Hearing Officer Transmittal Checklist

Hearing Date
March 15, 2016
Agenda Item No.
8

Project Number: R2009-02029-(2)
Case(s): Nonconforming Review No. 200900013
Planner: Travis Seawards

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions + Other department letters of recommended conditions
- ☒ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☐ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: _____

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

PROJECT NUMBER
R2009-02029-(2)

HEARING DATE
March 15, 2016

REQUESTED ENTITLEMENTS
Nonconforming Review No. 200900013

PROJECT SUMMARY

OWNER / APPLICANT
Star Mobile Home Park, LLC

MAP/EXHIBIT DATE
November 17, 2009

PROJECT OVERVIEW

The project is a request for a nonconforming use, building, and structure review (NCR) to authorize the continued operation of an existing 30-unit mobile home park. The existing mobile home park has been operating since 1960 and is located in the unincorporated community of West Rancho Dominguez-Victoria. Mobile home parks are not a permitted use in the Light Industrial (M-1) Zone. However, the mobile home park was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960. Additional authorization to operate the facility was further granted through NCR No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. NCR No. 99-087-(2) expired on September 7, 2009. There are no proposes changes to the mobile home park with this application.

LOCATION
356 W. Redondo Beach Blvd., W. Rancho Dominguez-Victoria

ACCESS
W. Redondo Beach Blvd.

ASSESSORS PARCEL NUMBER(S)
6129-004-023

SITE AREA
1.85 acres

GENERAL PLAN / LOCAL PLAN
Los Angeles County General Plan

ZONED DISTRICT
Victoria

LAND USE DESIGNATION
Light Industrial (IL)

ZONE
Light Industrial –Industrial Preservation Zone (M-1-IP)

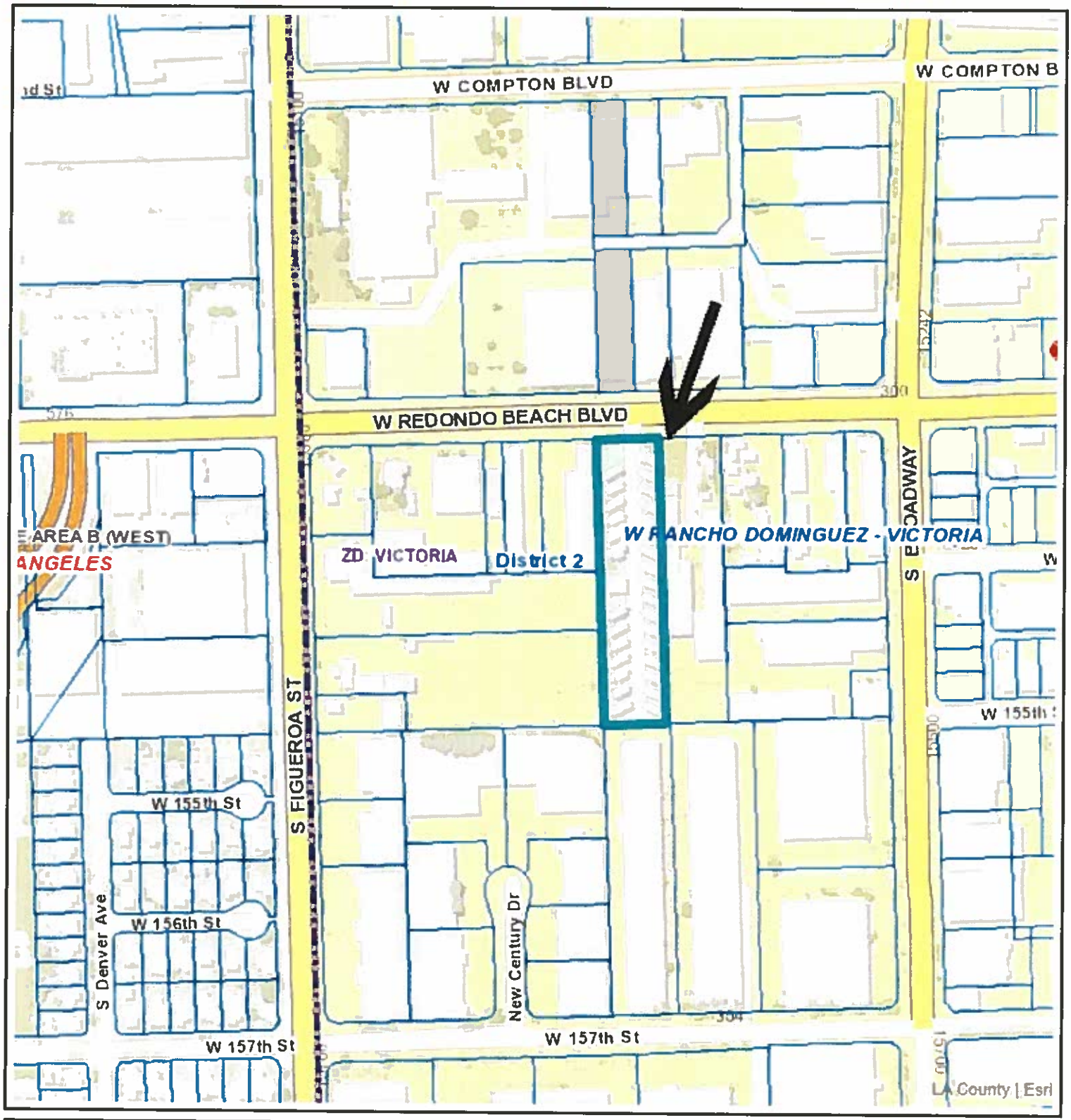
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
N/A	N/A	West Rancho Dominguez-Victoria

