

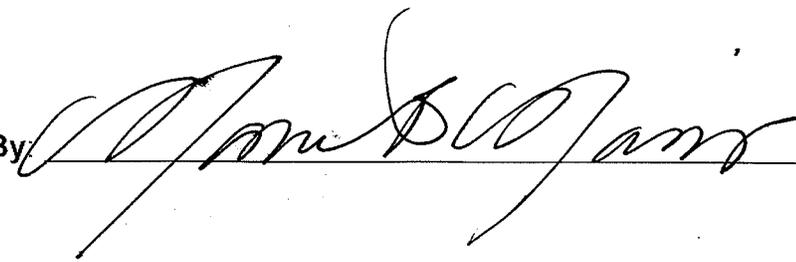
Hearing Officer Transmittal Checklist

Hearing Date
11/3/2009

Agenda Item Number
5

Project Number: 88-574-(2)
Case(s): Non-Conforming Review 200800007
Contact Person: Diane Aranda

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input type="checkbox"/>	DPW Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	FD Letter
<input type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial (Ortho/Oblique) Image(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By: 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER 88-574-(2)
NON-CONFORMING REVIEW NUMBER 200800007

PUBLIC HEARING DATE 11/3/2009	AGENDA ITEM 5.
RPC CONSENT DATE	CONTINUE TO

APPLICANT Torrance Park, LLC	OWNER Torrance Park, LLC	REPRESENTATIVE John Cummings III- Torrance Park, LLC
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PROJECT DESCRIPTION
 To authorize the continued operation and maintenance of a 63-unit mobile home park located in the M-1 (Light Manufacturing) zone in the unincorporated community of West Carson.

REQUIRED ENTITLEMENTS
 The applicant requests a non-conforming review for the continued use and maintenance of a mobile home park.

LOCATION/ADDRESS
 22516 Normandie Avenue, Torrance

SITE DESCRIPTION
 The site plan depicts the property developed with 63 mobile homes a club house with a pool, a laundry room and eight visitor on-site parking spaces.

ACCESS Primary access to the site is from Normandie Avenue via two driveways.	ZONED DISTRICT Carson
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ASSESSORS PARCEL NUMBER 7344-017-001	COMMUNITY West Carson
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SIZE 4.28 acres	COMMUNITY STANDARDS DISTRICT n/a
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Mobile home park	M-1 (Light Manufacturing) zone
North	Industrial warehouses, Multi-family residences	M-1 (Light Manufacturing) zone, R-3-DP (Limited Multiple Residence-Development Program) zone
East	Multi-family residences/ Single-family residences	A-1 (Light Agriculture) zone
South	Multi-family residences/ Single-family residences, Industrial warehouses	M-1 (Light Manufacturing) zone
West	Multi-family residences/ Single-family residences, warehouse, park	City of Los Angeles

GENERAL PLAN/COMMUNITY PLAN Countywide	LAND USE DESIGNATION I-Major Industrial	MAXIMUM DENSITY n/a
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Anita Gutierrez		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) 0 (F) 0	PETITIONS (O) 0 (F) 0	LETTERS (O) 0 (F) 0

*(O) = Opponents (F) = In Favor

**STAFF ANALYSIS
PROJECT NUMBER 88-574-(2)
NON-CONFORMING REVIEW 200800007**

PROJECT DESCRIPTION

The applicant is requesting authorization for the continued use and operation of an existing mobilehome park on a 4.28 acre site in the M-1 (Light Manufacturing) zone. The mobilehome park consists of 63 mobilehome spaces for persons of 55 years or older, including a recreation building (club house) with a pool and a laundry room, and eight visitor on-site parking spaces. There are two tandem parking spaces per unit with a total of 134 parking spaces. There are two employees (manager and maintenance person) who reside at the mobile home park.

REQUIRED ENTITLEMENTS

Section 22.56.1510 of the County Code allows for the continuation of a nonconforming use or a building or structure nonconforming due to use and/or standards provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space or volume occupied by or devoted to such use, except as otherwise provided in Title 22. The applicant requests a non-conforming review for the continued use and maintenance of an existing mobilehome park.

LOCATION

The subject property is located at 22516 Normandie Avenue within the community of West Carson.

