Regional Planning Commission Transmittal Checklist	Hearing Date 07/06/2011
	Agenda Item Number 7

Project Number: 90399-(2)
Case(s): Nonconforming Review No. 201000013
Contact Person: Tyler Montgomery, Zoning Permits West

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

Reviewed By: _____

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 07/06/2011	AGENDA ITEM 7
	RPC CONSENT DATE	CONTINUE TO

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

PROJECT DESCRIPTION

The applicant requests a nonconforming review (NCR) to allow the continued operation and maintenance of a 34-unit mobile home park and a single-family residence 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 34-unit mobile home park, a 1,080-square-foot single-family residence, a 600-square-foot laundry and restroom facility, two spaces for temporary (1-2 months) RV hook-ups, 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	**LAND USE DESIGNATION**	**MAXIMUM DENSITY**
N/A	1 (Low Density Residential -- 1-6 dwelling units/acre)	6 du/acre

ENVIRONMENTAL DETERMINATION

Class 1 Categorical Exemption-Existing Facilities

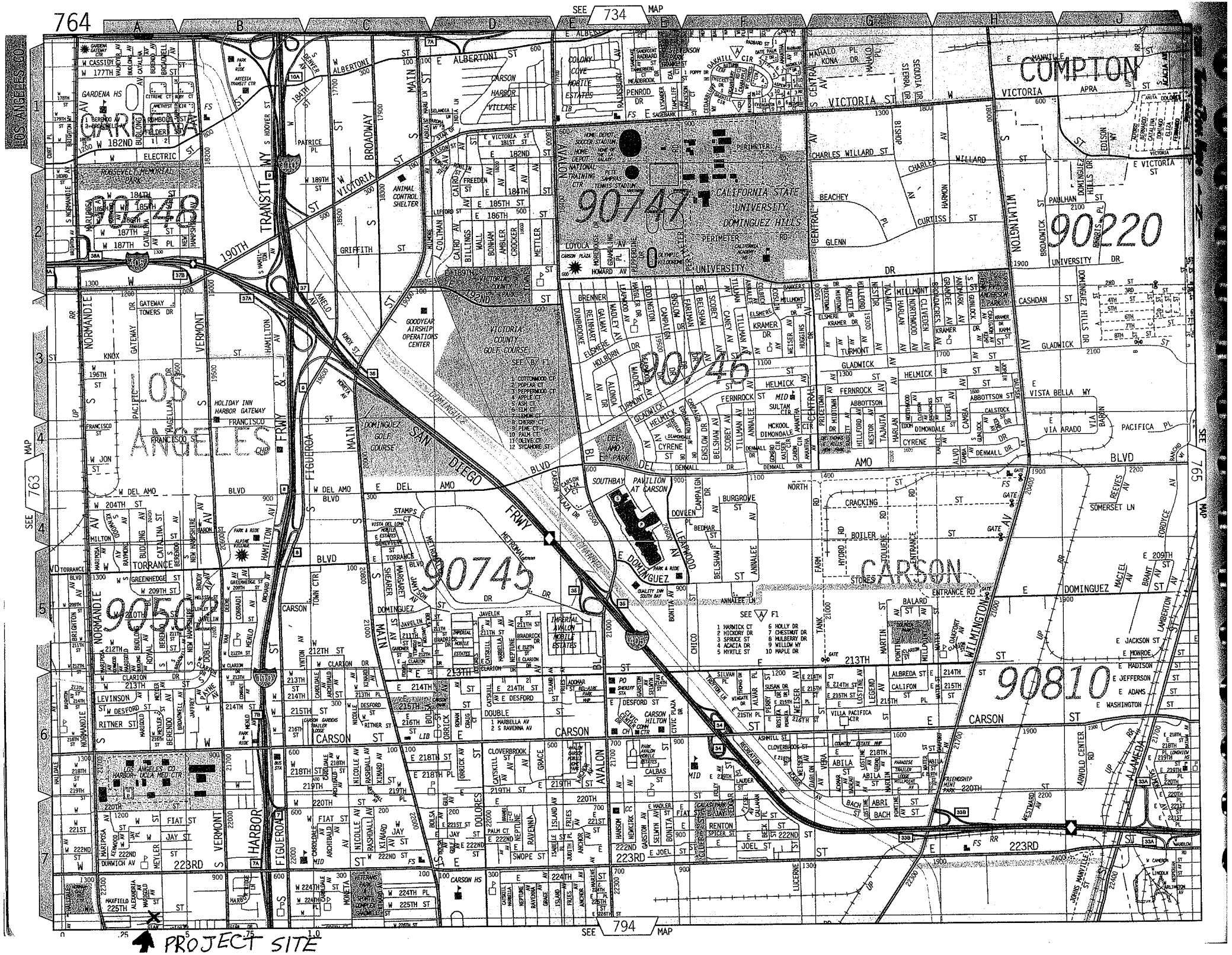
RPC LAST MEETING ACTION SUMMARY

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



764
SEE 734 MAP
SEE 763 MAP
SEE 765 MAP
SEE 794 MAP
LOS ANGELES CO
COMPTON
CARDENA
90748
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90503
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CARSON
CALIFORNIA STATE UNIVERSITY DOMINGUEZ HILLS
VICTORIA COUNTY GOLF COURSE
DOMINGUEZ GOLF COURSE
SOUTHBAY PAVILION AT CARSON
CARSON HARBOR VILLAGE
GOODYEAR AIRSHIP OPERATIONS CENTER
ANIMAL CONTROL SHELTER
HOLIDAY INN HARBOR GATEWAY
LOS ANGELES CO HARBOR-UCLA MED CTR
CARSON HS
PROJECT SITE

STAFF ANALYSIS

PROJECT NUMBER
90399-(2)

CASE NUMBER
Nonconforming Review No. 201000013

PROJECT OVERVIEW
The applicant requests a nonconforming review (NCR) to allow the continued operation and maintenance of a 34-unit mobile home park on a 2.1-acre property in the A-1 (Light Agricultural) zone.

DESCRIPTION OF SUBJECT PROPERTY
Location
22503 Meyler Street, West Carson, within the Carson Zoned District of unincorporated Los Angeles County

Physical Features
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.

ENTITLEMENT
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 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, provided that it was legally established.

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.

EXISTING ZONING

Subject Property

The subject property is zoned A-1 (Light Agricultural).

Surrounding Properties

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)

EXISTING LAND USES

Subject Property

The subject property is developed with a 34-unit mobile home park and a single-family residence.

Surrounding Properties

Land uses within 500' 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

PREVIOUS PERMITS

Zone Exception Case No. 5569
Approved the establishment of a mobile home park on the property, which was zoned A-1 (Light Agricultural).
Approved: October 11, 1960
Expired: August 10, 1975

Nonconforming Review No. 74
Authorized the continued operation and maintenance of a mobile home park and one single-family residence in the A-1 zone.
Approved: November 1, 1975
Expired: November 1, 1990

Nonconforming Review No. 90399

Authorized the continued operation and maintenance of a mobile home park and one single-family residence in the A-1 zone.
Approved: January 3, 1991
Expired: November 1, 2010

LAND USE POLICY MAP

The subject property is designated as Category 1 (Low Density Residential—one to six dwelling units/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.

SITE PLAN

A 1,080-square-foot single-family residence, two spaces for temporary RV hook-ups (depicted on the site plan as "trailers"), 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. It should be noted that there is no mobile home number 13; therefore, there are only 34 units on the site, despite the fact that they are numbered 1-35. 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.