ENVIRONMENTAL DETERMINATION (CEQA)
Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.1550 (Nonconforming Uses, Buildings, and Structures Burden of Proof)
  - 22.44.130 (West Rancho Dominguez-Victoria CSD Requirements)
  - 22.32.080 (M-1 Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Travis Seawards	(213) 974 - 6462	TSeawards@planning.lacounty.gov



R2009-02029-(2) / NCR 200900013

Property Location

Printed: Feb 29, 2016

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Feet

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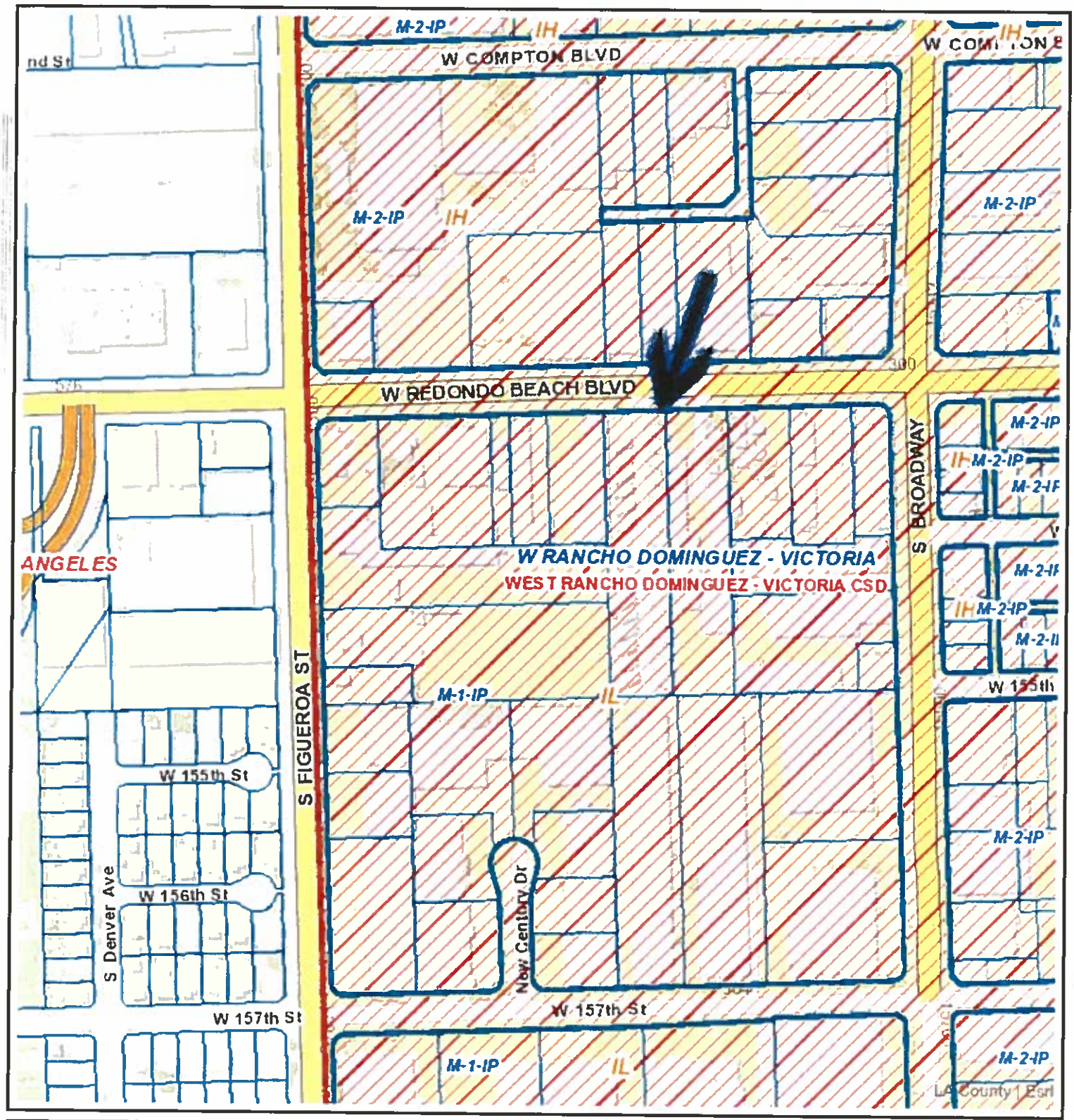

R2009-02029-(2) / NCR 200900013

GIS Layers

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ENTITLEMENTS REQUESTED

- Nonconforming Review (NCR) to authorize the continued operation of an existing 30-unit mobile home park in the M-1-IP (Light Manufacturing – Industrial Preservation) Zone pursuant to County Code Section 22.56.1510.

PROJECT DESCRIPTION

The project is a request for a nonconforming use, building, and structure review (NCR) to authorize the continued operation of an existing 30-unit mobile home park. The existing mobile home park has been operating since 1960 and is located in the unincorporated community of West Rancho Dominguez-Victoria. Mobile home parks are not a permitted use in the Light Manufacturing (M-1) Zone. However, the mobile home park was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960. Additional authorization to operate the facility was further granted through NCR No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. NCR No. 99-087-(2) expired on September 7, 2009. There are no proposes changes to the mobile home park with this application.

SITE PLAN DESCRIPTION

The site plan depicts the 1.85-acre project site, which consists of one rectangular shaped parcel. Access is granted through a 26-foot-wide driveway from West Redondo Beach Boulevard. The driveway continues through the middle of the entire parcel. Eight parking spaces are located near the front entrance to the north of the driveway. There are 30 mobile home units and each unit has one accompanying tandem parking area that allows for two vehicles. There is a utility building along the north parcel boundary in the center of the northern row of units.

EXISTING ZONING

The subject property is zoned M-1-IP.

