



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Richard J. Bruckner  
Director

November 2, 2010

Peter Elias  
14549 Archwood Street Ste 301  
Van Nuys, CA 91405

**CERTIFIED MAIL - RETURN RECEIPT REQUESTED**

**REGARDING: PROJECT NUMBER 2009-00807-(2)  
CONDITIONAL USE PERMIT NO. 201000123  
21926 S. Vermont Avenue, Torrance**

Dear Applicant:

Hearing Officer, Mitch Glaser, by his action of Tuesday, November 2, 2010, **APPROVED** the above described application **Conditional Use Permit for the continued operation of the Starlite mobilehome park**. The applicant or and other interested person may appeal the Hearing Officer's decision to the Regional Planning Commission at the office of the Commission secretary, Room 1350, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Please contact the Commission secretary for the appeal procedures and fee at (213) 974-6409. **The appeal period for this project will end at 5:00 p.m. on Tuesday, November 16, 2010.** Any appeal must be delivered in person to the commission secretary by this time. If no appeal is filed during the specified period, the Hearing Officer's action is final.

The attached documents contain the Hearing Officer's findings and conditions relating to the approval. Please carefully review each condition. A Condition requires that the permittee records an affidavit accepting the conditions before the grants becomes effective.

Upon completion of the appeal period, please notarize the attached acceptance forms and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. Please **make an appointment** with the case planner to assure that processing will be completed expeditiously.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Jeff Lemieux of the Special Projects Section at (213) 974-4854 or e-mail at [jlemieux@planning.lacounty.gov](mailto:jlemieux@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner  
Director

Samuel Dea, Supervising Regional Planner  
Special Projects Section

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

c: Zoning Enforcement  
Owner

SZD:jl

# INSTRUCTIONS

Please read carefully. Failure to follow these instructions as stated may result in delaying the issuance of the approved site plan and any necessary building permits.

After the termination of the appeal period (14 days after the hearing date), if no appeal was received, proceed with the following instructions.

1. Sign **both** attached Affidavit of Acceptance forms in the presence of a notary and have the notary attach an acknowledgement. Both the applicant and owner lines must be signed on the form, even if they are the same person.
2. Record the conditions of approval. Submit **in person (do not mail)** one original "Affidavit of Acceptance" form (with wet signature) and a copy of the Conditions of the grant to:

The Los Angeles County Recorder  
12400 Imperial Highway  
Norwalk, CA 90650

The "Affidavit of Acceptance" serves as proof to the Registrar Recorder of your acceptance of conditions associated with this grant. Both the County Recorder Office and the Department of Regional Planning need an original Affidavit of Acceptance form with wet signature.

The County Recorder's Office will provide you a certified copy of the recorded conditions to be submitted to the Department of Regional Planning.

3. Make an appointment with the assigned case planner to submit the following items:
    - Second original Affidavit of Acceptance" form (with wet signature).
    - Certified copy of the recorded documents from the County Recorder.
    - Three copies of the site plan. **Plans must be folded** to fit into an 8 ½" X 14" folder.
    - One check for the inspection fees (see conditions for fee amount). Make the check payable to: County of Los Angeles.
    - A second check for the Fish and Game fees may be required (if marked below). LA County Registrar-Recorder/County Clerk in the amount of:
      - Not Required
      - \$2,068.00 (includes \$75.00 processing fee) for the issued Negative Declaration or Mitigated Negative Declaration
      - \$2,843.25 (includes \$75.00 processing fee) for the required Environmental Impact Report
- The County Clerk will not accept a Notice of Determination or Exemption for your project until the fees are paid.

Section 21089 (b) of the Public Resources Code provides that no project approval is operative, vested, or final until these fees are paid.

Please write project number on the check(s).

4. Submit the aforementioned items **in person (do not mail)** at:

Hall of Records  
Department of Regional Planning, Room  
320 West Temple Street  
Los Angeles, CA 90012

You will receive a copy of the approved site plan and a copy of the approved site plan and conditions will be sent to the Department of Public Works' Division of Building and Safety.

If you have any questions regarding these instructions, please contact Jeff Lemieux at (213) 974-4854, from 7:30 a.m. to 5:30 p.m., Monday through Thursday or via email at [jlemieux@planning.lacounty.gov](mailto:jlemieux@planning.lacounty.gov). Our offices are closed on Fridays.



Please complete this form and return to:

The Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

### AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

}SS

REGARDING: PROJECT NUMBER 2009-00807-(2)  
CASE NUMBER: RCUP 201000123  
21926 South Vermont Avenue, APN- 7344-002-028

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case. I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of \$3,000 payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance. I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

I/We declare under the penalty of perjury that the foregoing is true and correct.