COMPLIANCE WITH APPLICABLE ZONING STANDARDS

The mobile home park was legally established on the property in 1960 with the approval of ZEC 5569. Therefore, as long as the uses and structures remain the same and are not expanded—and continue to maintain a valid NCR—they are not required to conform to current zoning standards. Because the structures and uses are the same as those that were approved for the previous ZEC and both NCRs, this appears to be the case.

Incidentally, aside from the underlying use, the mobile home park would not comply with the following development standards of the County Code:

a. Minimum side-yard setbacks of five feet and rear yard setback of 15 feet in the A-1 zone (Sec. 22.24.110)
b. Exceeding maximum density of six dwelling units per acre of underlying General Plan land use category (Sec. 22.52.500.A)
c. Requirement of two points of emergency access for mobile home parks (Sec. 22.52.500.C)
d. Minimum driveway width of 30 feet (Sec. 22.52.500.C)

BURDEN OF PROOF

As required by Section 22.56.1550 C. (Review of Amortization Schedule or Substitution of Use) of the Los Angeles County Code, in addition to the information required in the permit application, the applicant shall substantiate, to the satisfaction of the Commission, the following facts:

A. 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

B. That such use, building or structure does not now and will not during the extension period requested:
   1. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or
   2. Be materially detrimental to the use, enjoyment or valuation of the 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.

The applicant's burden of proof responses are attached to this document.

ENVIRONMENTAL DOCUMENTATION

This project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 1 categorical exemption because no new construction or intensification of use is proposed as part of the project.

PUBLIC AGENCY COMMENTS

Los Angeles County Fire Department

The Land Development Unit of the Los Angeles County Fire Department was consulted regarding this project. They provided a letter clearing the project for public hearing on December 7, 2010.

Los Angeles County Sheriff's Department

The Carson Station of the Los Angeles County Sheriff's Department was also consulted. The station commander, Captain Eddie Rivero, provided a letter, dated May 18, 2011, stating that the amount of criminal activity at the mobile home park is not high (41 calls over five years), and that the deputies working the specific area did not recall any particular incidents or ongoing problems at the location. However, he recommended that a recorded video system with 24-hour monitoring be installed at the site, if not already existing, in order to deter any potential criminal activity.

PUBLIC COMMENTS

Legal Notification/Community Outreach

The public was propertly 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.

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 225th 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.

STAFF EVALUATION

The continued operation of the existing mobile home park is unlikely to adversely affect the health, comfort, 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 225th 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).

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 park.

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.

In order to address the issues raised by area residents, staff is recommending that seven biennial zoning enforcement inspections (one every other year) be conducted during the term of the grant, which is recommended to be 15 years. During these inspections, enforcement officers—in addition to inspecting the property itself—will be directed to inspect that portion of the park bordering West 225th 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.

Due to the aforementioned factors, it is staff's opinion that the burden of proof for a nonconforming review has been satisfied.

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:

Staff recommends approval of Nonconforming Review No. 201000013, subject to the attached conditions.

FEES/DEPOSITS

If approved, the following fees will apply unless modified by the Commission:

Zoning Enforcement

Inspection fees of $1,400 to cover the cost of seven (7) biennial zoning enforcement inspections.

SUGGESTED APPROVAL MOTION

I move that the Regional Planning Commission close the public hearing, determine the project to be exempt from the California Environmental Quality Act pursuant to a Class 1 categorical exemption, and **APPROVE** Conditional Use Permit 20100013 subject to the attached findings and conditions of approval.

Prepared by Tyler Montgomery, Regional Planning Assistant II
Reviewed by Mi Kim, Acting Section Head, Zoning Permits West

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's burden of proof statements
Fire clearance letter (12/07/10)
Sheriff's letter (05/18/11)
Letter of opposition
Site photographs

MK:TM
06/23/11

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:
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 225th 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 225th 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 225th 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 225th 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, Conditional Use Permit 201000059 is **APPROVED** subject to the attached conditions.

Attachments: Conditions, Affidavit of Acceptance

MK:TM
06/23/11

DRAFT 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 than 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 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.

MK:TM
06/23/11

Los Angeles County
Department of Regional Planning

90-399

Planning for the Challenges Ahead

NONCONFORMING REVIEW

~~CONDITIONAL USE PERMIT~~ BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location 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.

The existing mobile home park has existed on the subject-site for many years without detriment to the surrounding area or persons residing in the area. the park is entirely isolated from adjacent properties by substantial walls. two parking spaces for each space prevents any tendency for on-street parking. large attractively maintained planter at the front of the site contributes to the beautification of the area. the 34 units on the site provide low-cost housing for persons needing it in an attractive and satisfactory medium.

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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The subject site is adequate in size and shape to accomodate the various development standards required by the ordinance in order to integrate the existing use with other uses in the area.

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.

Continuation of the use on the subject site will not increase traffic on nearby streets. The site is adequately served from meyler street. The site is served by other public and private services as required.

90-399

NONCONFORMING REVIEW
~~CONDITIONAL USE PERMIT~~ BURDEN OF PROOF

Continued

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

Many of the improvements on the site are very substantial and of a permanent nature. The entire development represents a substantial investment by the applicants. Recently, the applicant replaced all electrical pedestals and upgraded the electrical system to 50 Amps to all mobile homes in the park. To require its cessation would represent an unconstitutional taking of property and all the residents of the 34 space mobile home park 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.

Continuation of the use on the subject site will provide needed low-cost housing in the area. The various development standards maintained on the site will continue to aid in successfully integrating the use with other uses in the area.

Phillip Estes

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: December 7, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: NCR 90-399

LOCATION: 22503 Meyler St, Torrance

☒ The Fire Department Land Development Unit has no 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 pounds per square inch residual pressure.

☐ Install __ Public and/or __ On-site and/or __ Verify / Upgrade 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:** _____

☐ **Location:** _____

☐ **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: Juan C. Padilla

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

County CUP 01/2008

DEC 23 2010

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169
(310) 830-1123

Leroy D. Baca, Sheriff

May 18, 2011

Mr. Tyler Montgomery
Los Angeles County Department of Regional Planning
320 West Temple Street, #1346
Los Angeles, California 90012

Dear Mr. Montgomery:

PROJECT 90399 CASE: RNCR 201000013
22503 - 22511 MEYLER STREET, WEST CARSON

I have reviewed the application for the permit of continued operation of a mobile home park at the above location. An address search of the property and surrounding area shows 41 calls for service in the previous five years. The majority (nine) of these calls were for domestic violence incidents. This number is not high for the time period reviewed. Other calls ranged from loud music to missing persons. In speaking with the deputies that work this specific area, they had no recollection of a particular incident or ongoing problems at the mobile home park.

Upon the renewal of this permit, we would make the recommendation of the installation and maintenance of a recorded video system with 24-hour monitoring, if not in place already. This will serve as a deterrent to criminal and nuisance activity. It will also aid in the investigation of any crimes committed on site.

We do not currently anticipate a need for increased law enforcement or administrative staffing for the duration of this project, however, we reserve the right to revisit this issue in future reviews.

Thank you for the opportunity to provide input and please do not hesitate to contact me or Sergeant Craig Calzada at (310) 847-8383, if you need any additional information.

Sincerely,

LEROY D. BACA, SHERIFF

MAY 23 2011

Eddie Rivero, Acting Captain
Commander, Carson Station

Angel M. Triola
Attorney at Law
1129 West 225th Street
Torrance, CA 90502
(310) 328-8382

January 10, 2011

Richard J. Bruckner
Director, Department of
Regional Planning
County of Los Angeles
320 W. Temple Street, Room 1361
Los Angeles, CA 90012

JAN 11 2011

RE: NOTICE OF NUISANCE AND REQUEST FOR ABATEMENT
REQUEST FOR THE REVOCATION OF THE CONDITOINAL USE
PERMIT ISSUED TO THE HARBOR TRAILER PARK

Dear Mr. Bruckner:

On November 19, 2010, I filed a nuisance lawsuit against the Harbor Trailer Park located at 22503 Meyler Street, in the unincorporated area of Torrance. West 225th street is the only public street directly abutting the length of this trailer park. The homes there are approximately 50 feet from the park boundary.

