

# Hearing Officer Transmittal Checklist

**Hearing Date**  
November 2, 2010  
**Agenda Item No.**  
6

**Project Number:** 2009-00807-(2)  
**Case(s):** Conditional Use Permit Case No. 201000123  
**Planner:** Jeff Lemieux

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Reviewed By:** 



Los Angeles County Department of Regional Planning  
 320 West Temple Street  
 Los Angeles, California 90012  
 Telephone (213) 974-4854

**PROJECT NUMBER R2009-00807-(2)**  
**CONDITIONAL PERMIT NO. 201000123**

**PUBLIC HEARING DATE**  
 11/2/2010

**AGENDA ITEM**  
 TBD

**RPC CONSENT DATE**  
 N/A

**CONTINUE TO**  
 N/A

**APPLICANT**

Peter Elias

**OWNER**

Karolina Riglin family trust

**REPRESENTATIVE**

Peter Elias

**PROJECT DESCRIPTION**

Starlite Mobilehome Park is seeking a CUP to continue an existing use of a mobilehome park. The site has 75 mobilehome spaces but currently there are 74 mobilehomes occupying the site. Total number of parking spaces is 85. A single-family residence serves as a caretaker residence on the site. A laundry facility and storage building also occupy the site. Previous entitlement was an NCR approved 7-20-89.

**REQUIRED ENTITLEMENTS**

**CUP is needed to authorize the existing mobilehome park in the C-M zone pursuant to LA County Code 22.28.260**

**LOCATION/ADDRESS**

21926 S. Vermont Ave

**SITE DESCRIPTION**

The site plan depicts the Starlite Mobilehome Park located at 21926 S. Vermont Avenue (a designated Major Highway). The mobilehome park has 75 mobilehome spaces with 74 mobilehomes as well as 85 parking spaces. A single-family residence used as a caretakers residence and laundry and storage facilities are also on-site.

**ACCESS**

Access is taken from Vermont Avenue and 220th Street

**ZONED DISTRICT**

Carson

**ASSESSORS PARCEL NUMBER**

7344-002-028

**COMMUNITY**

West Carson

**SIZE**

4.02 Acres

**COMMUNITY STANDARDS DISTRICT**

None

**EXISTING LAND USE**

**EXISTING ZONING**

Project Site	Mobilehome park	C-M (Commercial Manufacturing)
North	Single-family residences	C-M
East	Single-family residences/110 Fwy	C-M
South	Industrial buildings	M-1 (Light Industrial)
West	Commercial parking lot	C-3 (Unlimited Commercial)

**GENERAL PLAN/COMMUNITY PLAN**

Countywide General Plan

**LAND USE DESIGNATION**

Commercial

**MAXIMUM DENSITY**

None

**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: Jeff Lemieux

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



## STAFF ANALYSIS

### PROJECT NUMBER

R2009-00807-(2)

### CASE NUMBER

Conditional Use Permit Case No. 201000123

### OVERVIEW OF PROPOSED PROJECT

The applicant, Starlite Mobilehome Park, has requested the approval of a Conditional Use Permit (CUP) to allow continued operation and maintenance of an existing mobile home park in the C-M zone (Commercial Manufacturing). The subject property is currently improved with a 75 space (74 actual mobile homes) mobilehome park with a care taker's single-family residence, an accessory laundry building and a storage shed.

### DESCRIPTION OF SUBJECT PROPERTY

#### **Location**

The subject property is located at the northeastern corner of the intersection of South Vermont Avenue and West 220<sup>th</sup> Street (21926 South Vermont Avenue – APN 7344-002-028) in the West Carson Zoned District.

#### **Physical Features**

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.

#### **Access**

Vehicular access to the subject property is through four access driveways. Three of the driveways are located on West 220<sup>th</sup> Street and one on South Vermont Avenue. South Vermont Avenue is an improved major highway. No changes to access are proposed.

### ENTITLEMENT REQUESTED

The applicant is requesting a Conditional Use Permit to authorize continued operation of an existing 75 space mobilehome park with associated care takers residence.

### EXISTING ZONING

#### **Subject Property**

Zoning on the subject property is C-M (Commercial Manufacturing).

#### **Surrounding Properties**

Surrounding zoning is as follows: North: C-M; East: C-M; West: C-3 and South: M-1.

### EXISTING LAND USES

#### **Subject Property**

The subject property is currently developed with a 75 space mobilehome park, care takers single-family residence and a laundry facility.

**Surrounding Properties**

Surrounding land uses are as follows: North: single-family residences; East: single-family residences/110 freeway; West: large commercial parking lot; and South: Industrial buildings.