Surrounding properties are zoned as follows:
North: Heavy Manufacturing – Industrial Preservation (M-2-IP)
South: M-1-IP
East: M-1-IP
West: M-1-IP

EXISTING LAND USES

The subject property is developed with a 30-unit mobile home park.

Surrounding properties are developed as follows:
North: Light and heavy manufacturing/warehousing businesses, RV rentals, and a church.
South: Light manufacturing/warehousing businesses, electrical and golf cart sales.
East: Light manufacturing/warehousing businesses, nursery, pet day care, and auto sales.
West: Light manufacturing/warehousing businesses, freight storage, automobile dismantling, auto repair, and auto sales.

PREVIOUS CASES/ZONING HISTORY

There are three previous planning approvals for the mobile home park.

- Zoning Exception Case No. 5739-(2) established the mobile home park on December 20, 1960.
- NCR No. 87-035-(2) authorized the continued operation of the mobile home park on April 22, 1987.
- NCR No. 99-087-(2) authorized the continued operation of the mobile home park on September 16, 1999 and expired on September 7, 2009.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project is a request to continue the operation of an existing mobile home park in an urbanized area with no sensitive biological resources in the vicinity and with no proposed changes to the project. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the Light Industrial (IL) land use category of the Los Angeles County General Plan. This designation is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution. The existing mobile home park is not consistent with the designation. However, the mobile home park was legally established and permitted in 1960, and is therefore considered a legal, nonconforming use. Pursuant to Section 22.56.1550 of the County Code, a nonconforming use may be continuously operated provided there is no alteration, enlargement or addition to the use or structure. In addition, the mobile home park is supported by a policy in the Housing Element to support increased opportunities for housing diversity:

- *Promote mixed income neighborhoods and a diversity of housing types through the unincorporated area to increase housing choices for all economic segments of the population.*

Zoning Ordinance and Development Standards Compliance

The project is subject to the applicable provisions of County Code for Nonconforming Uses, the M-1 Zone, the West Rancho Dominguez-Victoria Community Standards District (CSD), and for Mobile Home Parks.

Nonconforming Use Review

Section 22.56.1550 of the zoning code states, "A nonconforming use or building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no

increase in occupant load; nor any enlargement of area, space, or volume occupied by or devoted to such use."

The existing mobile home park was legally established in 1960 and has two previous nonconforming review approvals. There is no proposed change to the project site with this application, and therefore the project complies with the requirements for a nonconforming use review.

M-1 Zone and West Rancho Dominguez-Victoria CSD

A mobile home park is not a permitted use in the M-1 Zone. However, the mobile home park was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960. Additional authorization to operate the facility was further granted through Nonconforming Reviews No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. Therefore the mobile home park is a legal nonconforming use in the M-1 Zone and is not subject to the current development standards for the M-1 Zone or the CSD.

Mobile Home Parks

Parking – Section 22.52.1150

Current parking standards require two standard spaces for every mobile home, which can be tandem and uncovered. In addition, guest parking spaces shall be provided at a ratio of one parking space for each four mobile home units. Therefore eight guest parking spaces are required.

There is one accompanying parking area for each mobile home unit that can accommodate two tandem parking spaces, and eight guest parking spaces, for a total of 38 parking spaces.

Density – Section 22.52.500.A

1. The total number of dwelling units within a mobile home park shall not exceed the number of dwelling units per net acre specified in the zone or in the adopted General Plan, whichever is less.

2. In those zones or General Plan categories where residential densities have not been established the density shall be established by the hearing officer.

The General Plan Light Industrial land use category does not establish residential density. The 30-unit mobile home park was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960. Additional authorization to operate the facility was further granted through Nonconforming Reviews No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. There are no proposed changes to the project site with this application and the density remains at 30 units.

Single-Family and Two-Family Mobile Homes – Section 22.52.500.B
Mobile homes shall not contain more than one dwelling unit per mobile home site, except that two-family dwelling units may be allowed in mobile home parks if located in zones other than R-1 (Single-Family Residence) and R-A (Residential Agriculture).

The mobile home park is within the Light Industrial land use category under the Los Angeles County General Plan and therefore is allowed only one dwelling unit per mobile home. The mobile home park has only one single-family dwelling unit per space and therefore complies with this requirement.

Access and Circulation – Section 22.52.500.C

1. Driveways within mobile home parks shall be designed to conform to the minimum widths specified in Section 21.24.200. Pursuant to Section 21.24.200, driveways within a mobile home park shall have minimum width of 30 feet.

2. Access
    a. No site within the mobile home park shall have direct vehicular access to a public street bordering the development.
    b. At least two access points to a public street or highway shall be provided which can be used by emergency vehicles.

Two previous NCR approvals for the mobile home park, NCR No. 87-035-(2) in 1987 and NCR No. 99-087 in 199 required that a minimum 26 foot fire-lane be maintained along the central driveway. However, current standards require a minimum width of 30 feet. The existing driveway system providing access to the facility is 26 feet wide, and there is only one access point to the subject property from West Redondo Beach Boulevard. Therefore, the subject property does not comply with the current requirements of Title 22. The County Fire Department was consulted on the project and has determined that existing access is adequate as depicted on the project Site Plan. The driveway width is nonconforming due to standards, but has adequate fire access as determined by the County Fire Department.

Screening – Section 22.52.500.E
Public street frontages of a new mobile home park shall be screened to a height of not less than five feet and not more than eight feet with a wall, a decorative fence, an opaque hedge of shrubs or trees, or a landscaped berm. Such screening shall be tapered to less than five feet where needed to provide unobstructed visibility for motorists.

The subject property has an existing 3-foot, 5-inch tall block wall along the front entrance of the subject property. The mobile home park and nonconforming block wall was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960, and additional authorization to operate the facility was further granted through Nonconforming Reviews No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. The block wall is nonconforming due to standards as established by previous nonconforming review permits.