Existing Zoning

Subject Property

The subject property is zoned M-1 (Light Manufacturing) zone within the community of West Carson.

Surrounding Properties

Surrounding properties are zoned as follows within 500 feet from the subject property:

North: A-1 (Light Agricultural) zone, M-1 zone
South: M-1 zone,
East: A-1 (Light Agricultural) zone
West: City of Los Angeles

Existing Land Uses

Subject Property

The subject property is located on a 4.28 acre rectangular shaped parcel in a developed and urbanized area. There are currently 63 mobilehome spaces on the property.

Surrounding Properties

Land uses within 500 feet of the subject property consist of the following:

North: Commercial, warehouses
South: Mobilehome park, Multiple/single family residences,
East: Single/multiple family residences,
West: Warehouses, single family residences

SITE PLAN DESCRIPTION

The site plan depicts a mobilehome park, consisting of 63 mobilehome spaces, a 1,209 square foot recreation building (club house) with a pool, and a laundry room. There are eight on-site visitor parking spaces located on the western portion of the property. Access to property is from Normandie Avenue via three 25 foot wide paved driveways. There are 6 foot high masonry walls screening the park from Normandie Avenue on the west and 225th Street on the north side of the property.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

The mobilehome park was established in 1959 when mobilehome parks were allowed in the M-1 (Light Manufacturing) zone.

NCR -88-574-(2) – Approved an extension for the continued use of the mobilehome park. Permit was approved January 25, 1989 and expired March 1, 2009.

COC-200900150- A Certificate of Compliance to legalize lot 7344-017-001.

STAFF EVALUATION

General Plan Consistency

The subject property is within the Countywide General Plan and is designated as I- Major Industrial. Generally, these areas are appropriate for major industrial uses including manufacturing of all types, mineral extraction sites, refineries, warehousing and storage and product research and development. Small scale local industrial services are not shown and may be established to serve local needs.

The existing mobilehome park has a density of 12.6 dwelling units per acre. The current Major Industrial land use designation does not have a maximum allowed density. It is important to note that the subject property abuts other mobilehome parks located to the south and east and there is high density multiple-family to the west within the City of Los Angeles. The mobilehome park does not seem out of character with the surrounding land uses.

Zoning Ordinance and Development Standards Compliance

The existing mobilehome park is located on a 4.28 acre parcel, which is zoned M-1 (Light Manufacturing). A mobilehome park is defined as “any area or tract of land where two or more sites are rented or leased, or held out for rent or lease, to accommodate mobilehomes, as defined in this Title 22, and/or factory-built houses as defined in the Health and Safety Code of the state, which bear an insignia of approval pursuant to the Health and Safety Code of the state, used for human habitation.” Mobilehome parks and any other residential use are prohibited in the M-1 (Light Manufacturing) zone. The existing mobilehome park was

established in 1959 when mobilehome parks were permitted in the M-1 (Light Manufacturing) zone and a non-conforming review, if granted, would allow the continued use.

Parking - Section 22.52.1150

Current parking standards require two standard spaces for every mobilehome and one standard guest space for every four mobilehomes. Using these standards 142 parking spaces would be required

There are currently two tandem parking spaces for every mobile home space with a total of 126 parking spaces for residents. There are eight visitor parking spaces provided on site, which is less than the required sixteen parking spaces and therefore the project is non-conforming due to standards. NCR 88-574 approved the mobilehome park with 134 parking spaces in 1989 and there have not been any issues regarding a shortage of parking spaces due to the fact that the residents are elderly and most of them do not own vehicles.

Height limits –Section 22.20.300

There is no specified height limit in this zone.

The maximum height of any structure on the property is 13.5 feet.

Yard requirements – Section 22.20.320

There are no specified yard requirements in the M-1 (Light Manufacturing) zone.

The property has a 14 foot front yard setback and a 20 foot rear yard setback. Each mobilehome space has an approximately 6 foot setback from each other and was approved under NCR 88-574.

Termination and Time Limits

The mobilehome park was constructed and established in 1959 and County Code Section 22.56.1540 allows for a 35 year amortization period for residential occupancy. The mobilehome park has been allowed to continue operation for fifty years with the approval of one twenty year non-conforming review.