**PREVIOUS CASES/ZONING HISTORY**

Previous zoning cases for this property include:

- Plot Plan No. 13087 (approved November 22, 1963) for a 36 space mobilehome park with 52 parking spaces.
- Zoning Exception Case No. 7989 (approved February 1, 1966) approved the re-development and expansion of the mobilehome park. The approved Exhibit "A" shows 72 mobile home spaces and 98 parking spaces.
- Non-Conforming Review No. 89-165 (approved July 21, 1989) approved the continued operation of the mobilehome park. The approved Exhibit "A" shows 75 mobilehome spaces and 85 parking spaces.

**COUNTYWIDE GENERAL PLAN**

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.

**SITE PLAN**

**Overview**

The site plan depicts the 4.02 acre subject property developed with a mobilehome park and a one-story single-family care takers residence. The single-story structure is approximately 1,332 square feet in size. The mobilehome park contains 75 spaces of which 74 are occupied and 85 parking spaces. Access to the property is via South Vermont Avenue (one driveway) and West 220<sup>th</sup> Street (3 driveways). A paved, internal driveway system provides on-site access to the mobilehome park.

**Proposed and Existing Operation**

The site is currently operating as a mobilehome park with 74 mobilehomes (75 spaces available), a care takers residence (single-family house) and laundry facility. No changes in operation are proposed.

**Compliance with Applicable Zoning Standards**

The zoning designation for the subject property is C-M (Commercial Manufacturing). A mobilehome park is a use subject to permit in the C-M zone pursuant to Section 22.28.260 of the Los Angeles County Zoning Code. The existing mobilehome park met the 1963 parking requirements of the C-M zone when originally constructed as per approved Plot Plan No. 13807. The original mobilehome park consisted of 36 mobilehome spaces with 52 parking spaces (45 parking spaces were required). In 1966 a Zone Exception Case (ZEC No. 7989) was approved to expand the mobilehome park to 72 mobilehome spaces with 98 parking spaces. In 1989 a Non-Conforming Use Review (NCR 89-165) was approved for 75 mobilehome spaces with 85 parking spaces. The parking requirements for this project do not meet current parking requirements, but the mobilehome park will not require additional parking spaces than what is currently provided. Current parking standards would require 94 spaces to be provided (one space per mobilehome plus 1 guest space for every 4 mobilehome spaces). Additional parking is not required pursuant to Section 22.56.1510(A) of the Los Angeles County Zoning Code since the applicant is proposing to continuously maintain the current operation on the subject property without any modifications or expansion. The subject property has approximately 1,180 square feet of landscaping on W 220<sup>th</sup> Street in compliance with the requirement of Zone Exception Case No. 7989.

**BURDEN OF PROOF**

**Burden of Proof per Code for Conditional Use Permits**

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements for a Conditional Use Permit.

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - B. Be materially detrimental to the use, enjoyment or valuation of 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.
2. 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.
3. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - B. By other public or private service facilities as are required.

**Applicant's Burden of Proof Responses**

The applicant's response substantiated the requirements for a Conditional Use Permit (attached).

**ENVIRONMENTAL DOCUMENTATION**

This request is exempt from the California Environmental Quality Act and Los Angeles County Environmental Reporting Guidelines based on Section 15301 (Chapter 3, Title 14, California Code of Regulations) because the request is to continue an existing use and structure; and as such, it meets the criteria set forth under Class 1 Categorical Exemption-existing facilities with negligible expansion.

**PUBLIC COMMENTS**

Staff has not received any comments at the time of this report.

**STAFF EVALUATION**

The Starlite Mobilehome Park is requesting a CUP to allow the continued operation of an existing mobilehome park and caretakers residence. The applicant is not proposing any changes of operation to the current (expired) Non-Conforming Review permit nor is the applicant proposing to build any new structures or expand any existing structure. The mobilehome park has been in operation since 1963. The mobilehome park is located in a mix of residential, commercial and light industrial uses.

Staff observed that the mobilehome park is clean and well maintained and has been operating under approval from the Department of Regional Planning since 1963. There has never been a zoning violation on the subject property on record. In order for the mobilehome park to meet current parking standards at least two mobilehomes would need to be removed from the site and displace at least two current residents. The reduction of mobilehome spaces would represent a loss of revenue for the applicant. Although the parking is deficient by current standards there have been no complaints from residents or neighbors regarding parking at the site. The subject property is not required to meet the current parking standards for a mobilehome park pursuant to Section 22.56.1510(A) of the Los Angeles County Zoning Code which allows continuation of a non-conforming use so long as there are no modifications to structures or operation. The mobilehome park was legally established and expanded and has been continually operating since 1963 and is consistent with the general goals and policies of the Countywide General Plan. Staff determined that the mobilehome park is served by sufficient parking and its existing layout and design makes it impractical to provide additional parking to comply with current standards. The reduction of mobilehome spaces to provide unwarranted parking spaces is inconsistent with the goals and policies of the County Housing Element to maintain supply affordable housing.

