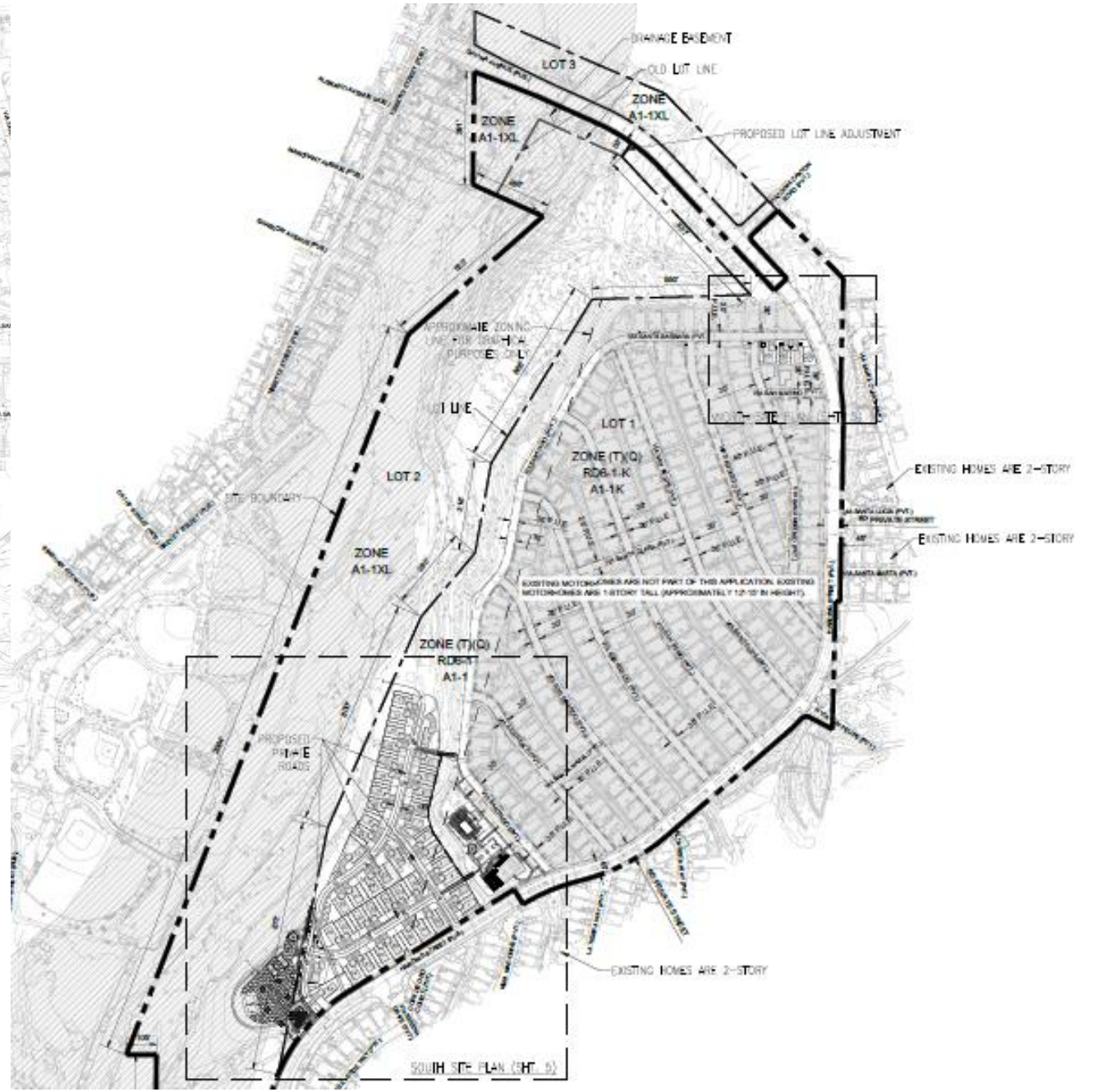
Santiago Estates Expansion

Project Details

- Demolition of existing leasing office (north end) to permit 3 new manufactured home spaces;
- Site preparation for up to 47 additional manufactured home spaces (total of 347) and ~44 new guest parking spaces (total of 297);
- Updating central recreation area with the construction of a Clubhouse / Office building with fitness center and common area
- Creation of new southern recreation area with gazebos, dog park, pickleballs courts, volleyball court and walking trail.
- Addition of new guest parking areas, landscaping, and ancillary improvements (private streets, utilities, etc.)