Neighborhood Impact/Land Use Compatibility

The surrounding land uses consist of a diverse variety of uses such as warehouses, mobile home parks, and single family/multiple family residences. The mobilehome park has existed within the community for over 50 years and other mobilehome parks operate within the neighborhood. The mobilehome park is a compatible use within the neighborhood.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1550.C of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. The Burden of Proof has been met because the mobilehome park has been operating as a legal non-conforming use and the use is compatible with the surrounding land uses.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

County Fire Department – had comments about access and water flow. These issues were addressed and the project was cleared for public hearing without any additional requirements.

PUBLIC COMMENTS

Staff has not received any comments on this project.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF 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 applicant has maintained the property and has operated the mobilehome park in compliance with the conditions of the previous permits. The applicant has been timely in applying for renewals of the appropriate permits to continue use of the park. Therefore, Staff recommends a 20 year grant term length with a possibility of an additional 10 year extension by the Director.

Staff recommends Approval of project number 88-574 and Non-Conforming Review 200800007 subject to the attached conditions.

Prepared by Diane Aranda, Regional Planning Assistant II
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits Section II

Attachments:

Draft Conditions of Approval
Applicant's Burden of Proof statement
Site Photographs
Site Plan

HEARING OFFICER'S FINDINGS AND ORDER:

**PROJECT NUMBER 88-574-(2)
NON-CONFORMING REVIEW 200800007**

REQUEST:

The applicant requests a non-conforming review for the continued use and maintenance of a mobile home park. The project includes the continued use and operation of an existing mobilehome park, consisting of 63 mobilehome spaces for persons of 55 years or older including a recreation building (club house) with a pool and a laundry room, and eight visitor on-site parking spaces.

REGIONAL PLANNING COMMISSION HEARING DATE: November 3, 2009

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

A duly noticed public hearing was held on November 3, 2009 before the Regional Planning Commission.

Findings

1. The subject property is located at 22516 Normandie Avenue, Torrance within the community of West Carson.
2. The applicant, Torrance Park LLC, proposes the continued use and operation of an existing mobilehome park, consisting of 63 mobilehome spaces, for persons of 55 years or older including a recreation building (club house) with a pool and a laundry room, and eight visitor on-site parking spaces.
3. This mobilehome park was developed in the 1959 prior to current development standards and the prohibition of mobilehome parks in the M-1 (Light Manufacturing) zone. The amortization for the existing use has expired in 1989. The applicant requests an extension to allow for the continued use of the mobilehome park.
4. Zoning History includes the following permits: The mobilehome park was established in 1959 when mobilehome parks were allowed in the M-1 (Light Manufacturing) zone.
5. NCR -88-574-(2) approved an extension for the continued use of the mobilehome park. The permit was approved January 25, 1989 and expired March 1, 2009.
6. A Certificate of Compliance recorded on September 30, 2009 to legalize lot 7344-017-001.
7. The subject property has a density of 12.6 dwelling units per acre. The current Major Industrial land use designation does not have a maximum allowed density. It is important to note that the subject property abuts other mobilehome parks located to the south and east and there is high density multiple-family to the west within the city of Los Angeles. The mobilehome park does not seem out of character with the surrounding density.
8. The subject property located on a 4.28 acre parcel, which is zoned M-1 (Light Manufacturing) zone. A mobilehome park is defined as "any area or tract of land where two or more sites are rented or leased, or held out for rent or lease, to accommodate mobilehomes, as defined in this Title 22, and/or factory-built houses as defined in the Health and Safety Code of the state, which bear an insignia of approval pursuant to the Health and Safety Code of the state, used for human habitation."
9. Mobilehome parks and any other residential use are prohibited in the M-1 (Light Manufacturing) zone. The existing mobilehome park was established in 1959 when mobilehome parks were

permitted in the M-1 (Light Manufacturing) zone and a non-conforming review, if granted, would allow the continued use.