I am a 21 year resident of West 225th street and the homeowners on this street have been dealing with one problem after another with this trailer park. As it stands now, the residents and guests of a trailer park dictate the appearance of the street where I live.

It has never been this way before and this new occurrence significantly impacts my quality of life, my property values and the overall integrity of this street.

This letter is providing you notice of what I believe to be a nuisance and a request that it be abated. I would have contact you sooner, but I operated under the mistaken belief the California Department of Housing and Community Development licensed and/or permitted this park.

Enclosed is a copy of the 31 page Superior Court complaint for damages and injunctive relief that was filed against the property owners. This document sets forth in detail why I allege this trailer park to be a nuisance. The park owners are Barbara and Stanilsaw

Dzikowski and they reside in Rancho Palos Verdes.

Harbor Trailer park is a 34 unit trailer park consisting mostly of older trailers. I refer to it as a low-income trailer park, as that is the appearance these trailers have from the rear.

The entrance to the trailer park is located on Meyler street and this wide public street contains an abundance of parking. A private street runs the length of the park and each individual unit has a driveway. The park can exclude who they want from entering and control what happens within it. The interior of the park appears to be maintained in a neat and presentable manner. There is no grime or grease within the park and no signs of litter anywhere.

West 225th street also runs the length of the park and this street is open to the public. A wall running the length of the street separates our homes from the trailer park.

The wall and the dead end located at the end of West 225th street made this street quiet and somewhat private. It was a trade-off for the stigma of living next to a trailer park and for many years both sides received a benefit.

I moved here in 1999, and for many years it was great place to live. The family next door was my closest of friends and we would sit outside together for hours. If there was ever a piece of litter it was quickly picked up and we felt safe outside of our homes. There was no trailer park presence on this street, other than the sight of the back of these trailers from over the park wall.

For many years, there were only seven homes on this street and it was a great, quirky place to live. I liked it so much, I purchased a home each time one came up for sale. I now own three homes on this street and my investment is substantial.

I would not have purchased my third home here in 2005, had there been any indication the street would turn out this way. Over the past two years, this street has transitioned from a quiet, clean place to live – into an extension of the trailer park. Behaviors that are prohibited within the park, are freely engaged in over here.

In approximately 2007, four new luxury homes were completed and sold at the dead-end to West 225th street. While these beautiful $760,000 homes were a wonderful addition, they also impacted parking and traffic. At about the same time these homes were fully occupied, the residents of the trailer park began using this street for parking.

For my first 12 years of my residency here, this was a quiet, safe and wonderful place to live, and I do not recall a single problem.

In 2001/2002 all that abruptly changed. The park residents started to play loud music at all hours of the day and night. For a period, it never stopped. We would wake up to their music and go to sleep with it as well.

When the homeowners complained the music would get louder and the park residents would retaliate. They would curse at us from over the park wall and toss rocks towards our homes and cars. My car was keyed so many times for complaining, I stopped bothering to have it repainted.

One day I called the Sheriff's about the loud music and the residents threw a tire on a rim through my car windshield. They would engage in these acts in broad daylight and then run to the park where they could hide undetected. The private street running through the park has always provided the protection they need from being identified and held to answer for their behavior.

One Sunday afternoon, three park residents physically attacked me while I was standing in front of my home. I was struck in the face with a full can of beer as other homeowners watched in horror. These events are detailed in the history portion of my complaint.

It was at this point the homeowners on the street learned that law enforcement services to the area were extremely lacking and we were pretty much on our own. This fear of the park residents has lingered for years, but I refuse to let them intimidate me into silence.

I organized a community group and we commenced having meetings inside my home. The people in attendance were not limited to this street and individuals from all over the area came to complain about the trailer park.

I wrote the park owner and within a few months things quieted down and the park residents stopped coming over. We had no further interactions with the park and things appeared to return to normal.

In approximately 2004/2005, another situation involving the park presented itself to the street. One of the gardeners residing in the park started parking his cars and trucks at the entry to West 225th street. Park residents had only parked on this street on occasion and no one with regularity.

The man had a couple of cars and a large gardening truck and he would park them at the street entry. At first there did not appear to be a problem, but over time the number of cars he had grew. Within a short time, gardening trucks lined the south side of the street by the trailer park wall.

Not a single one of these trucks belonged to any of the homeowners, and they seemed to come out of nowhere. Some days the line of trucks was longer than others, and many of these waste filled trucks would sit across from our homes unmoved for days.

They would load and unload these trucks in front of our homes like the street was a gardening yard. Many of these trucks were filled with waste and had gardening tools hanging off the sides. They smelled just as bad as they looked from the mulch and manure sitting in the hot sun all day.

With these trucks came the numerous workers who drove them and all of their cars. They would go to the corner market after work to buy beer and drink it in front of our homes. The homeowners were left with the gardening debris that fell from these trucks, and the beer cans and litter these workers left behind.

I filed a complaint with your department about a gardening business running out of the park and listed in detail the problems we were having. I never received a response to my written complaint and I have always believed you investigated. A short time later, the majority of these gardening trucks magically disappeared from the street. I do believe your sheer presence motivated the man to operate his business more discretely.

The man then set on a course of retaliation and let the residents of the street know he was angry that we had complained. I was the primary target as they knew I would complain if there ever was a problem.

The man made it a point to throw his trash in the street whenever I drove past him. He would unload his truck and block me from leaving or entering the street.

Rock throwing over the wall reached a fever pitch and he would swerve his car at me when he saw me on the public street. If he got a ticket for illegal parking he would tear it up and throw it down in the street in front of the homeowners.

He started parking his most unsightly truck directly in front of my home. He was this first park resident to engage in this practice and he would not be the last.

I would arrive from a long day at work to find this unsightly truck sitting in front of my home. As evidenced by the myriad of other parking options – it was clearly designed to harass me. I have enclosed a photograph of this truck sitting in front of my home as I find it difficult to describe.

The Sheriff's would tell the homeowners the man had a right to park there and if we felt annoyed or harassed, we should sue the park owner. This was the mantra we heard over and over from law enforcement and it became frustrating and pointless to call them.

They clearly do not want to get involved with issues with the trailer park and have advised us for years to sue the park owner.

For a period of time, the man went away and I no longer saw him in the area. A short time later he returned and others from the park soon joined him in parking at the entry to West 225th street.

What were once one or two cars became a dozen or more, and what were a few pieces of litter became a street full of debris. We have used baby diapers, alcohol bottles and an assortment of trash now regularly adorning the street.

What were a couple of residents from the park, started to include their guests, families and kids. They have almost completely abandoned parking on the public street and now this is their parking lot.

While parking on the public street is well within their rights, they do have the right to destroy it.

Aside from the daily parking and littering issues, they began a practice of storing their cars over here. These cars can sit in front of our homes for days and weeks at a time. Many of these older cars are unregistered and most are in need of repair. These dilapidated cars are left all up and down the block and produce puddles of oil in the street.

The owners from the park come over on street sweeping days and move the cars to the other side. Many of these cars go back and forth, from side to side - and remain over here for months. These cars are not only dirty and unkempt; they take up valuable parking spaces.

On busy nights cars from the park can easily line both sides and run the entire length of the street. Their residents and guests drive up and down the street all hours of the day and night, to zip in and out of the trailer park.