**FEES/DEPOSITS**

If approved as recommended by staff, the following will apply:

**Zoning Enforcement:**

1. Cost recovery deposit of \$1,500.00 to cover the costs of the ten (10) recommended biennial zoning enforcement inspections. Additional funds would be required if violations are found on the property.

**STAFF RECOMMENDATION**

Prior to making a decision on this case, Staff recommends that the Hearing Officer consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

Staff recommends **Approval** of Conditional Use Permit No. 201000123, subject to the attached draft conditions.

Report prepared by Jeff Lemieux, Principal Regional Planning Assistant  
Reviewed by Samuel Dea, Supervising Regional Planner Special Projects Section

**Attachments:**

Copy of Thomas Brothers Map  
Draft Findings  
Draft Conditions  
Burden of Proof  
Site Plan  
Site Photos

SZD:JL:jl

**DRAFT 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 Newhall Zoned 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

To be inserted to reflect Hearing proceedings.

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, the Hearing Officer decided to consider the request as a Conditional Use Permit pursuant to Section 22.28.260 of the Zoning Ordinance. 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 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 four (4) access points exist on the subject property: three on W. 220<sup>th</sup> Street and one on S. Vermont Avenue.
6. 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.
7. 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)
8. The subject property is currently used as a legal nonconforming mobilehome park. A Non-Conforming Review permit was approved in July 1989.
9. Surrounding land uses consist of the following:  
  
North: Single-family residences  
South: Light industrial buildings  
East: Single-family residences/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. Three 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 Special Projects 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 Commission, 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**  
**DRAFT CONDITIONS OF APPROVAL**

Page 1 of 5

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**  
**DRAFT CONDITIONS OF APPROVAL**

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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, 2030.** 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 **\$2,000.00**. 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 ten (10) 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

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.

**PROJECT NO. 2009-00807-(2)**  
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**DRAFT CONDITIONS OF APPROVAL**

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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.

SZD:jl



Los Angeles County  
Department of Regional Planning

Planning for the Challenges Ahead



## 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.

see attached

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.

see attached

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.

see attached

**STARLITE TRAILER PARK  
21926 SOUTH VERMONT AVENUE  
TORRANCE, CA 90502**

**CONDITIONAL USE PERMIT  
REQUEST FOR REVIEW  
EXISTING MOBILE HOME PARK  
ON AN C-M ZONED SITE**

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**Attachment:**

Copy - Nonconforming Use and Structure Review - Case No. 89-165-(2)

## **LEGAL DESCRIPTION**

LOT 16, TRACT NUMBER 3239 M.B. 37-27-28

## **REQUEST**

Renewal in perpetuity of a Nonconforming Use Permit for the continued use and maintenance on an existing 75 space mobile home park and one managers unit (single family home) on a 4.03 acre parcel of land with a zoning classification of C-M. Previously authorized by Nonconforming Use and Structure Review Case No. 89165-(2)

## **REFERENCED SECTIONS OF THE LOS ANGELES COUNTY SUBDIVISION, PLANNING AND ZONING CODE**

Chapter 22.08, Section 140	Definitions - Nonconforming Use
Chapter 22.28	Commercial Zones [5]
Chapter 22.28, Part 6	C-M Commercial Manufacturing Zone
Chapter 22.52, Part 6	Mobile Home Parks
Chapter 22.56, Part 1	Conditional Use Permits
Chapter 22.56, Part 10	Nonconforming Uses, Buildings and Structures
Chapter 22.56, Part 10, Section 1550	Request for Review

## **BACKGROUND INFORMATION**

The Starlite Trailer Park, located at 21926 S Vermont Ave, Torrance, CA, is a 55+ senior-only mobilehome facility with 75 mobile home spaces on the site. Currently there are 74 mobile spaces. The remaining space is currently being utilized for parking purposes and it is anticipated that the space will accommodate a mobilehome in the future (utility & sewer hookups are present). There have been no vacancies for approximately 20 years.

