

Planning Commission Transmittal Checklist

Hearing Date 9/30/2009
Agenda Item Number 6

Project Number: 92157
Case(s): 200800001
Contact Person: Anita Gutierrez

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

Reviewed By: Mark C...



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER 92157-(2)
NON-CONFORMING REVIEW NUMBER 200800001

PUBLIC HEARING DATE 9/30/2009	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Alfredo Salazar	OWNER Alfredo Salazar	REPRESENTATIVE None
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PROJECT DESCRIPTION
 The project includes an existing mobilehome park consisting of 23 mobilehome spaces, two residential structures and a utility building.

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

LOCATION/ADDRESS
 15012 Lemoli Avenue, Gardena

SITE DESCRIPTION
 The site plan depicts the property developed as a mobile home park with 23 mobile homes 2 permanent residence buildings, a utility building and 27 on-site parking spaces.

ACCESS Primary access to the site is from Lemoli Avenue via two driveways. Emergency and maintenance access is taken from an alley in the rear of the property.	ZONED DISTRICT Gardena Valley
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ASSESSORS PARCEL NUMBER 4071016007	COMMUNITY Alondra Park
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SIZE 0.80 Acres	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Mobile home park	R-3 (Limited Multiple residence) zone
North	Multi-family residences	R-3 (Limited Multiple residence) zone
East	Multi-family residences/ Single-family residences	R-3 (Limited Multiple residence) zone
South	Multi-family residences/ Single-family residences	R-2 (Two-family residence) zone
West	Multi-family residences/ Single-family residences	R-3 (Limited Multiple residence) zone

GENERAL PLAN/COMMUNITY PLAN	LAND USE DESIGNATION Category 3 - Medium Density Residential (12 to 22 du/ac)	MAXIMUM DENSITY
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption-Existing Facilities

RPC LAST MEETING ACTION SUMMARY

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

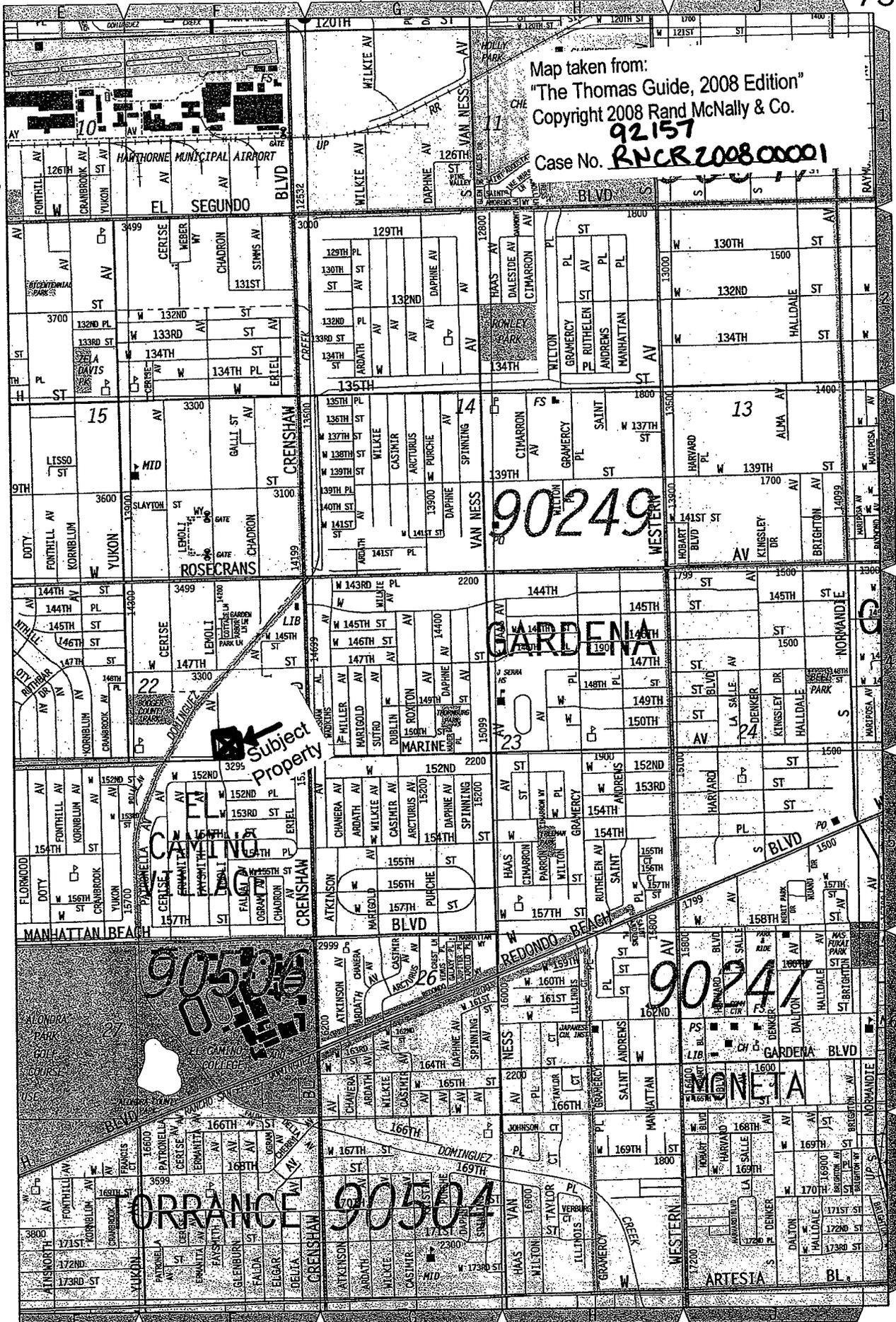
TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