They back in and out of our driveways to turn their cars around and they do not always watch were they are going. I have almost been struck a number of times while standing in my own driveway. This is not a nice, quiet residential street to them -- it is just a place to park and throw litter.

We get fast food wrappers, orange peels, beer cans and the old dirty socks they no longer wear. From the kids we get toy wrappers, from the smokers we get empty packs, and from the teenagers we get their fast food containers. We find liquor bottles and alcohol related items all over the place and have to be concerned about their drinking and driving.

Just a few years ago these things in our street were absolutely unheard of - and now it is a daily occurrence. This past week, I found the first used condom and I was informed by a neighbor the bodily fluid we found in our gutter made her father really sick.

The problems will go away for a while, only to resurface with a vengeance. Some weeks are better than others and there are seasonal changes.

Last spring, we had a big problem with teenagers from the park coming over and having sex in front of our homes. They would lean up against the wall and engage in sexual activity to include intercourse. A number of the homeowners observed this *daytime* activity and requested them to take it elsewhere. It continued to happen over and over and the Sheriff's refused to help.

I have observed teenagers park at the end of the street and spray graffiti before walking to the park entrance. I have heard of park and ride, but not park and tag – maybe it is a new fad. They engage in this behavior in the daytime and appear less than concerned that the homeowners are around to observe them.

A couple of weeks ago, I opened my garage door and observed two teenagers tagging the sidewalk across from my home. Despite my obvious presence, they finished what they were doing before slowly walking over to the park. Even if the Sheriff's would come out to arrest them, we would have to be concerned about retaliation.

The presence of the Harbor Trailer park reflects negatively not only on this street but on the entire community. Large groups of teenagers loitering in front of the park are now a common occurrence. We deal with their shopping carts piling up in front of the park and safety issues because they insist on parking in the red zones.

My property taxes are rising, while I watch my quality of life and neighborhood decline. For the first time in 21 years, it was unsafe for me to walk past the end of the street and over to the school to vote.

They seem not to understand simple boundaries and do not appear concerned how the behavior impacts others. They park in the red zones, climb the park wall in front of our homes, and pass out in our street intoxicated. They throw rocks over the wall at the homes and cars, and when we complain it only increases.

The homeowners no longer feel safe parking their cars on the public street and my nice car now stays safely parked in the garage. I do not want them to scratch it all up or have it damaged by their flying rocks.

Over the past couple of years it has been one thing after another, and while I speak for myself - I know it has impacted the neighbors. We were always proud of this street and felt safe in our homes and never saw this on the horizon.

The entry is virtually unrecognizable from what it was just a few years ago. We must pass it everyday going to and from our homes and it gives the public the first impression of the residents and their homes.

The entrance is no longer representative of the well manicured homes that line the street. The curb at the entry is eroded and the area oil stained, and it is now reflective of a commercial parking lot.

We have luxury homes at one end and the blight from a trailer park at the other. While one end of the street is spotless - the other is filled with graffiti and litter. My three homes are caught in the middle of this zoning dichotomy.

I do not believe this street was zoned, designed or built for commercial traffic and there is no reason the entry should reflect this type of use.

While there is usually plenty of parking during the daytime, evenings and weekends can be different. With cars on both sides of the street, only one car can pass at a time. This brings up driveway issues - as there is no mechanism for these cars to turn around.

When a car is parked across from my driveway and one is parked in front of my home, I am completely unable to back my long El Camino out without striking the car behind me.

The Department of Public Works stated the street was improperly constructed without a cul de sac. With four new homes and the traffic from the park, they indicated these were zoning issues that your department needed to address.

On June 16, 2010, I sent a certified letter to the park owner, Stanislaw Dzikowski, requesting him to address the behavior of his tenants and to make the back of these trailers presentable for the benefit of this street.

The owner was further advised of the impact the park was having on parking and traffic. A copy of this letter is attached as exhibit one to the back of the legal complaint.

The owner never responded and this letter only served to anger the park residents. A couple of weeks after I sent the letter, one man from the park began a new campaign of harassment. Where I had never had contact with this individual before – he began parking directly in front of my home.

It did not stop there and a detailed account of his behavior has been included in the legal complaint. Due to this man's continued presence, I have spent the last six months a virtual prisoner inside my home.

When I wrote the owner, I expected these things to be addressed or to receive a call from his attorney. Since things were getting worse, there was no choice but to file the lawsuit.

Illustrative of the park owner's lack of concern can be revealed in a photograph I have enclosed for your review. This photograph is of a blue trailer and it was taken on New Years Day 2011. Despite all of my complaining, the appearance of this trailer remains to this very day.

This particular blue trailer is located *directly* across from my home and is visible to the public when driving down West 225th street. The door to this trailer has remained open for months and that cardboard in the window has been there for close to a year.

Even if the park managers never bothered to inspect the back of these trailers, I provided actual notice in my June 2010 letter.

If the park owner could not afford some paint, he could have – at the very least - replaced this piece of cardboard with a window. The park owner appears to believe the appearance of these trailers is just fine. It does not matter to him this was the sight our guests saw when visiting our homes during this Holiday season.

In my June 2010 letter, I further complained about another trailer directly in front of my home. Enclosed is a photograph of how it appeared before the structure was ordered removed.

This trailer had an unsightly structure attached to it with clutter hanging all off the sides. This mess was directly across from my home and visible to the public street. This unsightly mess was the first thing you would see when exiting my front door and it had the appearance of a shanty town shack. I was highly embarrassed to have friends over and wanted it out of our sight.

The park owner was less than concerned of how this unsightly trailer appeared to the public street and nothing was done to address it. In July 2010, the condition of this trailer was reported to California Department of Housing and Community Development as a safety violation. They ordered it removed in October and the taxpayer footed the bill.

The window with cardboard will remain until someone orders otherwise. There are other trailers from the back that are in similar need of repair - but I cannot force the park owner to care.

His attorney's response to my complaint was to file a motion to dismiss. At the very least, I expected his attorney to advise him to mitigate his damages and make any needed repairs. This does not appear to have happened and so the cardboard and the condition of these other trailers remain.

His attorney's position is the park owner is not responsible for the behavior of his tenants. His motion stated that I should sue the park residents directly for any damages they may have done to the street. It is my belief this position only jeopardizes my safety and the future existence of the park.

If I sued any of these individuals, do you think they would get legal advice from a clinic or hire an attorney to file an answer? Quite frankly, I think they would hurt me as they appear to have no regard for the law.

In July 2010, I contacted the Los Angeles County Department of Public Works about the traffic and parking problems. It was then that I learned about conditional use permits and the County's role in the permitting and zoning process.

I have dedicated to memory every applicable provision in the Los Angeles Municipal Code and am preparing my argument for injunctive relief in an effort to save this street.

My read of the law says the homeowners do not have to live like this at the hands of the permitted park.

The municipal code and its various provisions have been cited in my legal complaint and all the legal jargon about "quiet enjoyment" is there.

According to the municipal code our property values are supposed to be protected through the imposition of conditions on these permits. If there are conditions to protect the property values then why is all of this happening?

Why are the homeowners – a mere fifty feet away - forced to look at this blue trailer without a window and be further required to pick up the baby diapers and alcohol bottles they flagrantly toss in the street?

The answer is quite clear and is set forth in detail in my legal complaint. The park owner has and will continue, unless ordered otherwise, to ignore each and every condition imposed on the park designed to protect the homeowners.

There appears to be no appreciable degree of park management and oversight – other than to collect rent. This park is not being monitored and these laws and ordinances are not being enforced. This is a win-win situation for the trailer park and a loss to our property values.