Signs – Section 22.52.500.F

County Code provisions for a mobile home park allows a mobile home park, including mobile home parks located in commercial zones, to display the following signs:

a. One wall-mounted sign not exceeding 20 square feet in sign area, or not more than one freestanding sign not exceeding 20 square feet in sign area or 40 square feet in total sign area, for the purpose of mobile home park identification may be located at each principal entrance; and

b. One freestanding sign, not exceeding six square feet in sign area or 12 square feet in total sign area advertising the property for sale, lease, or rent, or indicating vacancy status, may be located at each principal entrance; and

There is one (1) freestanding pole sign located at the front of the subject property. The sign is 30 ft. tall, and the sign area is eight feet by six feet (48 square feet). Therefore, the project does not comply with above requirements. However, County Code provision for signs in an M-1 zone allows sign area of up to 150 feet. The existing 48-square-foot sign is nonconforming due to mobile home park sign provisions, but is consistent with M-1 zoning sign requirements. The sign was legally established per the M-1 Zone standards and is therefore nonconforming due to mobile home sign standards.

Termination and Time Limits

The mobile home park was constructed and established in 1960 and County Code Section 22.56.1540 allows for a 35-year amortization period for residential occupancy. NCR No. 99-087-(2) approved the continuation for the mobile home park for 10 years in 1999.

If approved, staff recommends a 20-year term for the requested non-conforming review as it is a continuation of an existing use.

Neighborhood Impact/Land Use Compatibility

The existing mobile home park was legally established in 1960 and has had two subsequent nonconforming review approvals. The mobile home park provides valuable affordable housing units to the area. Though industrially zoned, the project site is adjacent to additional non-industrial uses including a nursery and a church. These uses provide some buffering from nearby industrial operations. There are no current zoning violations associated with the mobile home park, and the applicant has operated the park in a reasonable fashion. The mobile home park is subject to codes and standards from the State Department of Housing and Community Development, and with adherence to the project's conditions of approval, the project does not negatively impact the neighborhood and is compatible with the surrounding development pattern.

Site Visit

Staff conducted a site visit on February 10, 2016. Staff found the mobile home park to be well-maintained and free of any visible zoning violations.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1550.C of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The project was reviewed and cleared for hearing by the Department of Public Works and the County Fire Department, with no additional requirements or conditions.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

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

PUBLIC COMMENTS

Staff has not received any comments at this time.

FEES/DEPOSITS

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

STAFF RECOMMENDATION

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

Staff recommends **APPROVAL** of Project Number R2009-02029-(2), Nonconforming Review Number 200900013, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE NONCONFORMING REVIEW NUMBER 200900013 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Travis Seawards, Regional Planner, Zoning Permits West Section
Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:
Draft Findings
Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence

Site Photographs
Site Plan

MKK:TSS
2/15/16

DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2009-02029 - (2)
NONCONFORMING REVIEW NO. 200900013

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review No. 200900013 ("NCR") on March 15, 2016.

2. The permittee, Star Mobile Home Park, LLC ("permittee"), requests the Project Permit to authorize the continued operation of an existing 30-unit mobile home park ("Project") on a property located at 356 W. Redondo Beach Boulevard in the unincorporated community of West Rancho Dominguez-Victoria ("Project Site") in the Light Manufacturing – Industrial Preservation (M-1-IP) Zone pursuant to Los Angeles County Code ("County Code") section 22.56.1510.

3. The Project Site is 1.85 gross acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a 30-unit mobile home park.

4. The Project Site is located in the Victoria Zoned District and is currently zoned M-1-IP.

5. The Project Site is located within the Light Industrial land use category of the Los Angeles County General Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

   North: Heavy Manufacturing – Industrial Preservation (M-2-IP)
   South: M-1-IP
   East: M-1-IP
   West: M-1-IP

7. Surrounding land uses within a 500-foot radius include:

   North: Light and heavy manufacturing/warehousing businesses, RV rentals, and a church.
   South: Light manufacturing/warehousing businesses, electrical and golf cart sales.
   East: Light manufacturing/warehousing businesses, nursery, pet day care, and auto sales.
   West: Light manufacturing/warehousing businesses, freight storage, automobile dismantling, auto repair, and auto sales.

8. There are three previous planning approvals for the mobile home park.

   - Zoning Exception Case No. 5739-(2) established the mobile home park on December 20, 1960.

- NCR No. 87-035-(2) authorized the continued operation of the mobile home park on April 22, 1987.
- NCR No. 99-087-(2) authorized the continued operation of the mobile home park on September 16, 1999 and expired on September 7, 2009.

9. The site plan depicts the 1.85-acre project site, which consists of one rectangular shaped parcel. Access is granted through a 26-foot-wide driveway from West Redondo Beach Boulevard. The driveway continues through the middle of the entire parcel. Eight parking spaces are located near the front entrance to the north of the driveway. There are 30 mobile home units and each unit has one accompanying tandem parking area that allows for two vehicles. There is a utility building along the north parcel boundary in the center of the northern row of units.

10. The Project Site is accessible via W. Redondo Beach Boulevard to the south. Primary access to the Project Site will be via an entrance/exit on W. Redondo Beach Boulevard.

11. The project was reviewed and cleared for hearing by the Department of Public Works and the County Fire Department, with no additional requirements or conditions.

12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities categorical exemption from the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is a request to continue the operation of an existing mobile home park in an urbanized area with no sensitive biological resources in the vicinity and with no proposed changes to the project.

13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.