NORTH DEMO AREA (SHT. 3)
SITE BOUNDARY
LOT LINE
LOT 2
LOT 1
SOUTH DEMO AREA (SHT. 3)
SITE BOUNDARY


DRAINAGE EASEMENT
LOT 3
OLD LOT LINE
ZONE A1-1XL
ZONE A1-1XL
PROPOSED LOT LINE ADJUSTMENT
LOT LINE
LOT 1
ZONE (T)(Q) RD6-1 K A1-1K
LOT 2
SITE BOUNDARY
ZONE A1-1XL
EXISTING HOMES ARE 2-STORY
EXISTING HOMES ARE 2-STORY
EXISTING MOTORHOMES ARE NOT PART OF THIS APPLICATION. EXISTING MOTORHOMES ARE 1-STORY TALL (APPROXIMATELY 12'-15' IN HEIGHT).
ZONE (T)(Q) RD6-1 A1-1
PROPOSED PRIVATE ROADS
EXISTING HOMES ARE 2-STORY
SOUTH SITE PLAN (SHT. 5)

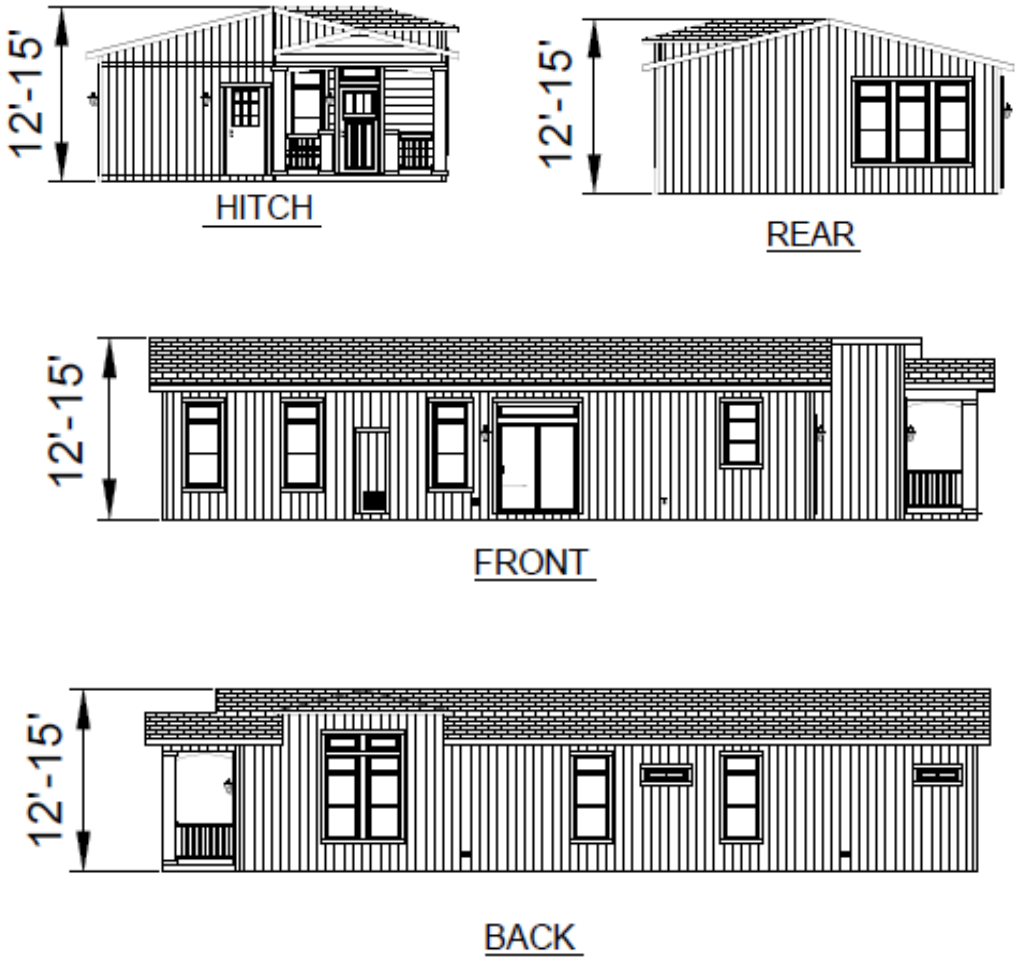






CONCEPTUAL PLAN

Typical Manufactured Home

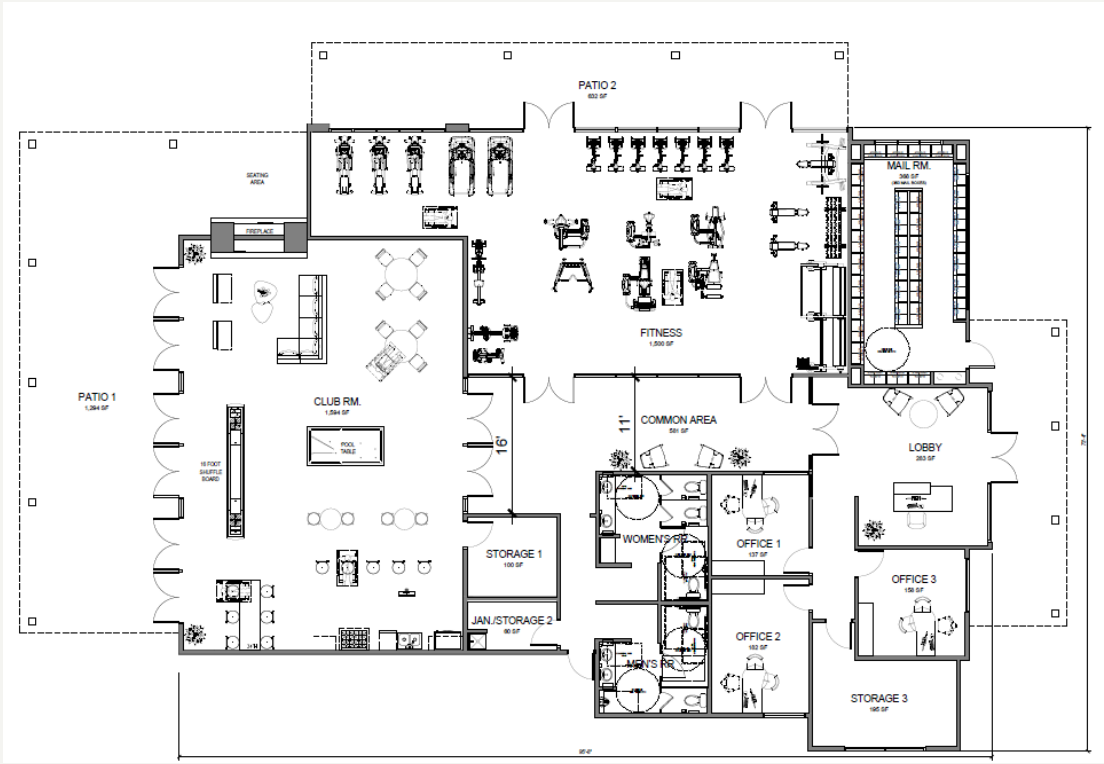




Proposed Club House







CONCEPTUAL DIAGRAM

Santiago Estates Expansion

Fire Safety Systems

- 5 proposed hydrants
- 6 existing hydrants
- New hydrants within 300 feet of southern homes
- Hydrant spacing and water supply meets fire code criteria
- Designated guest spaces to preserve emergency access pathways and avoid gridlock
- The community employs “Call Fire” to send mass text notifications to homeowners in an event of an emergency