The park was built in the late 1950s as a travel trailer park, and was later converted to a 40-space mobile home park around 1962. Eventually the owners purchased adjoining land and expanded it to its present 75-space capacity. Most of the spaces in the original property area are single-wide and 35-40 feet. The remaining spaces are 60 feet or less.

There is a house located at the front of the property where the on-site manager lives, as well as a small laundry facility and a few small storage buildings that are used for park management and maintenance use only. The site is bordered by residential houses and condos on the North, another mobile home park (Rainbow) to the East, a rental storage facility, small business complex/warehouse, and a County police substation (for hospital patrol only) on the South, and UCLA/Harbor General Hospital to the West. The residential houses and Rainbow are separated from the site by a cinder block fence, and the hospital and businesses by Vermont Avenue, and 220<sup>th</sup> St. respectively (220<sup>th</sup> Street is a cul-de-sac). There are no recreation centers or swimming pools.

## **JUSTIFICATION- CONDITIONAL USE PERMIT - BURDEN OF PROOF**

Pursuant to Zoning Code Section 22.56.1550, please be aware of the following relevant facts and reasons why said findings can be sustained in the subject case, thereby renewing the existing use of a 4.03 acre site with a 75-unit mobile home park and managers residence on an C-M zoned site. The following is a delineation of said findings;

- A.1. *That the requested use at the location proposed will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.*

The subject property is a rectangular-shaped corner parcel of land containing approximately 4.03 acres located at the northeast corner of S. Vermont Avenue and W. 220<sup>th</sup> Street.

The property fronts on the east side of Vermont Avenue for a distance of approximately 305 feet, with a uniform depth of 575 feet. The property is classified in the C-M zone and developed with the Starlite Trailer Park, a 75-unit mobile home park and one manager's residence (single family home). The adjoining property to the east of the site is also classified in the C-M zone and developed with the Rainbow Mobile Home Park and just east of this site is the Harbor Freeway; to the north of the subject site are single family uses located in the C-M zone; to the west across Vermont Avenue is the Harbor General Hospital classified in the C-3 zone; and to the south are a variety of manufacturing and industrial uses classified in the M-1 zone.

Access to and from the subject mobilehome park is from Vermont Avenue, with one driveway and W. 220<sup>th</sup> Street with four driveways. Vermont Avenue is a major highway improved within a 100-foot dedication; and, W.220<sup>th</sup> Street is a discontinuous street improved within a dedication of 50 feet.

At the present time, it is the intention of the owner to maintain the existing 75-unit mobile home park and one manager's residence on the 4.03 acre site with no physical changes or structural modifications. The subject mobile home park has existed in this location since 1950 and expanded in 1966 to its current capacity. There is no record of controversy or recorded violations and the site is very well maintained.

Therefore, noting the site having been maintain and operated in excellent condition with no controversy or recorded violations, there is no reason to assume that the continued operation of mobile home park facility will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

- A-2. *That the requested use at the location proposed will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.*

As stated previously, the subject mobile home park has operated on this site since 1950, with the last authorization to the year 2009 under Nonconforming Use and Structure Review Case No. 89165-(2). There is no record of controversy or concern for this entire period of time and no citations of any kind or type have been issued.

Therefore, the conferring of Nonconforming Use status on the 4.03 acre site permitting continued use as a 75-space mobile home park with one manager's residence into the future will not be materially detrimental to the use, enjoyment or valuation of property or persons who resided or work within an area of influence on the site.

- A-3. *That the requested use at this location proposed will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

In the 60 years that the subject site has been used as a mobile home park, there is no record or evidence to support the conclusion that the public health, safety or welfare has been jeopardized or endangered. Further, no person or property has been adversely impacted by the mobile home park operation on the site.

Therefore, there is no reason to believe that the continued use of the site for mobile home park purposes as a Nonconforming Use will result in any change in circumstances under the Conditions of Operation imposed and the superior pattern of maintenance and management.

- B. *That the proposed site is adequate in size and shape to accommodate the yards, wall, 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 proposed site is adequate in size and shape to accommodate or comply with all development standards contained in Title 22 of the County Code if a new mobile home park was being developed. However, in the 60 years that the involved property has been used for mobile home park purposes, code changes have occurred which make the existing mobile home park nonconforming in relation to certain requirements. This request recognizes this nonconformity and only seeks to maintain the operation and maintenance of the mobile home park into the future, as last authorized by Nonconforming Use and Structure Review Case No. 89165-(2).

No changes, improvements or alterations are proposed which would impact the operational characteristics of the involved mobile home park nor are any proposals advanced which would detract from the sites integration with adjoining development.