*(Where the owner and permittee are not the same, both must sign.)*

Type or Print  
Applicant

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_

*This signature must be  
Acknowledged  
By a notary public. Attach  
Appropriate  
Acknowledgements.*

Owner:

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_



Please complete this form and return to:

The Los Angeles County Recorder  
12400 Imperial Highway  
Norwalk, CA 90650

### AFFIDAVIT OF ACCEPTANCE

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

}SS

REGARDING: PROJECT NUMBER 2009-00807-(2)  
CASE NUMBER: RCUP 201000123  
21926 South Vermont Avenue, APN- 7344-002-028

I/We the undersigned state:

I am/We are the owner of the real property described in the above-numbered case and the permittee in said case: I am/We are aware of, and accept, all the stated conditions in said grant.

I/We have enclosed a check in the amount of **\$3,000** payable to the County of Los Angeles as required by the conditions of approval to ensure regular inspections for compliance: I/We also acknowledge that I/We and my/our successors in interest may be required to reimburse the Department of Regional Planning for any additional enforcement efforts necessary to bring the subject property into compliance.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

I/We declare under the penalty of perjury that the foregoing is true and correct.

*(Where the owner and permittee are not the same, both must sign.)*

Type or Print  
Applicant

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_

*This signature must be  
Acknowledged  
By a notary public. Attach  
Appropriate  
Acknowledgements.*

Owner:

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State \_\_\_\_\_

Signature \_\_\_\_\_

**FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES**

PROJECT NUMBER NO. 2009-00807-(2)  
CONDITIONAL USE PERMIT NO. 201000123

HEARING OFFICER DATE: November 2, 2010

**SYNOPSIS:**

The applicant is requesting a Conditional Use Permit to authorize the continued use of an existing 75-space mobilehome park on a 4.02-acre site in the C-M (Commercial Manufacturing) zone located at 21926 S. Vermont Avenue, at the northwest corner of the intersection of S. Vermont Avenue and W. 220<sup>th</sup> Street in the West Carson District. This case was initially filed as a Non-Conforming Review but after subsequent review, staff determined that a Conditional Use Permit was the appropriate permit for this case.

**PROCEEDINGS BEFORE THE HEARING OFFICER:**

November 2, 2010 Public Hearing

A duly noticed public hearing was held before the Hearing Officer, Mr. Mitch Glaser, on November 2, 2010. The applicants representative, Peter Elias, testified in favor of the request and requested that the term limit for the permit be extended from 20 years to 40 years or in perpetuity since the mobilehome park is a residential use and to have Zoning Enforcement inspections every five years instead of every two years. After a brief discussion with staff regarding the usual term limit for a mobilehome park and number of Zoning Enforcement inspections, the Hearing Officer extended the term limit to 30 years with Zoning Enforcement inspections every two years.

There being no further testimony, the Hearing Officer closed the public hearing, approved the Conditional Use Permit with the findings and conditions as modified.

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the continued use, operation and maintenance of an existing 75-space mobilehome park in the C-M zone. The subject property is located at 21926 S. Vermont Avenue, Torrance.
2. The subject property is located at the northeastern corner of the intersection of South Vermont Avenue and West 220<sup>th</sup> Street. The address of the subject property is 21926 South Vermont Avenue (APN 7344-002-028) and is located in the West Carson Zoned District. The 4.02 acre

subject property is a rectangle shaped parcel with flat topography. The subject property is currently developed with a 75 space (74 actual mobilehomes) mobilehome park with a care taker's single-family residence, an accessory laundry building and a storage shed.

3. The project site is designated as "C" Major Commercial on the land use policy map. The associated zone for the subject property is Commercial Manufacturing (C-M). A mobilehome park is permitted within the C-M zone with an approved Conditional Use Permit. The continued operation of a mobilehome park with an approved CUP is consistent with the Countywide General Plan.
4. This case was initially filed as a Non-Conforming Review. However, due to the definition of a non-conforming use, staff determined that a Conditional Use Permit pursuant to Section 22.28.260 of the Zoning Ordinance is the appropriate application submittal. The mobilehome park has previous zoning approvals (PP 13087, ZEC 7989 and NCR 89-165). The mobilehome park is an established nonconforming use and the applicant is not proposing to expand the facility or operation and may continue pursuant to 22.56.1510A.
5. The mobilehome park is considered a legal nonconforming use due to standards. The mobilehome park does not meet the current standards for number of parking spaces, driveway width and sign square footage. The site plan shows the park providing 85 parking spaces and current standards would require 169 spaces. There are a total of five driveways the provide access to the park. Four of the driveways are located on 220<sup>th</sup> Street and one is located on S. Vermont Avenue. The current standard for a driveway in a mobilehome park is 30 feet. Two driveways on 220<sup>th</sup> Street do not meet the current standard as they are 26 feet and 21 feet wide. The driveway on S. Vermont Avenue measures 26 feet in width. There is currently one free standing sign located on S. Vermont Avenue which is approximately 70 square feet in size. The current mobilehome sign regulations state that signage shall not exceed 40 square feet in total sign area. The mobilehome park is not required to meet the current development standards pursuant to section 22.56.1510(A) of the County Code which allows the continued operation of a facility as long as no changes are proposed.
6. The property is developed as a mobilehome park with 75 mobilehome spaces, a single-family caretakers residence, laundry facilities and a storage shed. A total of five (5) access points exist on the subject property: Four on W. 220<sup>th</sup> Street and one on S. Vermont Avenue.