14. Staff has not received any public comments on this project.

15. Reserved

16. The Hearing Officer finds that the project site is located within the Light Industrial (IL) land use category of the Los Angeles County General Plan, which is intended for light industrial uses, including light manufacturing, assembly, warehousing and distribution. The existing mobile home park is not consistent with the designation. However, the mobile home park was legally established and permitted in 1960, and is therefore considered a legal, nonconforming use. Pursuant to Section 22.56.1550 of the County Code, a nonconforming use may be continuously operated provided there is no alteration, enlargement or addition to the use or structure.

17. The Hearing Officer finds the Project is supported by a policy in the Housing Element to support increased opportunities for housing diversity: "Promote mixed income neighborhoods and a diversity of housing types through the unincorporated area to increase housing choices for all economic segments of the population." The mobile home park provides valuable affordable housing in the community.

18. The Hearing Officer finds that the Project is consistent with the provisions for a Nonconforming Use and Structure Review. Section 22.56.1550 of the zoning code states, "A nonconforming use or building or structure nonconforming due to use and/or standards may be continuously maintained provided there is no alteration, enlargement or addition to any building or structure; no increase in occupant load; nor any enlargement of area, space, or volume occupied by or devoted to such use." The existing mobile home park was legally established in 1960 and has two previous nonconforming review approvals, and there is no proposed change to the project site with this application.

19. The Hearing Officer finds that the Project is consistent with the County Code and that provisions of the M-1 Zone and West Rancho Dominguez-Victoria CSD are not applicable to the Project. A mobile home park is not a permitted use in the M-1 Zone. However, the mobile home park was legally established through Zoning Exception Case No. 5739-(2) on December 20, 1960. Additional authorization to operate the facility was further granted through Nonconforming Reviews No. 87-035-(2) on April 22, 1987 and NCR No. 99-087-(2) on September 16, 1999. Therefore the mobile home park is a legal nonconforming use in the M-1 Zone and the CSD.

20. The Hearing Officer finds that the Project does not meet certain County Code provisions for mobile home parks as outlined in Section 22.52.500, but that the Project is consistent with the provisions for Nonconforming Uses as outlined in Section 22.56.1550, which allows for legally established nonconforming uses to continue operation provided there is no alteration or enlargement of the use. The mobile home park has been established as a 30-unit park since the 1960's and does not propose any expansion to the use. Approval of the Nonconforming Review would therefore allow existing non-complying conditions due to development standards to remain.

21. The Hearing Officer finds that the Project does not adversely affect the health, peace, comfort or welfare of persons residing or working in the area, is not detrimental to the use, enjoyment, or valuation of property in the area, and does not jeopardize or endanger the general welfare. The existing mobile home park was legally established in 1960 and has had two subsequent nonconforming review approvals. The mobile home park provides valuable affordable housing units to the area for people with low or fixed incomes. Though industrially zoned, the project site is adjacent to additional non-industrial uses including a nursery and a church. These uses provide some buffering from nearby industrial operations. There are no current zoning violations associated with the mobile home park, and the applicant has operated to park in a reasonable fashion. The mobile home park is subject to codes and standards from the State Department of Housing and Community Development, and with adherence to the project's conditions of approval, the project does not

negatively impact the neighborhood and is compatible with the surrounding development pattern.

22. The Hearing Officer finds that the Project site is adequate in size to accommodate the development features to integrate the use in the surrounding area. The Project site is 1.85 acres. Each mobile home unit has an accompanying parking space and the mobile home park has guest parking spaces and a utility building for laundry services. The use has been integrated in the community since 1960 with no history of zoning violations or complaints against the property. Although located in an industrial area, several additional non-industrial uses are adjacent to the mobile home park, including a nursery and a church, so that the mobile home park is buffered from industrial uses in the area.

23. The Hearing Officer finds that the Project is adequately served by existing streets and public services and utilities. The Project is a request for a Nonconforming Review to continue the operation of a 30-unit mobile home park that was legally established in 1960. The mobile home park is not expanding and therefore does not require new infrastructure or utility improvements. The Department of Public Works and the County Fire Department also reviewed the Project and had no additional requirements or conditions.

24. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Nonconforming Review Permit to twenty (20) years.

25. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the West Rancho Dominguez-Victoria community. On January 28, 2016, a total of 31 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

26. 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 at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Nonconforming Use, Building, and Structure Review

A. The cessation of such use, building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of property.

B. The Project does not adversely affect the health, peace or welfare of persons residing or working in the surrounding area.

C. The Project is not materially detrimental to the use, enjoyment or valuation of the property of other persons located in the vicinity of the site.

D. The Project does not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and

2. Approves Nonconforming Review Number 200900013, subject to the attached conditions.

ACTION DATE: March 15, 2016

MKK:TSS
2/15/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2009-02029-(2)
NONCONFORMING REVIEW NO. 200900013

PROJECT DESCRIPTION

The project is a request for a Nonconforming Review to authorize the continued operation of a 30-unit mobile home park, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, 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 Los Angeles County ("County") Department of Regional Planning ("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. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.

3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

4. 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 limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

5. 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 make an initial deposit with Regional Planning in the amount of up to $5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses 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 $5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than 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 March 15, 2036.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Nonconforming Review application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the mobile home park and satisfaction of Condition No. 2 shall be considered use of this grant.

10. 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. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The

permittee shall deposit with the County the sum of **$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) biennial (once every two years)** 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 one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. 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 ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").

15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by 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. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **June 16, 2016**.

18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation of a 30-unit mobile home park.

20. Parking shall be maintained at a minimum ratio of two (2) tandem parking spaces per mobile home unit, and at least eight (8) guest parking spaces shall be provided.

21. Outside storage and display on the subject property is prohibited.

22. All units within the mobile home park shall be self-contained and owned or leased by the occupants, except for the manager/caretaker unit.

23. All the units on the property shall be mobile homes and shall not contain more than one dwelling unit per mobile home space.