10. NCR 88-574 approved the mobilehome park with 134 parking spaces in 1989 and the residents consist of persons fifty-five years and older who a majority of do not have cars, therefore there have not been any issues with a shortage of parking for the residents.
11. There is no specified height limit for the M-1 (Light Manufacturing) zone. The maximum height of any structure on the property is 15 feet.
12. There are no specified yard requirements in the M-1 (Light Manufacturing) zone. The property has a 14 foot front yard setback and a 20 foot rear yard setback.
13. Each mobilehome space has an approximately 6 foot setback from each other and was approved under NCR 88-574.
14. The surrounding land uses consist of a diverse variety of uses such as warehouses, mobile home parks, and single family/multiple family residences. The mobilehome park has existed within the community for over 50 years and other mobilehome parks operate within the neighborhood. The mobilehome park is a compatible use within the neighborhood.
15. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
16. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determined that it is necessary to limit the term of the grant to a total of 30 years. The Hearing Officer delegated authority to the Director of Planning to grant an additional ten year grant after the first twenty years.
17. The mobilehome park provides needed affordable housing for the elderly in the community and that the continued use was consistent with the surrounding community.
18. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

1. That to require cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property; and/or
2. The applicant has maintained the property and has operated the mobilehome park in compliance with the conditions of the previous permits. The applicant has been timely in applying for renewals of the appropriate permits to continue use of the park and therefore has demonstrated good faith efforts to maintain the property in compliance with zoning requirements.
3. That such use, building or structure does not now and will not during the extension period requested;
 - a. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or

- b. Be materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site, or
- c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

REGIONAL PLANNING COMMISSION ACTION:

1. The Hearing Officer has considered the Categorical Exemption for this project and certifies that it 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.
 2. In view of the findings of fact and conclusions presented above, **Non-Conforming Review 200800007** is **approved** subject to the attached conditions.
- c: Zoning Enforcement, Building and Safety

MM:da
11/03/2009

1. This grant authorizes the continued use and maintenance of a mobilehome park and is subject to the following conditions of approval;
 - a. The maximum number of mobile-home spaces is limited to 63.
 - b. No mobile-homes shall be located within the open space areas of the park.
 - c. Parking shall be maintained at a minimum ratio of two (2) tandem parking spaces per mobilehome unit and a minimum of eight (8) parking spaces for onsite guest parking.
 - d. The permittee shall not permit parking within the access driveways.
 - e. All driveways and parking areas shall be maintained in good condition.
 - f. All units within the park shall be mobilehomes.
 - g. The park shall be licensed and operated in accordance with the requirements of the California State Department of Housing and Community Development.
 - h. The use of park facilities is limited to tenants and their guests.
 - i. All exterior lights shall be shielded away adjacent properties.
 - j. The A six foot high metal fence or block wall shall be maintained along the developed north, south, east and west perimeters of the mobilehome park and shall be maintained in good condition.
 - k. Parking or storage of vehicles associated with use of this property outside the development's property boundaries is prohibited unless authorized by applicable law or pursuant to a valid permit.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 4, and until all required fees have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this condition (No. 3), and Condition Nos. 5, 6, and 7 shall be effective immediately upon final approval of this grant by the County.
4. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

5. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

7. If the non-conforming use authorized in this grant terminates for a consecutive period of two or more years, the non-conforming status will expire per Code Section 22.56.1540(3).
8. **This grant has a maximum term length of 30 years.** It will expire after twenty years on November 3, 2029, unless the permittee requests from the Director of Planning an additional ten year term to November 3, 2039. The permittee's request must be made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code and notification per subsection A.10.c of Section 22.56.030. A request for Director's Review must be made at least six months before the expiration date. Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease

any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for ten (10) biennial (once every other year) inspections for the first twenty years of the grant. If an additional ten (10) year term is granted, an additional five (5) biennial inspections shall be required, subject to the fee schedule at that time. Inspections shall be unannounced.

10. The inspection fee shall be paid within 90 days of approval. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
12. Prior Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
13. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
14. If there are any changes to the site plan within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval, three (3) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at

the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for this permit.

15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
16. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
17. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
18. All landscaped areas shall be continuously and properly maintained in good condition.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
20. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
21. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.
22. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning.