7. Zoning on the site is C-M (Commercial Manufacturing). A mobilehome the C-M zone is subject to a conditional use permit as provided in Zoning Ordinance.
8. The surrounding properties are zoned as follows:  
  
North: C-M (Commercial Manufacturing)  
South: M-1 (Light Manufacturing)  
East: C-M (Commercial Manufacturing)  
West: C-3 (Unlimited Commercial)
9. Surrounding land uses consist of the following:  
  
North: Single-family residences  
South: Light industrial buildings  
East: Mobilehome Park/110 Fwy  
West: Commercial parking lot
10. The subject use was established on the property in 1963 with plot plan approval 13087 for a mobilehome park with 36 mobilehome spaces and 52 parking spaces. Subsequently, Zone Exception Case No. 7989 was approved by the Regional Planning Commission on February 1, 1966 to expand an existing mobilehome park from 36 to 72 spaces and 98 parking spaces. In July 1989 a Non-Conforming Review permit was approved by the Hearing Officer for the continued operation of the mobilehome park with 75 mobilehome spaces and 85 parking spaces.
11. The site plan depicts the property developed as a mobile home park with 75 mobilehome spaces, a single-family caretakers residence, a laundry facility and a storage shed. A total of 85 parking spaces are provided in accordance with NCR 89-165. Four driveways are provided on W. 220<sup>th</sup> Street and one driveway on S. Vermont Avenue. Canyon Road to the east is providing access to the mobile home park.
12. Pursuant to the provisions of 22.60.174 and 22.60.175 of the County Code hearing notices were mailed to 190 property owners and residents within a 500-foot radius of the subject property and case materials and the environmental document were mailed to the Carson County Library on September 23, 2010. Advertisements were published in La Opinion and the Daily Breeze on October 7, and 5, 2010, respectively. According to the applicant, public hearing notice was posted at the project site September 30, 2010.
13. To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Hearing Officer determines that it is necessary to limit the term of the grant to 20 years.

14. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> 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 Section, Los Angeles County Department of Regional Planning.
15. This project has been determined to be categorically exempt pursuant to Class 1 of the California Environmental Quality Act and the Environmental Guideline of Los Angeles County since the mobilehome park is an existing use and the applicant is not proposing any expansion.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. That the existing use is consistent with the adopted general plan for the area;
- B. That the request for the continued operation and maintenance of the said mobilehome park, following the attached conditions of approval, will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the existing site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and
- D. That the existing site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**AND, THEREFORE,** the information submitted by the applicant and presented at the hearing has satisfied the required findings for a Conditional Use Permit as set forth in Section 22.56.090 of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer has considered the Categorical Exemption together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Categorical Exemption reflects the independent judgment and analysis of the Hearing Officer, and adopts the Categorical Exemption.
2. In view of the findings of fact presented above, Conditional Use Permit No. 201000123 is APPROVED, subject to the attached conditions.

Action Date: November 2, 2010

Cc: Hearing Officer  
Zoning Enforcement  
Building and Safety

SZD:jl

**PROJECT NO. 2009-00807-(2)**  
**CONDITIONAL USE PERMIT NO. 201000123**  
**CONDITIONS OF APPROVAL**

This grant authorizes the use of the subject property for the continued operation and maintenance of a 75-space mobilehome park as depicted on the approved Exhibit "A", 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 until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 9. Notwithstanding the foregoing, this Condition (No. 2), and Condition Nos. 3, 4, and 5 shall be effective immediately upon final approval of this grant by the County.
3. 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 limitation period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate reasonably in the defense. 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.
4. 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.

PROJECT NO. 2009-00807-(2)  
CONDITIONAL USE PERMIT NO. 201000123  
CONDITIONS OF APPROVAL

Page 2 of 5

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.