24. The permittee shall not permit parking within the access driveways, and all driveways and parking areas shall be well-maintained and in good condition.

25. The permittee shall maintain all landscaping on the subject property in a neat and clean condition, including proper pruning, weeding, removal of litter, fertilizing and a replacement of plants when necessary.

26. The existing walls shall be continuously maintained in good condition along the north, south, east, and west perimeters of the mobile home park.

27. All exterior lights shall be shielded and focused away from residential units.

28. The mobile home park shall be continuously licensed and operated in accordance with the requirements of the California State Department of Housing and Community Development.

29. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated January 6, 2016.

30. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated December 22, 2015.

Attachments:
Fire Department Letter dated December 22, 2015
Public Works Department Letter dated January 6, 2016

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

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

January 6, 2016

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Travis Seawards

FROM: Art Vander Vis
Land Development Division
Department of Public Works

NONCONFORMING REVIEW (NCR) NO. 200900013
PROJECT NO. R2009-02029
356 WEST REDONDO BEACH BOULEVARD
ASSESSOR'S MAP BOOK NO. 6129, PAGE 4, PARCEL NO. 23
UNINCORPORATED COUNTY AREA OF GARDENA

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 356 West Redondo Beach Boulevard in the unincorporated County area of Gardena. The applicant is requesting authorization for a NCR renewal to continue to operate and maintain an existing 19,200-square-foot, 30-unit, mobile-home park with no proposed improvements.

☒ Public Works does not have any conditions that need to be applied to this project if ultimately approved by the advisory agency.

☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

If you have any questions or require additional information, please contact Max Rodriguez of Public Works' Land Development Division at (626) 458-6967 or mrodrigue@dpw.lacounty.gov.

MR:tb
P:\ldpub\SUBPCHECK\Plan\Single Lots\356 w redondo beach blvd\tncr 200900013\2015-12-01 tncr 200900013 submittal\nrc 200900013 dpw.docx

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2009-02029 MAP DATE: 11/17/2009

LOCATION: 356 W. Redondo Beach Blvd., Gardena

PLANNER: Travis Seawards

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

ACCESS REQUIREMENTS

1. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

2. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2

3. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

4. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. Fire Code 503.3

5. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4

6. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1

Reviewed by: Wally Collins Date: December 22, 2015

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2009-02029 MAP DATE: 11/17/2009

LOCATION: 356 W. Redondo Beach Blvd., Gardena

PLANNER: Travis Seawards

7. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

WATER STSTEM REQUIREMENTS

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.

2. The required fire flow for the public fire hydrants for this project is 1250 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins Date: December 22, 2015

Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP

September 16, 1999

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Sadao Kajikawa
c/o Nieves & Associates
115 S. Juanita Ave
Redondo Beach, CA 90277

RE: NONCONFORMING REVIEW CASE NO. 99-087-(2)
The subject property is a two-acre level rectangular parcel located at 356 West Redondo Beach Boulevard in the Victoria Zoned District. The property is presently developed with a mobilehome park that has operated on the property since 1960.

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings, order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 2 requires that the permittee file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the necessary forms and the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days of the applicant receiving this notice. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section at (213) 974-6443.

HEARING OFFICER'S FINDINGS AND ORDER:

REQUEST: The applicant requests a nonconforming review to authorize the continued operation and use of a 30-unit mobilehome park with appurtenant facilities in the M-1 (Light Manufacturing) zone.

FACTUAL SUMMARY:

September 7, 1999 Public Hearing

A duly noticed public hearing was held. The applicant, Mr. Sadao Kajikawa and the applicant's representative, Mr. Wil Nieves of Nieves & Associates testified in support of the project and were available to answer questions from the Hearing Officer. Mr. Nieves also requested the Hearing Officer waive requirements by Public Works for a streetlight to be installed on Redondo Beach Boulevard and to waive Fire Department requirements for an additional fire hydrant, widening of the access driveway to thirty (30) ft and providing an approved turnaround at the driveway terminus.

No testimony in opposition was heard.

There being no further testimony, the Hearing Officer closed the public hearing, approved the request, and instructed staff to prepare final findings and conditions for approval. In conjunction with the approval, the Hearing Officer waived the Department of Public Works requirement that an additional streetlight be installed on Redondo Beach Boulevard, noting the street is presently adequately lit and the appropriate time to require this improvement is when the property is developed with a use consistent with zoning. The Hearing Officer also instructed the applicant to consult directly with the Fire Department regarding their requirements and to comply with any conditions they impose.

Findings

The subject property is zoned M-1 (Light Manufacturing). Properties to the east, west and south are zoned M-1 (Light Manufacturing). To the north and east beyond S. Broadway and west beyond S. Figueroa the zoning is M-2 (Heavy Manufacturing).

The subject property presently contains a mobilehome park with appurtenant facilities. Surrounding land use along W. Redondo Beach Blvd to the east and west are commercial. Land use to the north and south is manufacturing.

The mobilehome park was established following approval of Zone Exception Case No. 5739-(2) on December 20, 1960. Authorization to continue operation and maintenance of the facility was granted April

22, 1987 for a further 10 years (NCR 87-035-2).

Regional Planning staff is presently developing a local plan for this area. The plan, if implemented, will rezone portions of the surrounding area, however the subject property will remain M-1 zoning under the proposed rezoning plan as other uses in the vicinity are consistent with existing M-1 and M-2 zoning designation.

The Los Angeles County General Plan designation for the subject property and surrounding area is "Major Industrial". This classification does not provide for residential use. A mobilehome park is not consistent with the general plan classification or zoning for the area. Since the use was established under a zone exception case, approval of a nonconforming review is necessary to continue use as a mobilehome park on the subject property.

