



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

June 30, 2011

TO: Pat Modugno, Chair  
Esther L. Valadez, Vice Chair  
David W. Louie, Commissioner  
Harold V. Helsley, Commissioner  
Curt Pedersen, Commissioner

FROM: Tyler Montgomery   
Zoning Permits West Section

SUBJECT: **PROJECT NO. 90399-(2)**  
**NONCONFORMING REVIEW NO. 201000013**  
**July 6, 2011 Public Hearing**  
**Agenda Item No. 7**

The attached letter, dated June 24, 2011, was received by Regional Planning staff after the preparation of the previous staff report. The writer opposes the granting of the permit, stating that the mobile home park has become a nuisance to other area residents. She states that residents of West 225<sup>th</sup> Street, to the immediate north of the mobile home park property, have experienced verbal and physical harrassment from residents of the park, as well as vandalism, loitering, littering, and illegal parking on their street. She also states that both the park owners and the on-site manager are either unable or unwilling to address such incidents.

As stated in its letter of May 18, 2011 (distributed with the previous staff report), deputies at the Sheriff's Department's Carson Station are unfamiliar with any serious incidents at this location or with any ongoing problems between residents of the mobile home park and their neighbors. As a result, staff's recommendation for approval of the nonconforming review remains unchanged.

Enclosure:  
06/24/11 Letter of opposition

MK:TM

# ANNETTE C. BARAJAS

June 24, 2011

Tyler Montgomery  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

RE: 22503 Meyler Street, West Carson  
PERMIT: 90399, RNCR 201000013  
HEARING DATE: July 6, 2011

Dear Mr. Montgomery:

I am submitting this letter as my written opposition to continue with the operation of the mobile home park located at 22503 Meyler St., Torrance, CA 90502.

I have been a resident of 225<sup>th</sup> Street for the past 21 years and have watched as the mobile home park has deteriorated. When I first moved into the neighborhood, I watched young families move into the park as a stepping stone to purchasing a home. However, in the last 10 to 12 years it appears that there has been a pattern of decline in which the owner, Mr. Dzivowski, has ignored the environment of the neighborhood.

Sometime in 1998, the mobile home park changed characteristics and turned into a trailer park. There was an influx of tenants who had no disregard for the peace and quiet enjoyment of the residence of 225<sup>th</sup> St. At that time, Mr. Dzivowski, had a manager who was in her 80s and had little control over the tenants. There were issues with noise and the resident's children throwing rocks over the six foot wall and hitting our vehicles. When complaints were lodged with the manager, it fell on deaf ears. One resident of 225<sup>th</sup> St. went so far as to write Mr. Dzivowski only to get no response.

This was the beginning of what has now become a public nuisance. Sometime in 2001 or 2002, a resident complained of the loud noise and public drinking only to be assaulted by a park resident's guest throwing a full can of beer in that

neighbor's face. The police were called and I believe she was advised that the suspect had fled back to Mexico.

There has been continuing problems with the trailer park. We have had residence engage in lewd and lascivious conduct in front of my home as recently as 2009, when I had to ask them to take their behavior elsewhere. Several of the park residents operated gardening services and park their work vehicles on 225<sup>th</sup> street full of debris, which ends up in our gutters. The residents also have more vehicles than parking spaces available and there is an overflow of vehicles on our street. As a result, they constantly dump their trash in our curb and gutters. The trash consists of dirt diapers, beer cans, broken beer bottles, cigarette butts, lawn debris and fast food debris.

The tenants have also built illegal out buildings without proper permits and had electrical extension cords from their trailers to the out buildings in order to have power. I believe one of your planners made the tenant remove the building. We often have to hear the landscapers running their equipment late into the evening hours along with the loud music that emanates from the park.

Also the residents allow their children to loiter in on the southwest corner of 225<sup>th</sup> St and Meyler Ave. I have observed these minors engaging in such activities as smoking, drinking and writing graffiti on the wall on the Southside of 225<sup>th</sup> St. Should you check the GAP logs, I'm sure you will find that they were called numerous time to take care of the Graffiti.

While this may not be a major problem to regional planning, it is to the residence of 225<sup>th</sup> Street. It has impacted the value of our homes and made us feel insecure in those homes. I worry about my safety and that of my animals. I believe that the time has come to deny the permit for the trailer park and allow a developer to build homes in that area that will enhance the property values instead of devaluing them.

It is clear that the owner of the trailer park, Mr. Dzivowski and the Dzivowski Trust, are only interested in collecting rents as their new manager, Elizabeth, also refuses to deal with the issues. She had one time stated that she also didn't want to confront the tenants as she was in fear for her safety. Had Mr. Dzivowski addressed the concerns when they arose, I may have been inclined to continue to have the trailer park as a neighbor. However, he didn't and I don't feel that the tax paying, law abiding residents of 225<sup>th</sup> street should have to suffer the devaluation of their property at the hands of a landlord he is so far removed from the problem that he has allowed to escalate.

I am requesting that the Department of Regional Planning deny the conditional use permit for the trailer park located at 22503 Meyler Street and deem it a public nuisance.

June 30, 2011

Thank you in advance for your consideration.

Sincerely,  
Annette C. Barajas  
P.O. Box 596  
Torrance, CA 90508

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