If the park is not supposed to jeopardize our health and comfort, or constitute a menace – then why are these individuals allowed to throw rocks at our cars, pass out drunk in the street and have sex in front of our homes?

The park is 34 units and houses a large number of people, and groups of people do not manage themselves. That is basic human nature and on top of that, you have socio-economic and cultural variables as well.

These conditions were designed to protect the homeowners from *exactly what is occurring*. The park owner seems to believe that once the conditional use permit is issued it is clear sailing, and he bears no further responsibility from there.

You receive a letter from an attorney who is personally affected, then you get served with a lawsuit, and you still do not feel it necessary to address any issue – such as replacing a piece of cardboard with a window? It would not have cost anything but would make a world of difference, if he would simply shut that door.

If these smaller issues are ignored what hope do the homeowners have that the larger issues will ever be addressed? We have no hope - and it could be months before I even get before a judge to obtain injunctive relief.

For the very fact this park owner refused to replace a piece of cardboard with a $50.00 window, he should find himself standing at a permit revocation hearing to explain why he allowed this to happen.

The law does not require me to reduce my standard of living to that of a trailer park, nor do I have to watch my street turn into a foul smelling gardening yard.

There was an Indian reservation at the end of the street where the new homes are now. Every Tuesday night for the first fourteen years of my residency here, people from all over the state would flock to this street to attend a weekly musical jam.

This musical gathering was popular in this area and there would be cars all up and down this street. Dozens of people would walk back and forth in front of our homes and over to the corner market.

In all those years of these weekly gatherings and with the hundreds of people who passed through here, there was never a single problem. These individuals did not toss down their litter, disrespect or damage the street.

Due to the rain and the light holiday traffic, the entry to the street is cleaner than it has been in awhile. There are fewer cars around then I have observed in some time and with spring on the horizon the problems are sure to return.

The homeowners have experienced this all before. The problems will go away for a period of time - only to resurface with a vengeance.

Many of these individuals from the park are transitory and can destroy an area and simply walk away; While the homeowners here are left with the lifelong impact of these individuals limited stay.

If someone were to come out to investigate they may not see people passed out drunk or climbing the walls. Situations like these do not occur everyday, but happen with enough frequency to be disturbing.

The one thing that is consistent is their debris and trash. Even when there are only a couple of cars parked at the entry, they will still be surrounded by litter.

Many people in this neighborhood have live here for 40 years or more and they can tell you what is happening.

I have created a website www.savingourstreet.com that displays before and after pictures. I am starting a campaign and a community group to turn this around before it is too late.

This is a clear cut case of the nuisance coming to us and if I have to rent a billboard and display these pictures for the world to see – then that is what I am going to do.

They can park in front of my home, hit me again or engage in whatever torture they want. But, I am not going to stop until I get answers, as to why this is happening to this once beautiful street.

Respectfully,

Angel M. Triola, Esq.

CC: Supervisor, Gloria Molina
Supervisor, Mark Ridley-Thomas
Jane Harman, Congresswomen
Andrea Ordin, County Counsel

CALOSA071040NeighObliq7577N_080311.psi

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Creation Date: Mar 11, 2008 10:17
Modification Date: May 30, 2008 09:57

Distance between tick marks: 123.590859 feet

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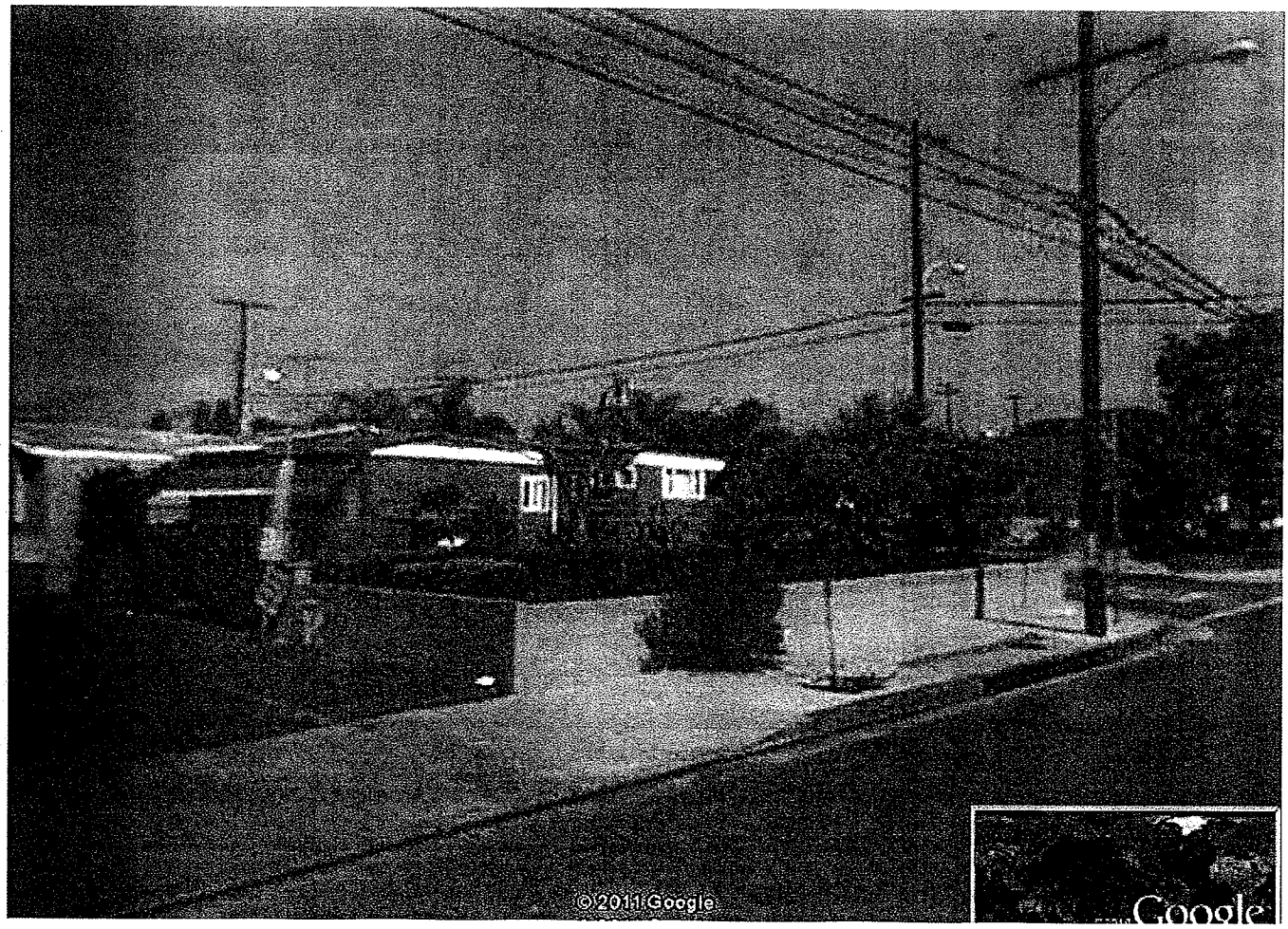
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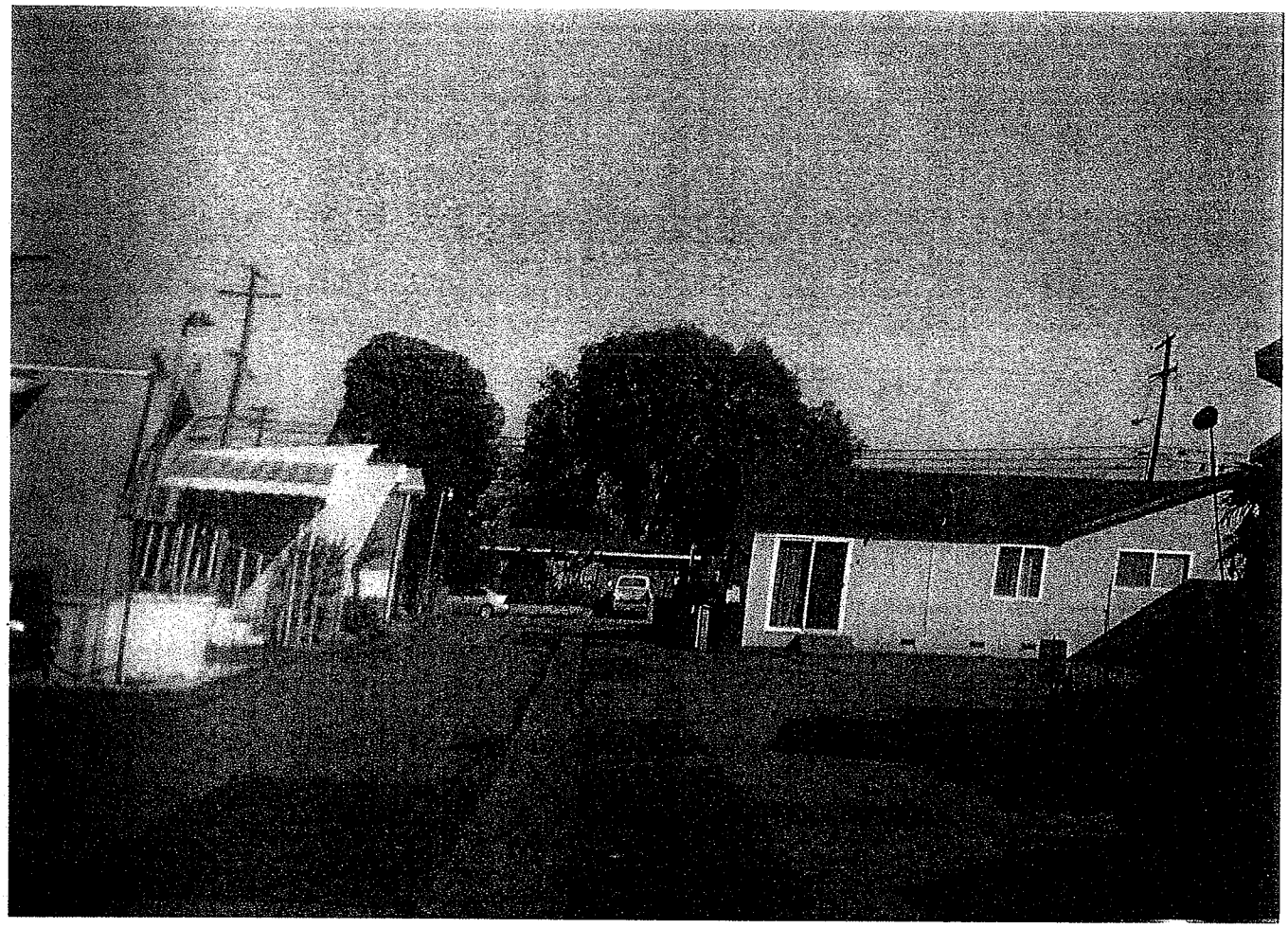