5. This grant shall expire unless used within ninety (90) days from the date of final approval by the County. A thirty (30) day time extension may be requested in writing and with payment of the applicable fee. The satisfaction of Condition No. 2 shall be considered the use of this grant.
6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
7. 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 permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on November 2, 2040.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least (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. 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 **\$3,000.00**. The deposit 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 deposit provides for fifteen (15) biennial zoning enforcement 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 the Department of Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to

**PROJECT NO. 2009-00807-(2)**  
**CONDITIONAL USE PERMIT NO. 201000123**  
**CONDITIONS OF APPROVAL**

development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost, whichever is greater.

10. 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 health or safety or so as to be a nuisance.
11. 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.
12. All structures shall comply with the requirements of the State of California Department of Housing and Community Development, Division of Codes and Standards and the Division of Building and Safety of the Department of Public Works.
13. The subject facility shall be developed and maintained in compliance with requirements of the State Department of Health Services and the Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said Departments and the California Regional Water Quality Control Board. Provisions shall be made for all natural drainage to the satisfaction of the Department of Housing and Community Development and the California Regional Water Quality Control Board.
14. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that was not approved by the Department of 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.
15. In the event of graffiti or other extraneous marking occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matched, as closely as possible, the color of the adjacent surfaces. The only exception shall be seasonal decoration or signage provided under the auspices of a civic or non-profit organization.
16. The permittee shall comply with all regulations, laws and ordinances of the County of Los Angeles and the State of California.

17. The subject property shall be developed and maintained in substantial compliance with the plans 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 the Department of Regional Planning within sixty (60) days of the date of approval for the Conditional Use Permit.
18. All areas used for automobile parking shall be paved with concrete or asphalt and all roads and driveways within the mobilehome park shall be paved.
19. The permittee shall provide a minimum width of 20 feet on all driveways and post the driveways with "No Parking" signs.
20. The laundry facilities within the mobilehome park shall be limited to residents and their guests only.
21. The permittee shall provide the Director of Planning a copy of their latest inspection report and permit to operate as issued by the Department of Housing and Community Development. The permittee shall request an inspection from the Department of Housing and Community Development, Division of Codes and Standards, Riverside office, if an inspector has not been to the subject property within the last twelve months. The inspection report shall be provided to the Director of Planning within six months of the effective date of this grant.
22. Recreational vehicles shall not be used as dwelling units within the mobilehome park.
23. Except for those which are necessary to facilitate the operation of the mobilehome park, there shall be no commercial uses within the park.
24. Any mobilehome within the park may not be used to support a building.
25. The mobilehome park shall have no conventionally constructed or stud-framed residences or apartment houses, other than one single-family unit for the use of a caretaker or manager responsible for maintaining or operating the mobilehome park.
26. The permittee shall maintain sanitary sewer as a method of sewage disposal for all of the 75 mobilehome spaces.
27. This grant allows the continued use and operation of a mobilehome park subject to the following restrictions:
  - a. The maximum number of mobilehome spaces is limited to 75.
  - b. At least 85 parking spaces shall be maintained for the mobilehome park.

- c. All dwelling units within the park shall be mobilehomes with the exception of the single-family house used as a caretakers residence.
- d. The park shall be licensed and operated in accordance with the requirements of the California State Department of Housing and Community Development.
- e. The use of park facilities is limited to the tenants and their guests.
- f. All exterior lights shall be shielded away from adjacent properties.
- g. Parking or storage of vehicles associated with the use of this property outside the subject properties boundaries is prohibited unless authorized by applicable law or pursuant to a valid permit.
- h. The existing 4 foot to 5 foot high wall shall be continuously maintained along the north, south, east and west perimeters of the mobilehome park.
- i. The existing 70 square footage free-standing sign located on Vermont Avenue shall be continuously maintained. No other signage is permitted unless approved by the Department of Regional Planning.
- j. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandum dated September 22, 2010, except as otherwise required by said Department.

Attachment:

Los Angeles County Fire Department memo dated September 22, 2010.

SZD:jl



**COUNTY OF LOS ANGELES  
FIRE DEPARTMENT**

5823 Rickenbacker Road  
Commerce, California 90040-3027

DATE: September 22, 2010  
TO: Department of Regional Planning  
Permits and Variances  
PROJECT #: NCR R2009-00807  
LOCATION: 21926 S. Vermont Avenue, Torrance (Co.)

- 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 psi residual pressure. \_\_ hydrant flowing simultaneously may be used to achieve the required fire flow.
- 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 BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water: Fire flow documentation received from California Water Service Company dated 09-14-2010 is adequate.
- Access: Fire apparatus access as depicted on the Site Plan dated 08-20-2010 is adequate.
- 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**

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