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

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

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Map taken from:
"The Thomas Guide, 2008 Edition"
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92157
Case No. RNCR200800001



Subject Property

90504

90249

GARDENA

90247

90504

STAFF ANALYSIS
PROJECT NUMBER 92157-(2)
NON-CONFORMING REVIEW 200800001

PROJECT DESCRIPTION

The project includes the continued use and operation of an existing mobilehome park, consisting of 23 mobilehome spaces, two residential structures and a utility/office building.

REQUIRED ENTITLEMENTS

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

LOCATION

The subject property is located at 15012 Lemoli Avenue, Gardena within the community of Alondra Park.

SITE PLAN DESCRIPTION

The site plan depicts a mobilehome park, consisting of 23 mobilehome spaces, two permanent residence buildings and a utility/office building. There are 27 on-site parking spaces.

ENVIRONMENTAL DETERMINATION

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

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PREVIOUS CASES/ZONING HISTORY

This mobilehome park was developed in the 1950's and expanded in 1962 prior to current development standards for mobilehome parks. The park's conforming status terminated September 14, 1962 by Ordinance. The amortization for the existing use expired in September 14, 1997 (35 years from the effective date of the ordinance establishing the non-conforming status). The applicant requests an extension of the legal non-conforming status to allow for the continued use of the mobilehome park.

Plot Plan 12058 – Authorized development of mobilehome park with plumbing and electrical, approved October 11, 1962

NCR 115 – Approved an extension for the continued use of the mobilehome park. On 12/14/77 Permit expired on November 30, 1978.

NCR -184 – Approved an extension for the continued use of the mobilehome park. Permit was approved August 4, 1981 and expired August 26, 1991

NCR 92157 – Approved in 1994 to continue the use and operation of a mobilehome park consisting of 23 mobilehome spaces. Permit expired April 21, 2008

STAFF EVALUATION

General Plan Consistency

The subject property is within the Countywide General Plan and is designated as Category 3 - Medium Density Residential (12 to 22 du/ac). Medium Density Residential areas are suitable for multiple unit development including garden apartments and multi-plex development in addition to high density townhouse developments.

The existing mobilehome park has a density of 31 dwelling units per acre, which exceeds the maximum number of dwelling units per acre and is therefore non-conforming in this regard. It is important to note that in comparison to the multi-family residential that surrounds the subject property, the mobilehome park does not seem out of character with the surrounding density.

Zoning Ordinance and Development Standards Compliance

The subject property is within the R-3 (Limited Multiple Residence) zone.

Parking - Section 22.52.1150

Current parking standards require two standard spaces for every mobilehome and one standard guest space for every four mobilehomes. Using this standard 56 parking spaces would be required

There are currently 27 parking spaces provided on site, which is less than required parking and therefore the project is non-conforming due to standards. NCR 92157 approved the mobilehome park with 26 parking spaces in 1994 and the applicant has provided staff with additional information indicating that a large majority of the residents of the park do not have cars and that there have not been any issues with a shortage of parking for the residents.

Height limits –Section 22.20.300

The height limit in the zone is 35 feet.

The maximum height of any structure on the property is 12 feet. This standard has been met.

Yard requirements – Section 22.20.320

- Front Yards. Each lot or parcel of land shall have a front yard of not less than 15 feet in depth.