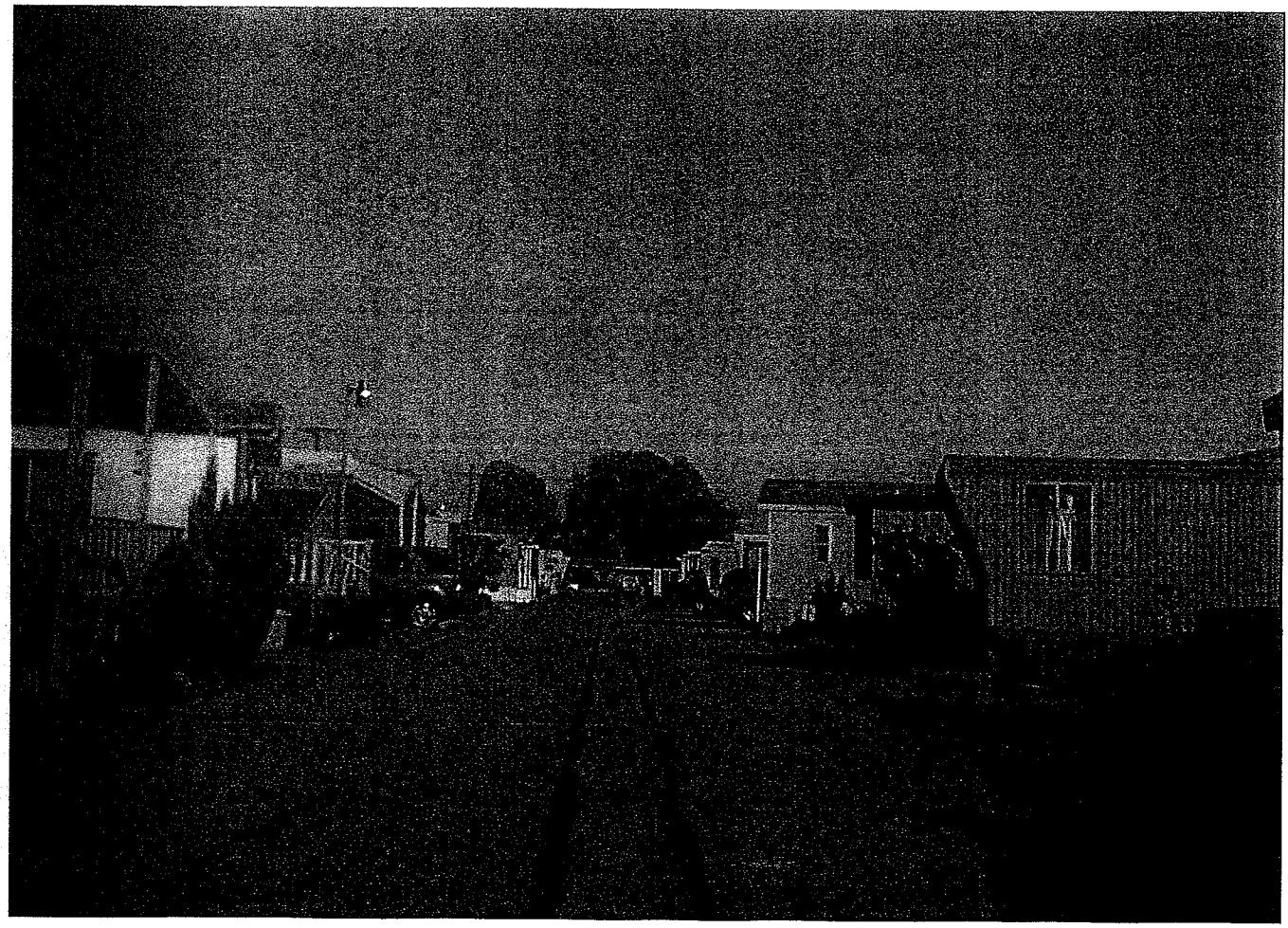

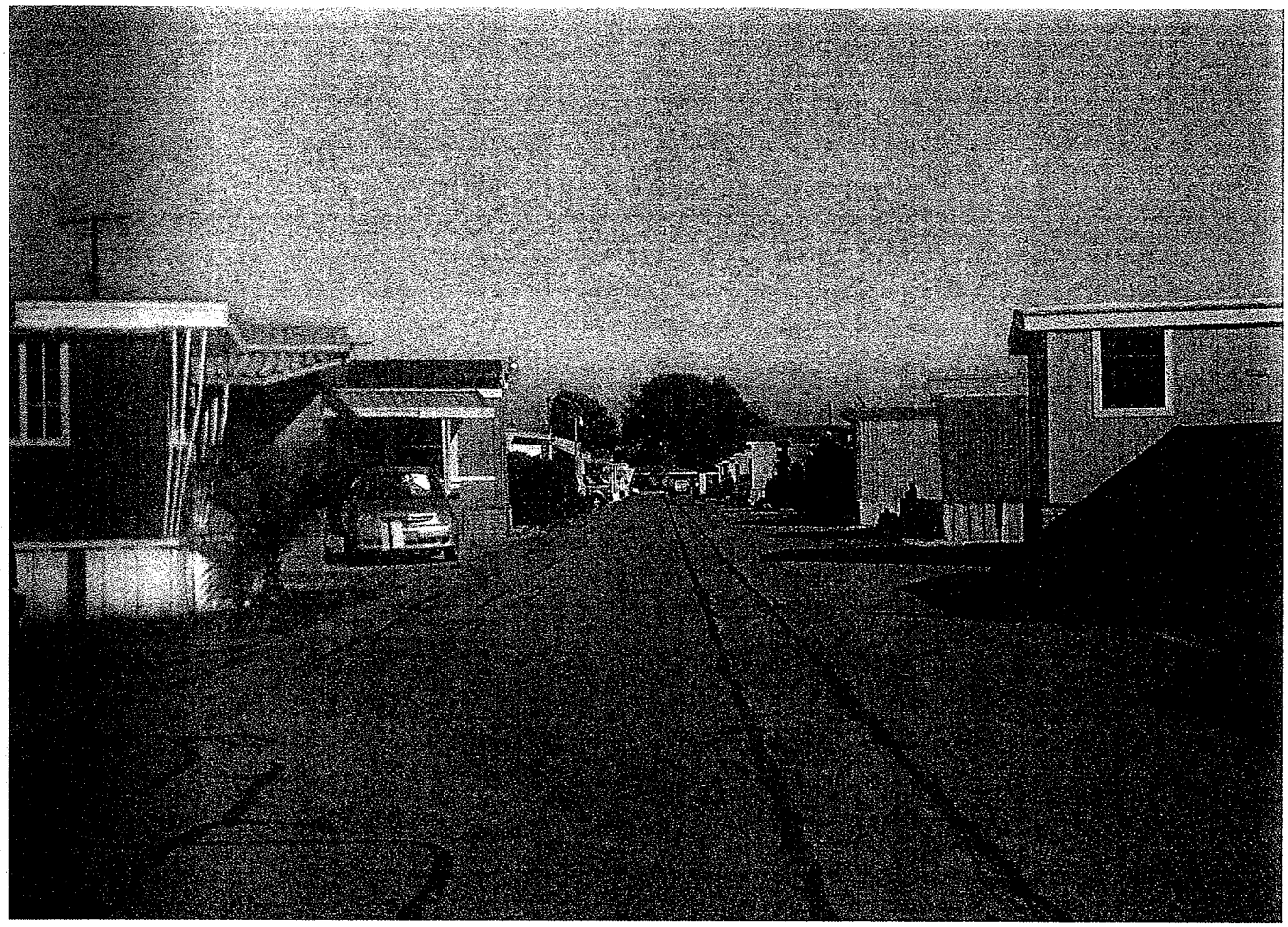

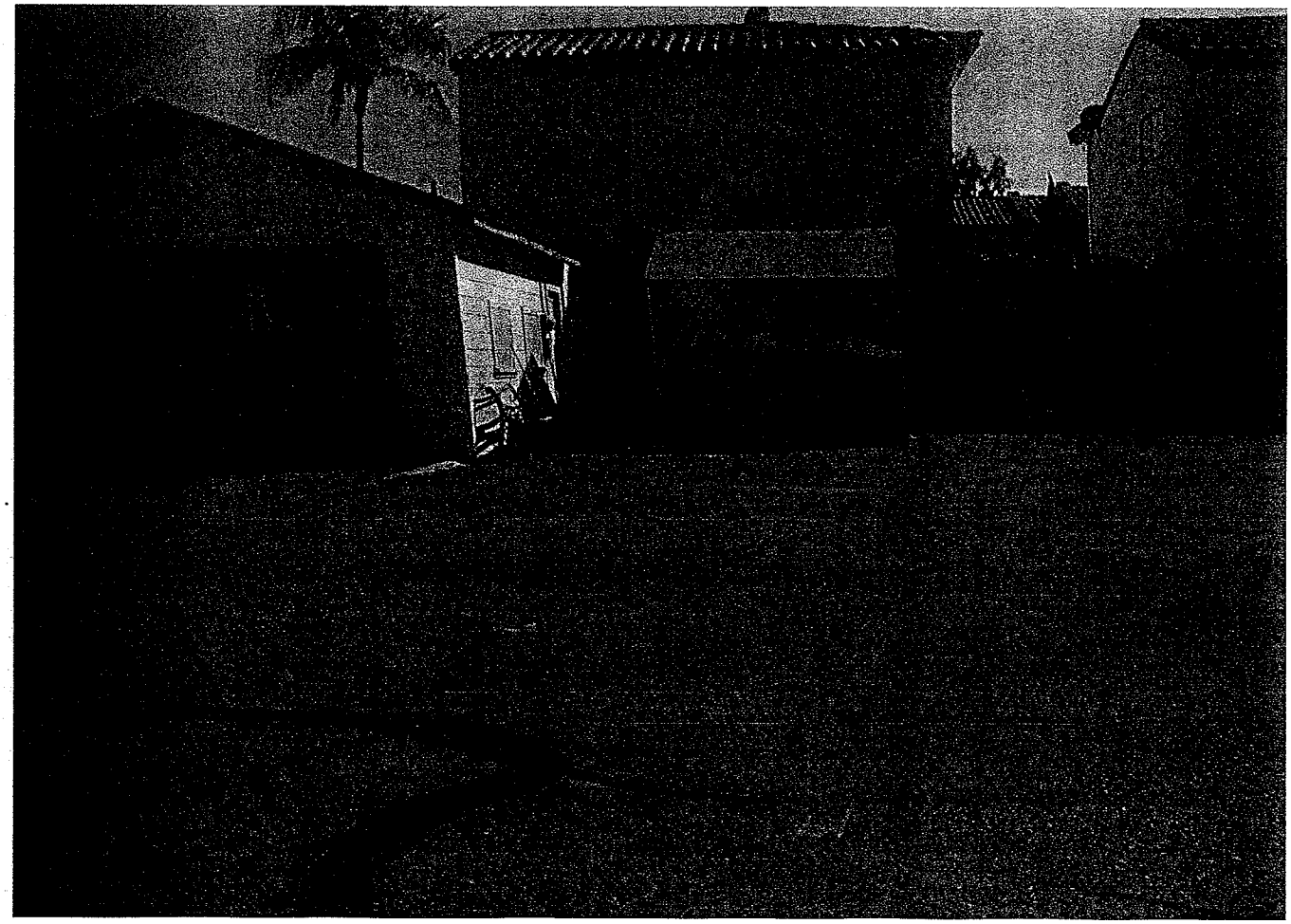