**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 existing mobile home park contains 76 residential units, which have existed at this location for many years. Vermont Avenue is a major highway improved within a 100-foot dedication. Existing improvements are adequate to carry the traffic generation. Therefore, it is noted that existing streets or highways adequately serve the site and surrounding areas and that the public or private service facilities can and are provided as needed.



**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

09-00807



STARLITE TRAILER PARK 21926 S. VERMONT AVENUE TORRANCE, CA 90502



VIEW OF PARK FROM THE SW CORNER OF VERMONT AND 220TH LOOKING NE



DRIVEWAY ON VERMONT AVENUE



EXISTING MANAGER'S RESIDENCE AND PARKING AREA



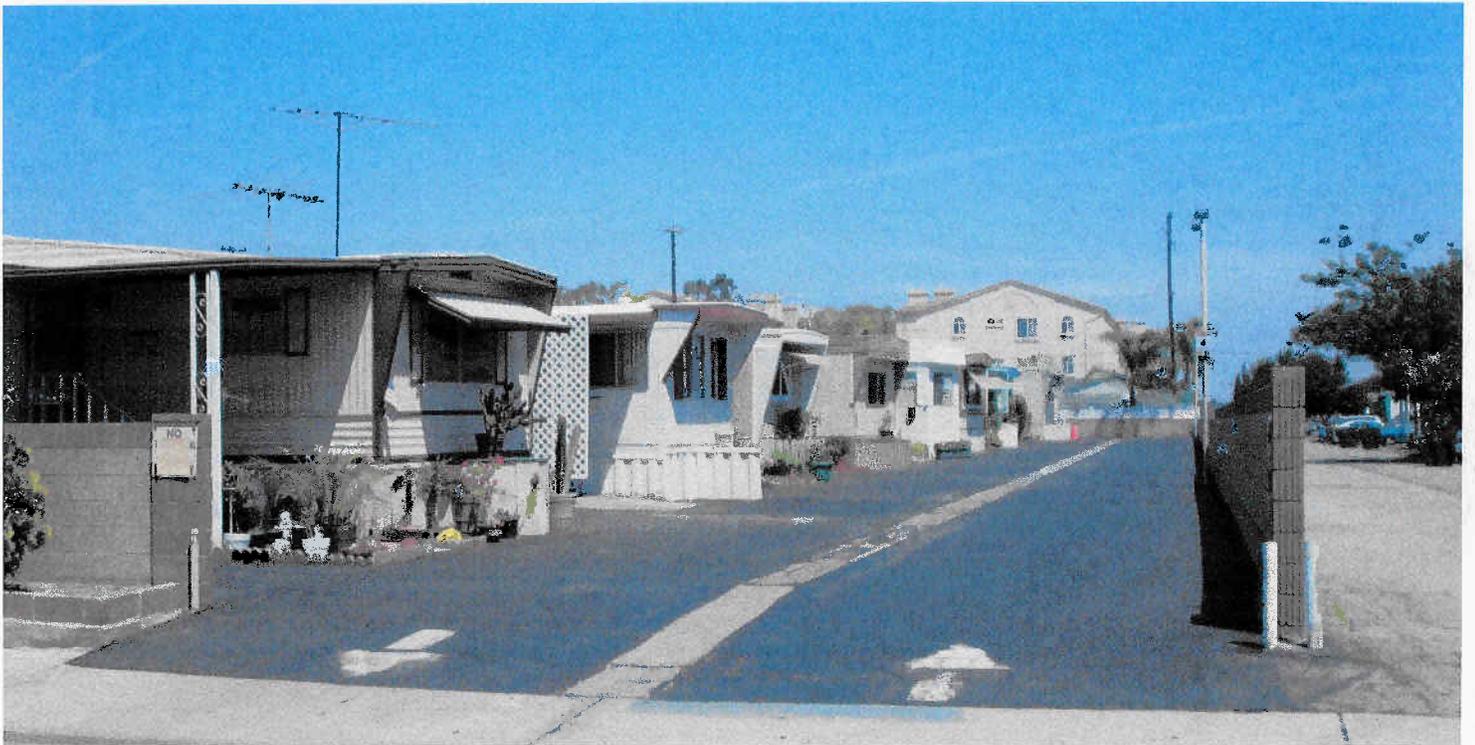
VERMONT AVE. STREET FRONTAGE LOOKING NORTH FROM 220TH ST.



220TH ST. STREET FRONTAGE LOOKING EAST FROM VERMONT AVE.



ONE OF FOUR DRIVEWAYS ALONG 220TH ST.



REAR PROPERTY LINE AND DRIVEWAY LOOKING NORTH FROM 220TH ST.