There is currently one mobilehome (labeled as No. 1 on the Exhibit “A” map) located within the front yard setback, it is located approximately 2.5 feet from the front property line. There were originally two mobilehomes located in the front yard setback, however the conditions of NCR 92157 required the applicant to remove one of the trailers. The issue was also discussed at the Regional Planning Commission during the hearing for NCR 92157 and at the time the Commission only required one trailer in the front yard setback to be removed. The applicant presented testimony regarding the density of the park in relation to the surrounding uses and indicated it would be a financial burden to remove an additional unit from the park. The property is non-conforming due to standards.

- Interior Side Yards. Each lot or parcel of land shall have interior side yards of not less than five feet.

The property meets the standard

- Rear Yards. Each lot or parcel of land shall have a rear yard of not less than 15 feet in depth.

There are currently two mobilehomes (labeled as No. 28 and No. 29 on the Exhibit A map). Mobilehome no. 28 is located 5 feet from the rear property line and mobilehome no. 29 is located 10 feet from the rear property line. This was approved under NCR 92157.

Neighborhood Impact/Land Use Compatibility

The surrounding land uses consist primarily of multi-story, multi-family residential apartments and condos. The mobilehome park has existed within the community for over 50 years and operates a compatible use within the neighborhood.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1550.C of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. The Burden of Proof has been met because the mobilehome park has been operating as a legal non-conforming use since 1970 and the use is compatible with the surrounding land uses.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

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

PUBLIC COMMENTS

Staff has not received any comments on this project.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

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

Staff recommends Approval of project number 92157 and Non-Conforming Review 200800001 subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I move that the Regional Planning Commission close the public hearing and approve non-conforming review number **200800001**, with findings & conditions.

Prepared by Anita Gutierrez

Reviewed by Mark Child, Supervising Regional Planner, Zoning Permits Section I

Attachments:

- Draft Conditions of Approval
- Applicant's Burden of Proof statement
- Environmental Document
- Site Photographs
- Site Plan
- Land Use Map

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

**PROJECT NUMBER 92157-(2)
NON-CONFORMING REVIEW 200800001**

REQUEST:

The applicant requests a non-conforming review for the continued use and maintenance of a mobile homepark. The project includes the continued use and operation of an existing mobilehome park, consisting of 23 mobilehome spaces, two residential structures and a utility/office building.

REGIONAL PLANNING COMMISSION HEARING DATE: September 30, 2009

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The subject property is located at 15012 Lemoli Avenue, Gardena within the community of Alondra Park.
2. The applicant, Alfredo Salazar, proposes the continued use and operation of an existing mobilehome park, consisting of 23 mobilehome spaces, two residential structures and a utility/office building.
3. This mobilehome park was developed in the 1950's and expanded in 1962 prior to current development standards for mobilehome parks. The park's conforming status terminated May 5, 1970. The amortization for the existing use has also expired. The applicant requests an extension to allow for the continued use of the mobilehome park.
4. Zoning History includes the following permits: Plot Plan 12058 – Authorized development of mobilehome park with plumbing and electrical, approved October 11, 1962. NCR 115 – Approved an extension for the continued use of the mobilehome park. Permit expired on November 30, 1978. NCR -184 – Approved an extension for the continued use of the mobilehome park. Permit was approved August 4, 1981 and expired August 26, 1991. NCR 92157 – Approved in 1994 to continue the use and operation of a mobilehome park consisting of 23 mobilehome spaces. Permit expired April 21, 2008
5. The subject property is within the Countywide General Plan and is designated as Category 3 - Medium Density Residential (12 to 22 du/ac). Medium Density Residential areas are suitable for multiple unit development including garden apartments and multi-plex development in addition to high density townhouse developments. The existing mobilehome park has a density of 31 dwelling units per acre, which exceeds the maximum number of dwelling units per acre and is therefore non-conforming in this regard. However, in comparison to the multi-family residential that surrounds the subject property, the mobilehome park does not seem out of character with the surrounding density.