Regional Planning staff determined the project is Categorically Exempt from CEQA reporting requirements as no modifications or new construction is proposed to the existing facility.

The site plan depicts a long rectangular-shaped parcel, 132 ft wide by 610 ft long. There are 30 mobilehomes trailers in two rows separated by a single 26-ft wide driveway. A utility building containing laundry and bathroom facilities is located in the center of the property on the western side of the driveway.

The site plan depicts 14 automobile parking spaces for guests. However, only 12 were noted during the staff site visit. Five parking spaces are provided in the vicinity of the utility building and seven are located in the northwest corner of the property.

Each mobilehome stall is approximately 33ft 6 in wide and 53 ft deep. The typical trailer is ten ft wide with ten-ft overhanging porch. The parking area is ten-ft wide. There is sufficient space to accommodate two vehicles using a tandem parking configuration.

Much of the property contains development or is paved. There exist areas of landscaping north of the utility building and in the southwest corner of the property. All areas of landscaping are in need of maintenance and irrigation.

A 4-ft 6-in high concrete block wall is located around the perimeter of the property. The wall steps down to 42 inches within the required setback area from Redondo Beach Boulevard.

A 48 sq. ft, 30-ft tall sign is located at the entrance to the mobilehome park on Redondo Beach Boulevard.

The parking requirements for a mobilehome park (Section 22.52.1150) specify that two parking spaces shall be provided for each mobilehome

site. Parking may be tandem and uncovered. Parking spaces shall be a minimum of eight ft wide and a total of 36 ft long for tandem spaces. In addition, parking for guests is required at a ratio of one standard size parking space for each four mobilehome sites. Eight guest parking spaces are therefore required for this facility. The existing arrangement provides 12 parking spaces.

A freestanding business sign is permitted in the M-1 zone provided the property has a minimum of 100 ft of street frontage: the subject property has 132 ft of street frontage on Redondo Beach Boulevard. The sign area permitted is 150 sq. ft. plus ¼ sq. ft for each additional ft of street frontage over 100 ft. The maximum permitted area for a business sign on this property is therefore 174-sq. ft: the existing sign is 48 sq. ft. The maximum height permitted is 30 ft, which is the height of the existing sign.

Staff has received no public comments concerning this project.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:

REGARDING THE NONCONFORMING REVIEW:

A. The proposed use is consistent with the adopted general plan for the area;

B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and 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 and general welfare;

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking, landscaping and other development features;

D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a nonconforming review as set forth in Sections 22.56.1550, Part C, Title 22, 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, find 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 judgement and analysis of the Hearing Officer, and adopts the *Categorical Exemption*.

2. In view of the findings of fact presented above, Nonconforming Review Case No. 99-087-(2) is **APPROVED**, subject to the attached conditions.

BY: _____ **Date:** 9/16/99

Frank Meneses, HEARING OFFICER
Department of Regional Planning
County of Los Angeles

FM:MC:mc

Attachments: Conditions
Affidavit

c: Each Commissioner; Zoning Enforcement; Building and Safety; Testifiers:

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 property involved (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.

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. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

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.

   The cost for collection and duplication of records and other related documents will be paid by the permittee according Los Angeles County Code Section 2.170.010.

5. This grant will expire unless used within 2 years from the date of approval. A one-year time extension may be requested before the expiration date.

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. This grant will terminate September 7, 2009.

8. 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. The permittee shall deposit with the County of Los Angeles the sum of **$1000.00**. The fee shall be placed in a performance fun, 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. The fee provides for **10 annual inspections**.

   If any inspection discloses that the subject property is being used in violation of any one of the conditions 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.

9. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health of safety or so as to be a nuisance.

10. Upon receipt of this letter, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. The permittee shall provide fire low, hydrants, gated access width, emergency access, and any other necessary facilities as may be required by said Department.

11. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.

12. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises.

13. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint used to cover such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

14. The subject property shall be developed and maintained in substantial compliance with the plans on file marked Exhibit "A". In the event that subsequent revised plans are submitted, the written authorization of the property owner is necessary.

15. This grant authorizes the continued operation and maintenance of a mobilehome park on the subject property with the following conditions:

    a. A maximum of 30 mobilehome sites on the subject property are permitted;

    b. The mobilehome park shall conform to all State requirements for such use;

    c. Each mobilehome site shall have two automobile parking spaces of standard dimensions. Parking may be uncovered and be provided in a tandem arrangement. If tandem is parking is used, the length of the parking stall shall not be less than 36 ft;

    d. A minimum of 8 guest parking spaces shall be provided. One parking space shall be provided for handicapped persons, which shall be van accessible with an 8-ft wide access aisle. The access aisle for van accessible parking spaces shall not be counted as additional parking;

    e. The access driveway within the property shall have a minimum width of 26 ft;

    f. All landscaping on the subject property shall be maintained in a neat and healthy condition. The northeast corner of the property noted on the site plan as landscaped is presently devoid of vegetation. Landscaping shall be replaced in this area. The applicant shall provide the Department of Regional

Planning with photographs of the replanted area upon completing the landscape improvements.

16. The outside storage of equipment is not permitted on the subject property.

17. Provisions shall be made for all natural drainage to the satisfaction of the Department of Public Works.

18. The applicant shall contact the Los Angeles County Fire Department and comply with all requirements and project changes required by said department.

19. Parking of automobiles or other equipment is prohibited in the fire lane (access driveway).

20. The permittee shall submit three (3) copies of a site plan for approval by the Director of Planning, similar to Exhibit "A" as presented at the public hearing. The plan shall also include all signage on the property, including sign dimensions and elevations. One freestanding business sign is permitted, which shall not exceed 30 ft in height, or 48 sq. ft in area. The revised site plan shall include the parking stall dimensions for resident parking on the site.