Santiago Estates Expansion

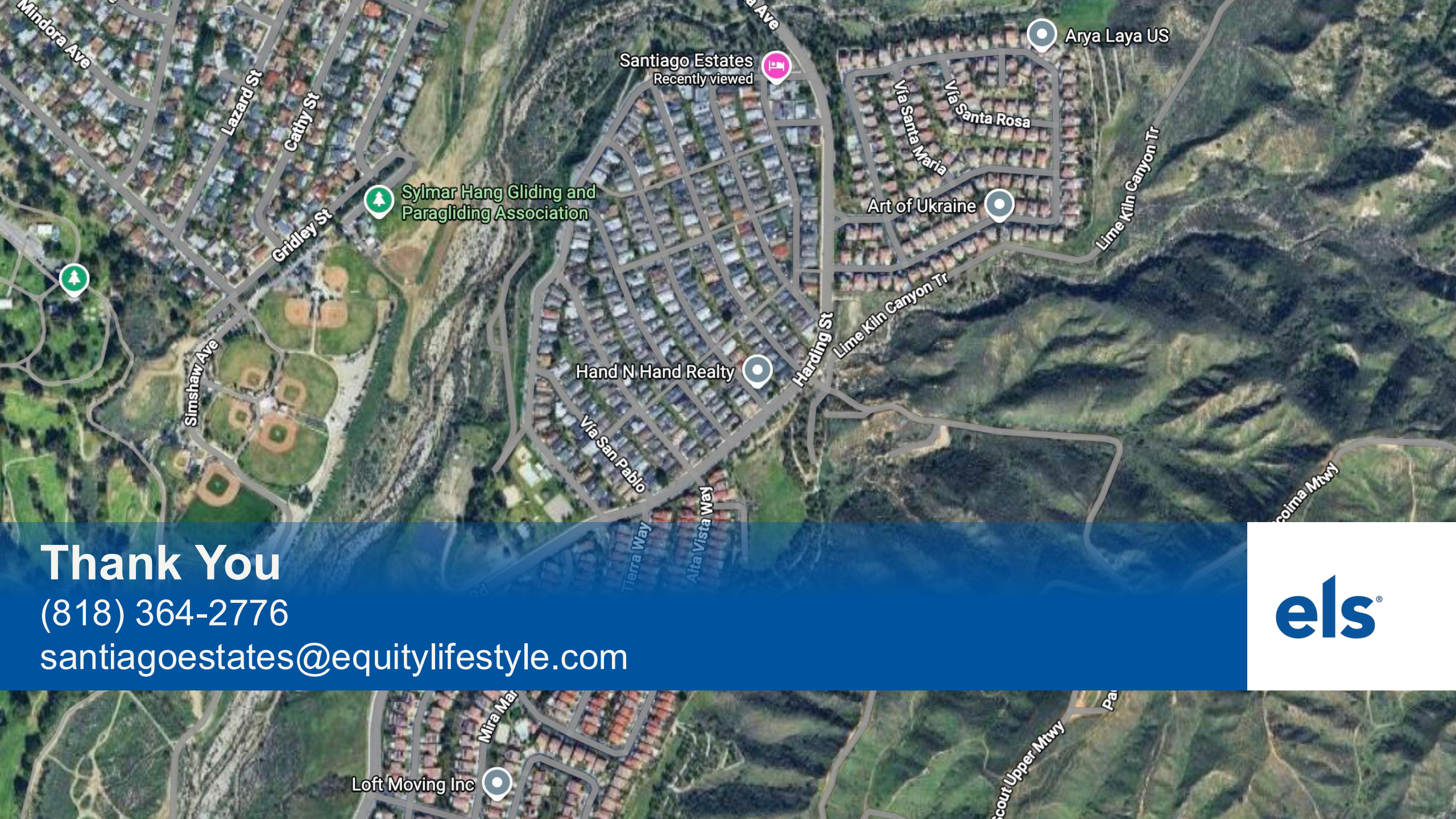
City Review Process and Timeline

- The current Municipal Code permits ministerial (building permit review) for a Public Benefit project for a manufactured/mobile home park (LAMC Article 4).
- The project team has confirmed with the Department of City Planning and Zoning that the proposed southern expansion improvements meet all required Performance Standards of the Public Benefit Process and these standards will be enforceable through the permit.
- After the construction of the southern expansion area, a future permit effort will be required for demolition of the existing leasing office structure and installation of 3 homes at north end of the site.
- The project will be constructed in phases, and we expect to have building permits in 2028.

Community Benefits

- 47 reasonably priced single-family homes
- Increased recreation, amenities and open space for the community
- Improved landscaping
- Improved defensible space to protect against wildfires
- Preservation of natural habitat in Pacoima Wash
- Compatible with neighborhood character of existing community and surrounding area





Thank You

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