



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 28, 2010

To: Mitch Glaser
Hearing Officer

From: Jeff Lemieux
Special Projects

**SUBJECT: CONDITIONAL USE PERMIT NO. 201000123
CLARIFICATION OF NON-CONFORMING STATUS
AGENDA ITEM NO. 6**

This memo is to clarify issues regarding the non-conforming status of the above referenced item. The mobilehome park facility was originally approved in 1963 by Plot Plan 13807 and met all applicable development standards for a mobilehome park. In 1966 a Zone Exception Case (ZEC) was approved to expand the mobile home park and in 1989 a Non-Conforming Review (NCR) was approved to continue the use of the mobilehome park. The applicant is not proposing any changes from the approved Exhibit "A" when the mobilehome park was approved as an NCR.

Due to the fact that the mobilehome park was approved as an NCR and there are no changes proposed at the facility the park does not need to meet the current development standards for a mobilehome park as required by Section 22.52.500 which was adopted in 1984 subsequent to the establishment of the subject facility. Currently, the park does not meet the standards for parking, driveway width and signage. The site plan shows the park providing 85 parking spaces and by current standards the park would need to provide 169 parking spaces. There are a total of five driveways that provide ingress and egress to the mobilehome park. Four of those driveways are located on 220th Street and one is located on S. Vermont Avenue. The minimum width of a driveway for a mobilehome park is 30 feet. Two of the four driveways on 220th street do not meet the minimum width for a mobilehome park 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. Current regulations state that signage shall not exceed 40 square feet in total sign area. The mobilehome park is not required to meet these current development standards pursuant to section 22.56.1510(A) of the County Code which allows the continued operation of a facility so long as no changes are proposed.

It has been determined that Conditional Use Permit is required for the facility rather than an NCR as a mobilehome park is a use subject to permit in the C-M zone. A variance is not necessary to modify the requirements of Section 22.52.500 as the facility is considered a legal non-conforming use due to standards pursuant to 22.56.1510(A).

On page 3 of the staff report it was erroneously stated that the current parking requirement for a mobilehome park is one space per mobilehome park. The current correct parking requirement for a mobilehome park is two spaces per mobilehome park.

SZD:jl