



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

July 7, 2011

Charlotte Ramos  
41542 Ventana Dr.  
Palmdale, CA 93551

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NO. 90399-(2)  
NONCONFORMING REVIEW NO. 201000013  
22503 MEYLER STREET, WEST CARSON**

Dear Applicant:

The Regional Planning Commission, by its action of July 6, 2011, **APPROVED** the above described project and entitlements. The attached documents contain the Regional Planning Commission's findings and conditions relating to the approval. Please carefully review each condition. Condition No. 2 requires that the permittee file an affidavit accepting the conditions before the grants becomes effective.

The applicant and/or other interested persons may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on July 20, 2011.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

Upon completion of the appeal period, **hand deliver** a notarized affidavit of acceptance form, a certified copy of the recorded findings and conditions of approval, and any other required fees or materials to the planner assigned to your case (see attached instructions for more information). Please **make an appointment** with the case planner to ensure that processing will be completed expeditiously. If the required documents and fees are not received within 60 days of this final letter's date, this permit may be transferred to Zoning Enforcement for further action.

For additional information on appeal procedures or any other matter pertaining to these approvals, please contact Tyler Montgomery of the Zoning Permits West Section at (213) 974-6462 or e-mail at [TMontgomery@planning.lacounty.gov](mailto:TMontgomery@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

*Rudy Silva, PRPA*

*For* Mi Kim, Acting Section Head  
Zoning Permits West Section

Enclosures: Findings and Conditions, Affidavits (Permittee's Completion)

c: BOS; Zoning Enforcement; Testifiers  
RS:TM

# FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

**PROJECT NUMBER 90399-(2)  
NONCONFORMING REVIEW NUMBER 201000013**

**REGIONAL PLANNING COMMISSION HEARING DATE: JULY 6, 2011**

## **SYNOPSIS:**

Pursuant to Section 22.56.1550 of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a nonconforming review ("NCR") to authorize the continued operation and maintenance of a mobile home park and a single-family residence in the A-1 (Light Agricultural) zone.

## **PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:**

### July 6, 2011 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission on July 6, 2011. The applicant's representatives, Ms. Charlotte Ramos and Mr. Terry Dowdall, were sworn in and testified in favor of the project. They also requested that a proposed condition be removed that would require installation of a surveillance system on the site, due to the presence of an on-site manager and the financial burden it would cause the owners. One area resident, Ms. Angel Triola, was sworn in and testified in opposition to the project. She stated that the mobile home park was kept in bad repair and that its residents continually caused problems for the community, including illegal parking, littering, vandalism, lewd behavior, and verbal and physical harassment. The applicant's representatives testified in rebuttal, stating that these alleged activities, which occurred outside the mobile home park's premises, were out of the control of the applicant and were a matter for the police to address. They also stated that the applicant, under state law, is unable to evict mobile home park residents for most crimes or activities that occur outside of the park, and that the Sheriff's Department has reported no specific ongoing problems with the mobile home park or in its vicinity. After a brief discussion, the Commission closed the public hearing and voted 3-0 to approve the nonconforming review, including the condition requiring a surveillance system to be posted at the entrance to the facility.

### Findings

1. The applicant requests a nonconforming review (NCR) to allow the continued operation and maintenance of a 34-unit mobile home park and a 1,080-square-foot single-family residence on a 2.1-acre property in the A-1 (Light Agricultural) zone. The property is located at 22503-22511 Meyler Street, West Carson, within the Carson Zoned District of unincorporated Los Angeles County.
2. The project site is zoned A-1 (Light Agricultural).

