



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Richard J. Bruckner
Director

September 23, 2010

TO: Librarian
Carson County Library
151 E. Carson St.
Carson, CA 90745

FROM: Jeff Lemieux 
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBJECT: CONDITIONAL USE PERMIT NO. 201000123

Conditional Use Permit No. 201000123 is scheduled for a Public Hearing before the Regional Planning Commission of Los Angeles County on November 2, 2010.

Please have the materials listed below available to the public through November 16, 2010.

If you have any questions regarding this matter, please contact **Jeff Lemieux** of the Department of Regional Planning at (213) 974-4854.

Thank you.

Attachments:

1. Notice of Public Hearing/ Vicinity Map
2. Factual
3. Burden of Proof
4. Site Plan
5. Land Use Map

THE DEPARTMENT OF REGIONAL PLANNING
COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING

The Los Angeles County Hearing Officer will conduct a public hearing on the following project. The project is exempt from the California Environmental Quality Act (CEQA). You will have an opportunity to testify or submit written comments.

Date and Time: Tuesday, November 2, 2010 at 9:00 a.m.

Hearing Location: Room 150, 320 West Temple Street, Los Angeles, CA 90012

Permit(s): R2009-00807, RCUP 201000123

Project Location: 21926 S. Vermont Ave West Carson

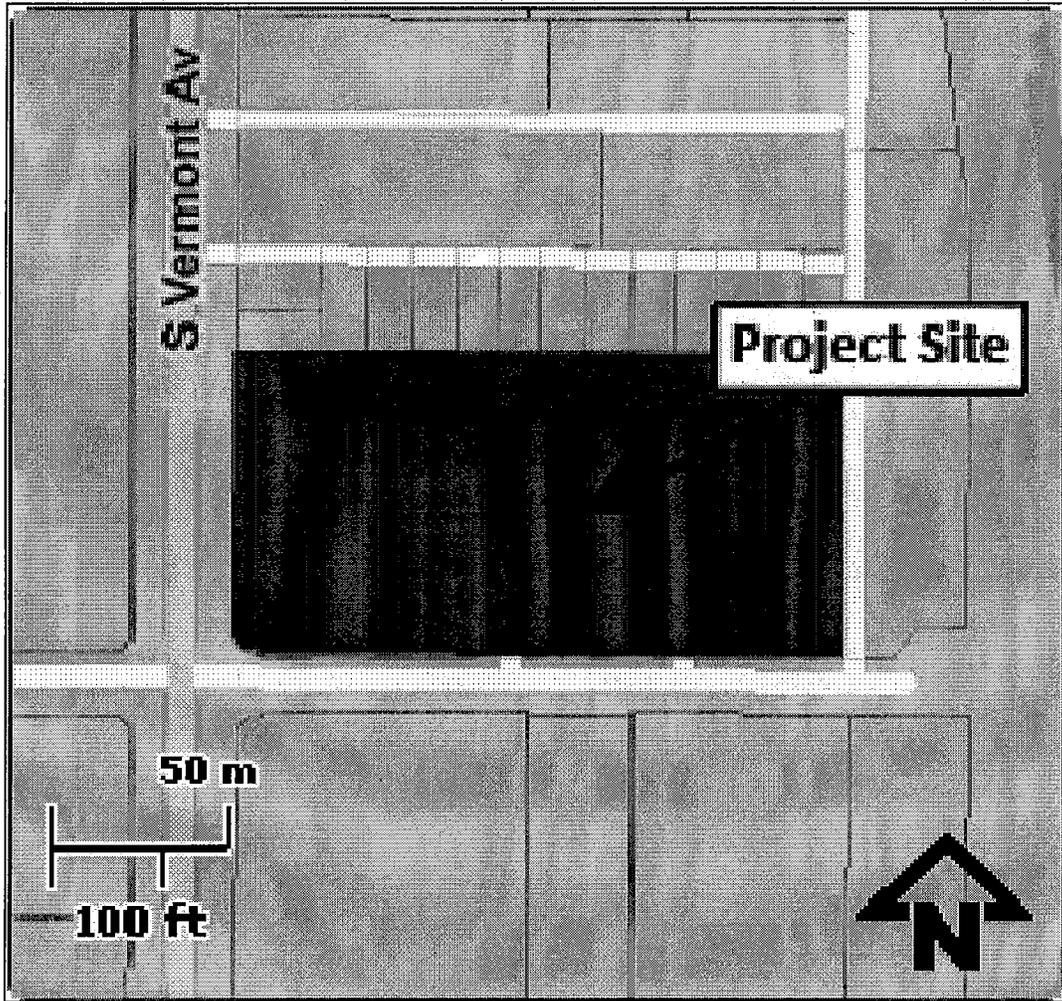
Description: CUP is needed to authorize the existing mobile home park in the C-M zone pursuant to LA County Code 22.28.260

Add'l Info: Review case materials online at <http://planning.lacounty.gov/case> or at
Carson Library
151 E. Carson St.
Carson CA 90745
(310) 830-0901

Contact: Jeff Lemieux
Dept. of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012
Telephone: 213-974-4854 Fax: 213-626-0434
E-mail: jlemieux@planning.lacounty.gov

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at 213-974-6488 (Voice) or 213-617-2292 (TDD) at least 3 business days' notice.

Si necesita más información por favor llame al 213-974-6466.





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
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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
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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: 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

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



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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**

INDEX

Legal Description i

Request i

Referenced Sections of the Los Angeles County Subdivisions, Planning and Zoning Code . . . i

Background Information 1

Justifications – Conditional Use Permit - Burden of Proof..... 2-4

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 220th St. respectively (220th 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. 220th 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. 220th Street with four driveways. Vermont Avenue is a major highway improved within a 100-foot dedication; and, W.220th 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.