6. The subject property is within the R-3 (Limited Multiple Residence) zone and is non-conforming due to parking and yard standards. Current parking standards (Section 22.52.1150) require two standard spaces for every mobilehome and one standard guest space for every four mobilehomes. Using this standard 56 parking spaces would be required. There are currently 27 parking spaces provided on site, the project is non-conforming due to standards.
7. NCR 92157 approved the mobilehome park with 26 parking spaces in 1994 and the applicant has provided staff with additional information indicating that a large majority of the residents of the park do not have cars and that there have not been any issues with a shortage of parking for the residents.
8. The height limit (Section 22.20.300) in the zone is 35 feet. The maximum height of any structure on the property is 12 feet. This standard has been met.
9. Per section 22.20.320 each lot or parcel of land shall have a front yard of not less than 15 feet in depth. There is currently one mobilehome (labeled as No. 1 on the Exhibit "A" map) located within the front yard setback, it is located approximately 2.5 feet from the front property line. There were originally two mobilehomes located in the front yard setback, however the conditions of NCR 92157 required the applicant to remove one of the trailers. The issue was also discussed at the Regional Planning Commission during the hearing for NCR 92157 and at the time the Commission only required one trailer in the front yard setback to be removed. The applicant presented testimony regarding the density of the park in relation to the surrounding uses and indicated it would be a financial burden to remove an additional unit from the park.
10. The property is non-conforming due to standards. For Interior side yards each lot or parcel of land shall have interior side yards of not less than five feet. The property meets the standard.
11. For rear yards, each lot or parcel of land shall have a rear yard of not less than 15 feet in depth. There are currently two mobilehomes (labeled as No. 28 and No. 29 on the Exhibit A map). Mobilehome no. 28 is located 5 feet from the rear property line and mobilehome no. 29 is located 10 feet from the rear property line, which was This was approved under NCR 92157.
12. The surrounding land uses consist primarily of multi-story, multi-family residential apartments and condos. The mobilehome park has existed within the community for over 50 years and operates a compatible use within the neighborhood.
13. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.

14. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to 20 years.
15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

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

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission has considered the Categorical Exemption for this project and certify that it is consistent with the finding by the State Secretary for Resources or by local guidelines that this class of projects does not have a significant effect on the environment.
 2. In view of the findings of fact and conclusions presented above, **Non-Conforming Review 200800001 is approved** subject to the attached conditions.
- c: Each Commissioner, Zoning Enforcement, Building and Safety

MC:ag
September 17, 2009

This grant authorizes the continued use and maintenance of a mobilehome park and is subject to the following conditions of approval;

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.
2. This grant shall not be effective for any purpose 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 Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all conditions of this grant and that the conditions have been recorded as required by Condition No. 3, and until all required fees have been paid pursuant to Condition No. 4. Notwithstanding the foregoing, this condition (No. 2), and Condition Nos. 5 and 6 and 7 shall be effective immediately upon final approval of this grant by the County.
3. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
4. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for ten (10) biennial (once every other year) inspections. Inspections shall be unannounced.

The inspection fee shall be paid within 90 days of approval. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

5. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County

or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein. The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.
7. If the non-conforming use authorized in this grant terminates for a consecutive period of two or more years, the non-conforming status will expire per Code Section 22.56.1540(3).
8. This grant will terminate on September 30, 2029. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

10. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
11. If there are any changes to the site plan within ninety (90) days of the approval date of this grant, the permittee shall submit to the Director for review and approval, three (3) copies of site plans, similar to Exhibit "A" as presented at the public hearing. The property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A. In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner. If changes to the site plan are required as a result of instruction given at the public hearing, a Revised Exhibit "A" shall be submitted to the Department of Regional Planning within sixty (60) days of the date of approval for this permit.
12. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
13. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control.
15. All landscaped areas shall be continuously and properly maintained in good condition;
16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

18. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times
19. Any sign to be located on the subject property is subject to a separate sign review that shall be filed for review and approval to the Department of Regional Planning;
20. This grant allows the continued use and operation of a mobilehome park subject to the following restrictions:
 - a. The maximum number of mobile-home spaces is limited to 23.
 - b. No mobile-homes shall be located within the open space areas of the park.
 - c. Parking shall be maintained at a minimum ratio of one (1) space per mobilehome unit and two spaces for each permanent residence structure onsite.
 - d. All units within the park shall be mobilehomes and, with the exception of the two existing permanent structures on-site.
 - e. The park shall be licensed and operated in accordance with the requirements of the California State Department of Housing and Community Development.
 - f. The use of park facilities is limited to tenants and their guests.
 - g. All exterior lights shall be shielded away adjacent property.
 - h. A six foot high metal fence or block wall shall be maintained along the developed north, south, east and west perimeters of the mobilehome park.
 - i. Parking or storage of vehicles outside the development's property boundaries is prohibited.

MC:ag
Wednesday, September 17, 2009



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

DONALD L. WOLFE, Director



ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 23, 2007

IN REPLY PLEASE
REFER TO FILE: LD-1

TO: Mark Child
Zoning Permits I Section
Department of Regional Planning

FROM: Steve Burger
Land Development Division

CONDITIONAL USE PERMIT (CUP) REVIEW AND COMMENTS

PROJECT NO. 92157

CUP NO. 2007-00132

15012 LEMOLI AVENUE, GARDENA

- Public Works recommends approval for this CUP.
- Public Works does **NOT** recommend approval for this CUP.