3. The project site is a level, paved rectangular parcel of approximately 2.1 acres. A 1,080 single-family residence is located on the eastern portion of the property, taking direct access from Meyler Street. Immediately to the west of the residence are located two 880-square-foot two-car garages and two spaces for RV hookups. A 600-square-foot laundry and restroom facility is located near the center of the property. Each of the 34 mobile home units has two on-site tandem parking spaces. The facility is accessed from Meyler Street to the east and contains a 25-foot-wide center driveway. The facility is bounded to the north and west by a six-foot-high masonry wall and to the south by a six-foot-high masonry and wood fence. Approximately 1,170 square feet of landscaping is located on the project site.
4. Surrounding properties are zoned as follows:
  - North: A-1 (Light Agricultural)
  - South: A-1 (Light Agricultural); M-1 (Light Manufacturing)
  - East: A-1 (Light Agricultural)
  - West: M-1 (Light Manufacturing)
5. Land uses within 500 feet of the subject property consist of the following:
  - North: Single-family residences
  - South: Single-family residences, mobile home parks
  - East: Single-family residences
  - West: Mobile home parks
6. Pursuant to Section 22.56.1500 *et seq.* (Nonconforming Uses, Buildings and Structures) of the Los Angeles County Planning and Zoning Code (Title 22), the applicant is requesting a nonconforming review (NCR) to authorize the continued operation of a mobile home park and a single-family residence in the A-1 (Light Agricultural) zone. Pursuant to Section 22.56.1540 of Title 22, a nonconforming use or structure may continue to be maintained beyond its specified amortization period upon approval of an NCR permit, provided that it was legally established.
7. The facility was originally permitted in 1960 through Zone Exception Case (ZEC) No. 5569. ZECs, which were considered on a case-by-case basis, authorized the establishment of uses in zones in which they would normally be prohibited. In this case, the ZEC authorized the mobile home park in an A-1 zone for a period of 15 years. At the time of the grant's expiration in 1975, the County Code no longer allowed ZECs. According to Sections 22.64.040–22.64.055, at the time of the original grant's expiration, ZECs were deemed to be either variances or conditional use permits if the use granted thereunder was authorized by either of those permits; however, if a variance or conditional use permit would not have been available, the ZEC was considered to be a nonconforming use. Because the mobile home park could not have been authorized under either a variance or a CUP at the time the original grant expired, it was considered a nonconforming use. Therefore, the applicant applied for, and was granted a Nonconforming Review

(NCR No. 74) in order to continue operation. This grant expired in 1990, and a second NCR (No. 90399) was applied for, granted, and expired in 2010. The applicant now seeks an additional NCR to continue the operation of the existing mobile home park.

8. The Department of Regional Planning has determined that the project qualifies for a Class 1 Categorical Exemption (Existing Facilities) under the California Environmental Quality Act (CEQA) reporting requirements.
9. The subject property is designated as Category 1 (Low Density Residential—one to two dwelling units per acre) in the Land Use Element of the General Plan. The existing mobile home park has a residential density of approximately 16.7 dwelling units per acre. However, the facility was established legally in 1960, before the adoption of the current General Plan in 1980. Therefore, because the density is not being intensified, it continues to be legally nonconforming.
10. A 1,080-square-foot single-family residence, two spaces for temporary RV hook-ups, and two (2) 880-square-foot two-car garages are depicted on the eastern portion of the property. A 600-square-foot laundry and restroom facility is depicted on the middle portion of the site. The facility is accessed from Meyler Street to the east and contains a 25-foot-wide center driveway, to the north and south of which are located 34 spaces for mobile homes. Each mobile home unit has two on-site tandem parking spaces. The facility is bounded to the north and west by a six-foot-high masonry wall and to the south by a six-foot-high masonry and wood fence. Approximately 1,170 square feet of landscaping is shown on the property, primarily in planter areas at the eastern, western, and central portions of the site.
11. The public was properly notified of the public hearing for this project. A total of 193 public hearing notices regarding the proposal were mailed to property owners within the 500-foot radius of the subject property and other interested parties on May 26, 2011. The hearing notice was also published in the *Daily Breeze* and in *La Opinion* on June 1, 2011. Case-related materials were also sent to the local library and posted on the Regional Planning web page. The hearing notice was posted on the property on June 7, 2011.
12. Staff received one letter and one phone call from area residents, both opposing the project. These communications stated that residents of the mobile home park have had a long history of causing problems for residents of West 225<sup>th</sup> Street, immediately to the north. Complaints include illegal parking, vandalism of lawns and mailboxes, public drunkenness and lewdness, verbal and physical harassment, and the illegal dumping of trash over the park's northern wall.
13. The Land Development Unit of the Los Angeles County Fire Department was consulted regarding this project. This unit provided a letter clearing the project for public hearing on December 7, 2010.