MM:DA
11/3/2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: 08-25-2009

TO: Department of Regional Planning
Permits and Variances

PROJECT #: NCR 200800007

LOCATION: 22516 S. Normandie Ave., West Carson

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for __ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify __ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments: THIS PROJECT IS CLEARED FOR PUBLIC HEARING.
- Water: Per California Water Service Company, hydrants and flows meet the current Fire Department requirements
- Access: _____
- Special Requirements: _____

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **CLAUDIA SOIZA**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

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

TOILLANCE GARDENS mobile Home Park has been in existence for 49 years. It has paved roads, gas, electricity, water, individual trash pick up and pet waste. It has visitor parking, a laundry room, a clubhouse, and a swimming pool

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

Each resident has two car parking, flower & shrubs

C. That the proposed site is adequately served:

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

S. Normandie Avenue + surrounding street are sufficiently improved as necessary to carry the traffic generated by residents of the mobile home park. There is bus service along Normandie Ave, Airport shuttle bus, hospitals 1 mile north + shopping within 1 mile

D. That the nature of the improvement is such that to require cessation of use would impair the property rights of any person to such an extent as to be an unconstitutional taking of property, and

The RESIDENTS of 63 mobile homes
would be FACED with having to
RELOCATE.

E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THE mobile home Park has been in this
LOCATION for 49 YEARS. The park is
full + the people like their homes + this
LOCATION.

LOS ANGELES COUNTY LETTERGRAM

TO	Maria Masis Zoning Permits II	FROM	Diane Aranda Zoning permits Section II
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SUBJECT: ENVIRONMENTAL DETERMINATION PROJECT DATE: November 3, 2009
NO. 88-574-(2)
NON-CONFORMING REVIEW NO. 200800007

The applicant is requesting to authorize the continued use and operation of an existing mobilehome park on a 4.28 acre site in the M-1 (Light Manufacturing) zone. The mobilehome park consists of 63 mobilehome spaces for persons of 55 years or older including a recreation building (club house) with a pool and a laundry room, and eight visitor on-site parking spaces within the Carson Zoned District. The property is located at 22516 Normandie Avenue, Torrance within the community of West Carson.

As such, this project qualifies for: Class 1 Categorical Exemption – Existing Facilities.

This request is exempted from the California Environmental Quality Act based on Section 15301 (Chapter 3, Title 14, California Code of Regulations) because no new construction is being proposed and it is not located on environmentally sensitive land; and as such, it meets the criteria set forth under Class 1 Categorical Exemption which exempts existing facilities from the California Environmental Quality Act.

If you have any questions regarding the above determination or the environmental document preparation, please contact Diane Aranda of the Zoning Permit Section II at (213) 974-6435.

A NOTICE OF EXEMPTION MAY BE FILED WITH THE COUNTY CLERK UPON APPROVAL OF THIS PROJECT.



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1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65907. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any Claim, action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. This grant will terminate March 1, 2009.

Entitlement to use of the property thereafter shall be subject to the regulations then in effect.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
7. This grant allows the continued use and operation of a 63 unit mobilehome park subject to the following restrictions as to use:
 - a. The permittee shall not permit parking within the access driveways and shall post the driveways as may be required by the County Forester and Firewarden.

- b. All driveways and parking areas shall be maintained in good condition.
 - c. The permittee shall maintain an effective anti-graffitti program, including prompt removal of any grafitti on the perimeter walls.
 - d. The permittee shall maintain the perimeter walls in good condition and replace or repair the walls when needed.
 - e. The permittee shall comply with all state licensing requirements.
8. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibits "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
9. Dedicate to the County of Los Angeles the right to restrict access to Normandie Avenue.
10. Make an irrevocable offer to dedicate to the County of Los Angeles that portion of the subject property within 30 feet of the centerline of 225th Street the corner radius at the intersections of Normandie Avenue.
11. The permittee shall install street lights and plant and maintain street trees along the frontage of the subject property on Normandie Avenue if required by the Los Angeles County Department of Public Works.

2-7-89









Welcome to
Torrance Gardens
Mobile Home Park
Please Drive Slowly
Guests Must Park in
Designated Parking Area

Torrance Gardens Mobile Home Park

NO PARKING
ON STREETS
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY
AT VEHICLE
OWNER'S EXPENSE
POLICE # 606 112 630 2768

NOTICE
PURCHASER OF ANY
MOBILE HOME
WITHIN THIS PARK
SHOULD MEET WITH
MANAGER BEFORE
COMMITTING TO BUY