We reviewed the site plan for the subject CUP. The permit application is for the continuation of current use of the site as a permanent mobile home and trailer facility. The site is located at 15012 Lemoli Avenue, Gardena.

There are no additional right-of-way acquisitions or road improvements to be imposed under the provisions of the Zoning Ordinance. Please note that prior to any work within public right of way, the applicants will be required to obtain a permit from Public Works' Construction Division Permit Section. This permit will allow the Permit Section to perform a site visit and review the specific locations of above-ground facilities within public right of way. If you have any other questions or require additional information, please call Toan Duong at (626) 458-4945 or Simin Agahi at (626) 458-4921.

SA:ca

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**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

DATE: January 23, 2008

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP 92157

LOCATION: 15012 Lemoli Ave., Gardena

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is ____ gallons per minute for _ hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- Verify __ 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments:** This project is cleared for public hearing by the Fire Department.
- Location:** _____
- Access:** Access and Fire Flow are adequate for this project.
- 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:

Scott Jaeggi 

Co.CUP 06/07

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

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

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The project will not affect adversely the health, peace, comfort or welfare of persons residing or working in the surrounding area or be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site or jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

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

The site is an existing trailer park approved previously in NCR 184(2); NCR 92157(2) meeting the requirements of size and shape to accommodate the yards, walls, fences, parking, landscaping required to integrate said use with the uses in the surrounding 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.

The site is served by Lemoli Ave and 100 FT from a major Avenue (Marine Ave). The existing Trailer Park is served by public and private facilities adequately as required.

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

The cessation of use will impair the property rights of owner and tenants to such extent as to be an unconstitutional taking of property.

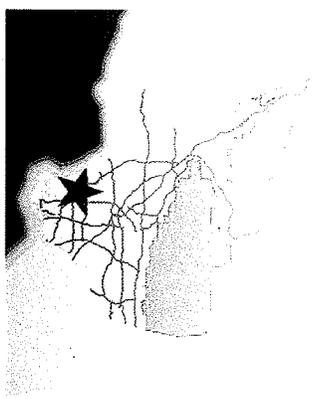
- E. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

The site has never been or is 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, but has added to the availability of economical housing for low income residents maintaining a high standard of appearance, safety and comfort.



- Legend**
- Parcel Boundary
 - Major Plan of Highways
 - Expressway - (E)
 - Arterial - (A)
 - Local Secondary Highway - (L)
 - Collector - (C)
 - Minor Highway - (M)
 - Major Highway - (H)
 - Interstate - (I)
 - State Route - (SR)
 - County Route - (CR)
 - City Route - (CY)
 - Local Road - (LR)
 - Unimproved Road - (UR)
 - Significant Buildings
 - Classified CSO Primary
 - Classified CSO Secondary
 - SMANVA Significant
 - Assessor Map Book (AMB) by
 - Zoning Map Grid Grid
 - The James Guide Grid
 - TB Internal Page Grid
 - Very High Fire Hazard Severely
 - Community Standards District (CSD)
 - CSD Area Specific Boundary
 - ESHA (Coast Only)
 - ESHA (San Estuquial Area (SEA))
 - Township and Range
 - Federated District (FD)
 - Transit Oriented District (TOD)
 - Subarea District
 - Zoned District (ZD)
 - Supersectoral District Boundary
 - Safety Related Stations (from TB)
 - Fire Station
 - Police Station
 - Ranger Station
 - Sheriff Station
 - Zoning (Boundary)
 - Zone A-1
 - Zone B-1
 - Zone B-2
 - Zone B-3
 - Zone C-1
 - Zone C-2
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 - Zone D-100
 - Landuse Policy (Not in Comm/ Area Plan)
 - 1 - Low Density Residential (1 to 8 units)
 - 2 - Medium Density Residential (9 to 12 units)
 - 3 - Medium Density Residential (13 to 22 units)
 - 4 - High Density Residential (23 or more units)
 - 5 - Major Commercial
 - 6 - Major Industrial
 - 7 - Major Office
 - 8 - Major Public
 - 9 - Major Civic
 - 10 - Major Entertainment
 - 11 - Major Institutional
 - 12 - Major Community
 - 13 - Major Transportation
 - 14 - Major Recreation
 - 15 - Major Cultural
 - 16 - Major Religious
 - 17 - Major Educational
 - 18 - Major Health
 - 19 - Major Social
 - 20 - Major Other
 - Intermittent Dry

Note: This is a slide legend, which includes only a portion of layers. For a complete legend, please use "Display Map Legend" on the top left side of screen.



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