14. The Carson Station of the Los Angeles County Sheriff's Department was consulted regarding this project. The station commander provided a letter, dated May 18, 2011, stating that the amount of criminal activity at the mobile home park is not high, and that the deputies working the specific area did not recall any particular incidents or ongoing problems at the location..
15. The continued operation of the existing mobile home park is will not adversely affect the health, welfare, property values, or safety of the surrounding neighborhood. The facility has been in operation for approximately 50 years and has had a relatively good operating history. Although two area residents have stated that the park has caused numerous issues for its neighbors, staff was unable to find evidence to this effect. During visits to the site, the park appeared to be clean and well maintained. Staff also did not observe any illegal parked vehicles or trash on West 225<sup>th</sup> Street. In addition, staff from Zoning Enforcement, responding several times to neighborhood complaints, did not cite the property owners for any violations of the County Zoning Ordinance (Title 22).
16. The project will not be materially detrimental to the use, enjoyment, or valuation of the property of other persons location in the vicinity of the site, as the facility has been in operation for approximately 50 years and has had a relatively good operating history. During visits to the site, the park appeared to be clean and well maintained. Staff also did not observe any illegal parked vehicles or trash on West 225<sup>th</sup> Street.
17. The project will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. Although two area residents have stated that the park has caused numerous issues for its neighbors, staff was unable to find evidence to this effect. In addition, staff from Zoning Enforcement, responding several times to neighborhood complaints, did not cite the property owners for any violations of the County Zoning Ordinance (Title 22)
18. The Sheriff's Department has stated that the crime rate for the facility is not above average, and deputies report no ongoing problems in the area. Their recommended condition of installing a 24-hour surveillance camera would also decrease the likelihood of crime at the mobile home park.
19. While the mobile home park does not meet several current development standards, including some related to setbacks and vehicular accessibility, the Fire Department has reviewed the project and determined existing emergency access to be adequate. Therefore, the continuation of this use is unlikely to affect the safety of the residents.
20. In order to address the issues raised by area residents, seven biennial zoning enforcement inspections (one every other year) shall be conducted during the term of the grant, which shall be 15 years. During these inspections, enforcement officers—in addition to inspecting the property itself—are directed to inspect that

portion of the park bordering West 225<sup>th</sup> Street to the north. If any inspection reveals that the permittee has failed to comply with these conditions, staff would have the ability to cite the property owner for noncompliance, or even bring the permit before a Hearing Officer to consider its revocation.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

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
- B. Be materially detrimental to the use, enjoyment, or valuation of the 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;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for nonconforming reviews as set forth in Sections 22.56.1550, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has determined that the project is exempt from the California Environmental Quality Act pursuant to the Class 1, Existing Facilities categorical exemption.
2. In view of the findings of fact and conclusions presented above, Nonconforming Review No. 201000013 is **APPROVED** subject to the attached conditions.

Attachments: Conditions, Affidavit of Acceptance

RS:TM  
07/07/11

**CONDITIONS OF APPROVAL  
DEPARTMENT OF REGIONAL PLANNING  
PROJECT NO. 90399-(2)  
NONCONFORMING REVIEW NO. 201000013**

**PROJECT DESCRIPTION**

This grant authorizes the continued operation and maintenance of a 34-unit mobile home park and a single-family residence in the A-1 (Light Agricultural) zone, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.

**CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose and cannot be used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required fees have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 4, 5, and 6 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. 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 make an initial deposit with Regional Planning in the amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in the Regional Planning's cooperation in the defense, including

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

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with to Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of final approval of the grant by the County. A single, one-year time extension may be requested, in writing and with payment of the applicable fee, before the expiration date.
7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall record the terms and conditions of the grant in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant shall terminate on July 6, 2026.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new permit application with Regional Planning prior to the expiration of this permit, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least 6 months prior to the expiration date for this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations. The expiration of this grant shall not apply to the continued use of the single-family residence.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. **The permittee shall deposit with the County the sum of \$1,400.00.** This deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **seven (7) biennial** (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 ("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, 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, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.
13. All development pursuant to this grant shall conform to the requirements of the County Department of Public Works, the County Fire Department and Fire Warden, and the County Department of Public Health.
14. All structures, walls, and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. 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. 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 notification 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.

15. Any new or additional signage shall be in compliance with Part 10 of Chapter 22.52, Title 22 of the Los Angeles County Code.
16. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". 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 Regional Planning within 60 days of the date of final approval of the NCR. In the event that subsequent plans are submitted, the written authorization of the property owner is necessary.
17. This grant allows for continued operation and maintenance of a mobile home park and a single-family residence, located at 22503-22511 Meyler Street, subject to the following conditions:
  - a. A maximum of 34 mobile homes shall be maintained on the site;
  - b. A maximum of two (2) recreational vehicles may be parked on the site at any given time;
  - c. No shipping containers, inoperable vehicles, or junk and salvage materials shall be maintained on the site;
  - d. All landscaping on the site shall be maintained in a neat and healthy condition, free of trash and debris;
  - e. The permittee shall provide adequate lighting in all parking areas and walkways under control of the permittee; all lighting required by this grant shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties;
  - f. All litter and trash shall be collected regularly from the premises and the adjacent rights-of-way;
  - g. The permittee shall install and maintain a video surveillance system on the project site, which shall be available for monitoring 24 hours a day. Any illegal activities observed shall be immediately reported to the proper legal authorities, and recordings of such activities shall be made available to these authorities upon request, and;

- h. Pedestrian and vehicular access for the mobile home park shall only be taken to and from Meyler Street, to the east.

RS:TM  
07/07/11