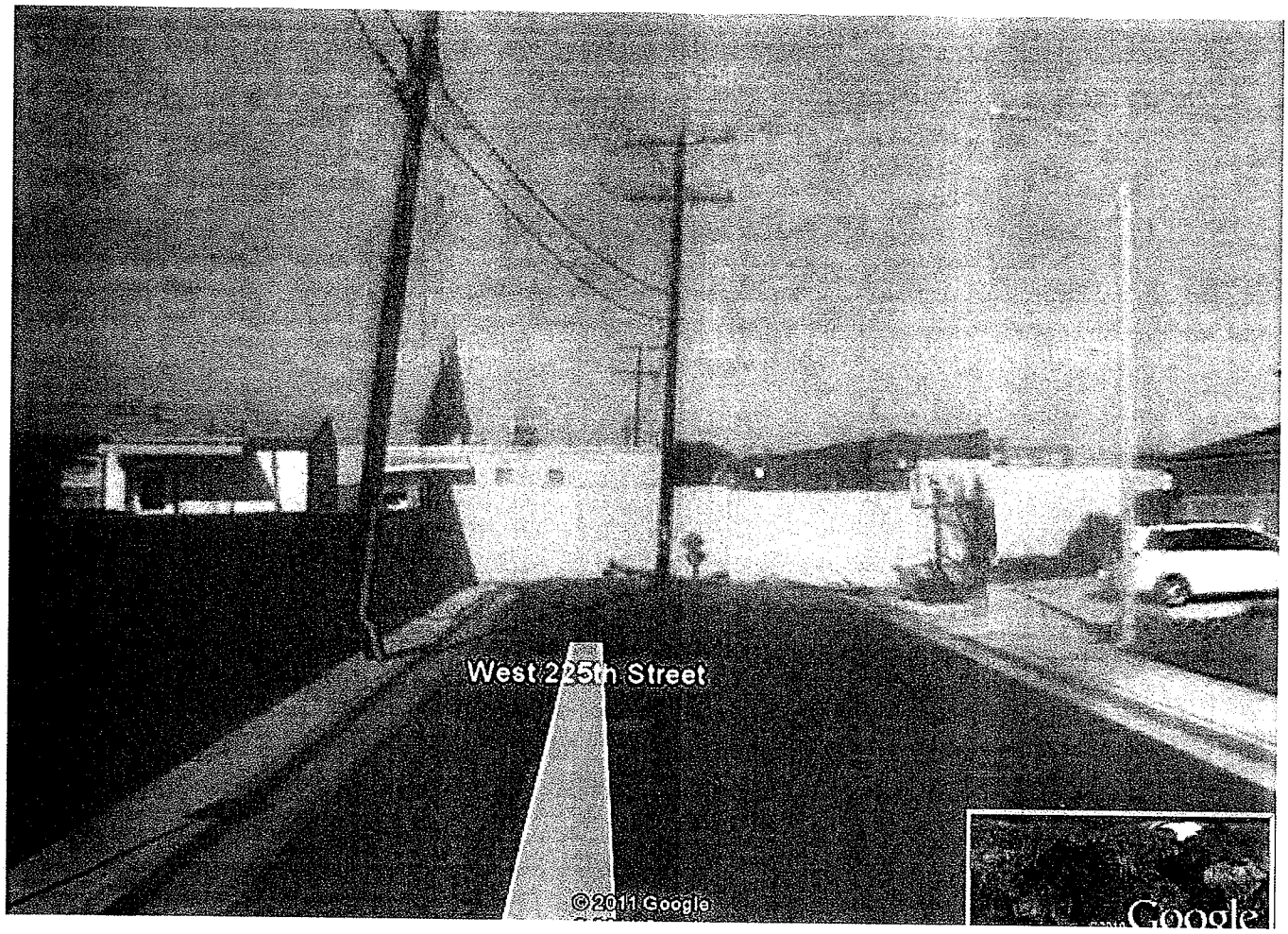
West 225th Street
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