



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6462
PROJECT NUMBER 90399
RNCR 201000013

PUBLIC HEARING DATE 7/6/2011	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Stan & Barbara Dzikowski	OWNER Stan & Barbara Dzikowski	REPRESENTATIVE Charlotte Ramos
--	--	--

PROJECT DESCRIPTION
 The applicant requests a nonconforming review (NCR) to allow the continued operation and maintenance of a 35-unit mobile home park in the A-1 (Light Agricultural) zone. Although a mobile home park is not an allowed use within the A-1 zone, the facility was legally established before such requirements were adopted. Therefore, in order to continue operation, the facility must periodically be reevaluated through the NCR process.

REQUIRED ENTITLEMENTS
To authorize the continued operation of a mobile home park in an A-1 (Light Agricultural) zone

LOCATION/ADDRESS
 22503 Meyler Street, West Carson

SITE DESCRIPTION
 The site plan depicts a 35-unit mobile home park, a 1,080-square-foot single-family residence, a 600-square-foot laundry and restroom facility, and two (2) 880-square-foot two-car garages on a level, paved 2.1-acre parcel. Each mobile home unit 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.

ACCESS Meyler Street to the east	ZONED DISTRICT Carson
ASSESSORS PARCEL NUMBER 7344017004	COMMUNITY West Carson
SIZE 2.1 Acres	COMMUNITY STANDARDS DISTRICT

	EXISTING LAND USE	EXISTING ZONING
Project Site	Mobile home park	A-1 (Light Agricultural)
North	Single-family residences	A-1 (Light Agricultural)
East	Single-family residences	A-1 (Light Agricultural)
South	Single-family residences, mobile home park	A-1 (Light Agricultural), M-1 (Light Manufacturing)
West	Mobile home parks	M-1 (Light Manufacturing)

GENERAL PLAN/COMMUNITY PLAN N/A	LAND USE DESIGNATION 1 (Low Density Residential -- 1-6 dwelling units/acre)	MAXIMUM DENSITY 6 du/acre
---	---	-------------------------------------

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: Tyler Montgomery		
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