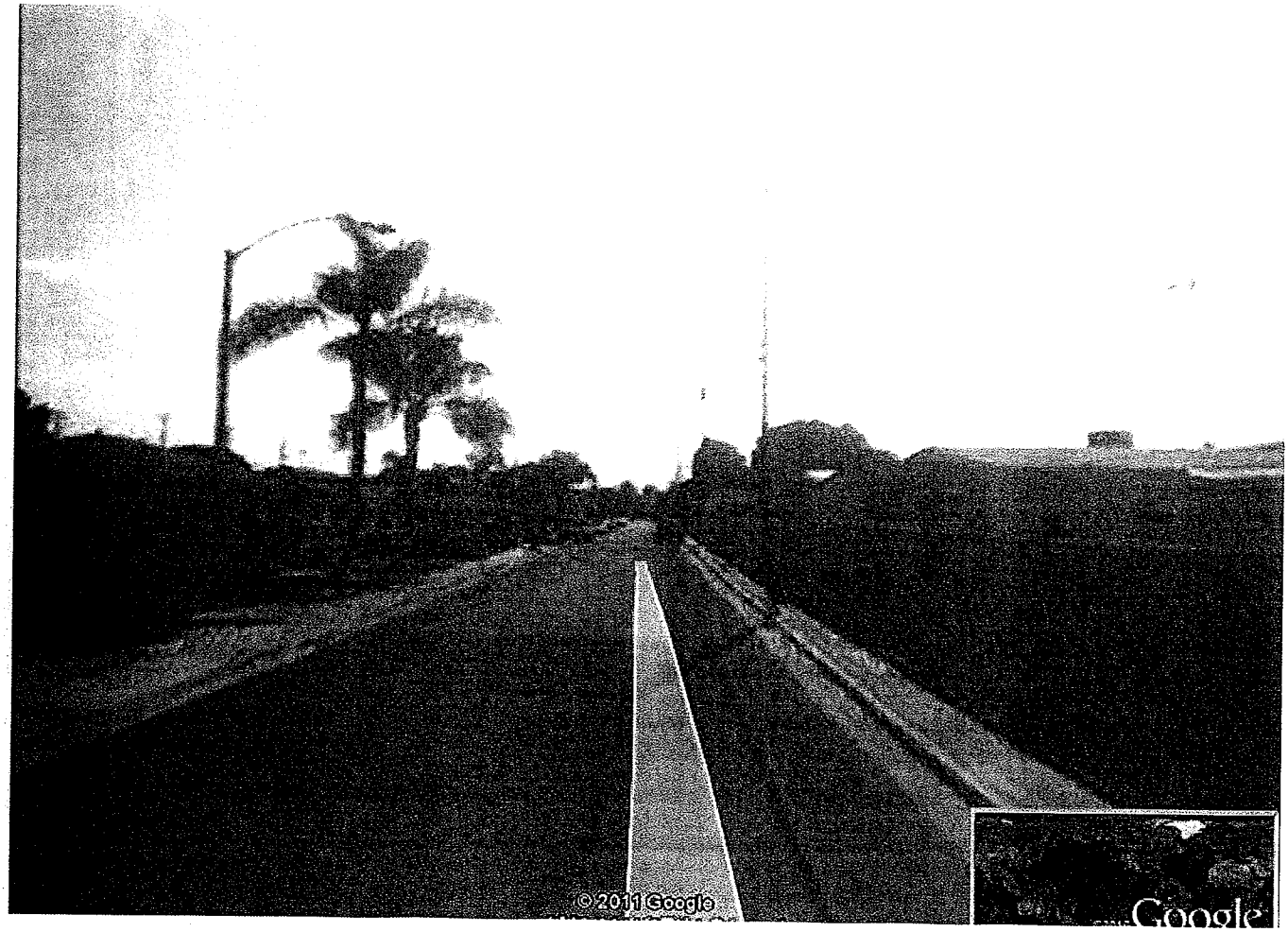
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