FM:MC:mc 09-07-99

NONCONFORMING REVIEW PERMIT- BURDEN OF PROOF SECTION 22.56.1550 C

APPLICANT: Star Mobile Home, LLC c/o Nieves and Associates
PROJECT LOCATION: 356 West Redondo Beach Blvd.
Gardena, CA 90248

REQUEST:
The applicant is seeking a renewal of a Non Conforming Review Permit pursuant to the provisions of Section 22.56.1550 to allow the continued use, maintenance and operation of an existing thirty unit mobile home park.

PROJECT DESCRIPTION:
The subject premise is situated at 356 West Redondo Beach Blvd. The mobile home park is located in an unincorporated section of Los Angeles County in an M-1 zone. The parcel lot comprises 1.85 AC and is currently developed with thirty mobile homes and a utility building of approximately 1,382 sf. The existing mobile home park was built in 1961 after an exception, Case No. 5732, was approved. Each unit has enough space to accommodate two cars per unit. In addition, there are fourteen on-site parking spaces provided for guests.

The applicant, Star Mobile Home Park, LLC, is seeking a renewal of a Non Conforming Review Permit for the continued use, maintenance and operation of an existing thirty unit mobile home park.

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

A. That the requested use at the location proposed will not:

1. **Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
2. **Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
3. **Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

THE SUBJECT PROPERTY IS LOCATED IN THE M-1 LIGHT INDUSTRIAL ZONE OF AN UNINCORPORATED SECTION OF LOS ANGELES COUNTY. THE PROPERTY IS BOUNDED TO THE NORTH AND SOUTH BY INDUSTRIAL AND WAREHOUSE USES AND TO THE EAST WITH A PLANT NURSERY AND TO THE WEST BY A MANUFACTURING FACILITY.

THE MOBILE HOME PARK IS NOT CONSISTENT WITHIN M-1 ZONING ORDINACE. HOWEVER THE PREMISE WAS INITIALLY BUILT WITH A ZONING EXCEPTION. THE PROPOSED USE WILL NOT ADVERSELY AFFECT; BE MATERIALLY DETRIMENTAL TO; NOR WILL IT, JEOPARDIZE THE PUBLIC OR PERSONS RESIDING OR WORKING IN THE AREA AS THE APPLICANT ONLY SEEKS TO RENEW THE NCR FOR THE MAINTENACE, USE AND OPERATION OF THE EXISTING MOBILE HOME PARK.

THE EXISTING MOBILE HOME PARK WAS LEGALLY BUILT IN 1961 AND HAS BEEN IN CONTINUOUS OPERATION. THE MOBILE HOME PARK IS COMPRISED OF TWO ROWS OF MOBILE HOMES WITH THE MAIN DRIVE WAY DOWN THE MIDDLE AND A 1-STORY UTILITY BUILDING LOCATED TOWARDS THE CENTER OF THE PROPERTY. THE PERIMETER OF THE PROPERTY HAS A 4'-6'' CONCRETE BLOCK WALL AROUND ITS BOUNDARY.

THE MOBILE HOME PARK PROVIDES ALTERNATIVE HOUSING ARRANGEMENTS TO FAMILIES OF LOWER AND/OR FIXED INCOMES. IT PROVIDES BADLY NEEDED HOUSING QUARTERS AT A MUCH LOWER COST, ESPECIALLY IN TODAY'S HOUSING MARKET.

B. **That the proposed site is adequate in size and shape to accommodate the yard, 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.**

THE EXISTING MOBILE HOME PARK IS COMPRISED OF THIRTY MOBILE HOMES IN TWO ROW. A UTILY BUILDING CONTAINING WASHERS AND DRYERS PLUS RESTROOMS ARE PROVIDED. THE MOBILE HOME PARK IS LOCATED ON A SELF CONTAINED RECTANGULAR 1.85 AC FLAT LOT. EACH TRAILER IS APPROXIMATELY 33 FT BY 53FT AND HAVE A PARKING SPACE LARGE ENOUGH TO ACCOMMODATE TWO CARS. IN ADDITION THERE ARE FOURTEEN GUEST PARKING SPACES.

ALL EXTERIOR FEATURES, INCLUDING THE PARKING LAYOUT, WILL REMAIN AS IT CURRENTLY EXISTS. INGRESS AND EGRESS TO THE PROPERTY IS VIA REDONDO BEACH BLVD, A MAJOR SUPER HIGHWAY.

THE PROPERTY IS ADEQUATE TO MEET ALL DEVELOPMENT STANDARDS AS PRESCRIBED BY ORDINANCE AND CODES AT TIME OF CONSTRUCTION. THE EXISTING USE INTEGRATES WELL WITH ALL SURROUNDING LAND USES AND ZONING IN THE AREA AND ITS SIZE ACCOMODATES ALL THE REQUIRED USES.

C. **That the proposed use 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 PROPOSED SITE IS ADEQUATELY SERVED BY PUBLIC AND PRIVATE FACILITIES AS REQUIRED FOR THIS USE. THE SUBJECT SITE IS SERVED BY REDONDO BEACH BLVD, A MAJOR SUPER HIGHWAY, FULLY DEDICATED AND IMPROVED. REDONDO BEACH BLVD 100 FEET WIDE, CONSISTENT AND IN ACCORDANCE WITH A MAJOR SUPER HIGH.

THE EXISTING MOBILE HOME PARK HAS PARKING SPACES LARGE ENOUGH TO ACCOMMODATE TWO CARS AND FOURTEEN ON-SITE GUEST PARKING SPACES. THE PROPOSED PROPERTY IS ADEQUATELY SERVED BY A SUFICIENTLY WIDE RESIDENTIAL DRIVEWAY AND BY OTHER PUBLIC AND PRIVATE SERVICE FACILITIES.

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

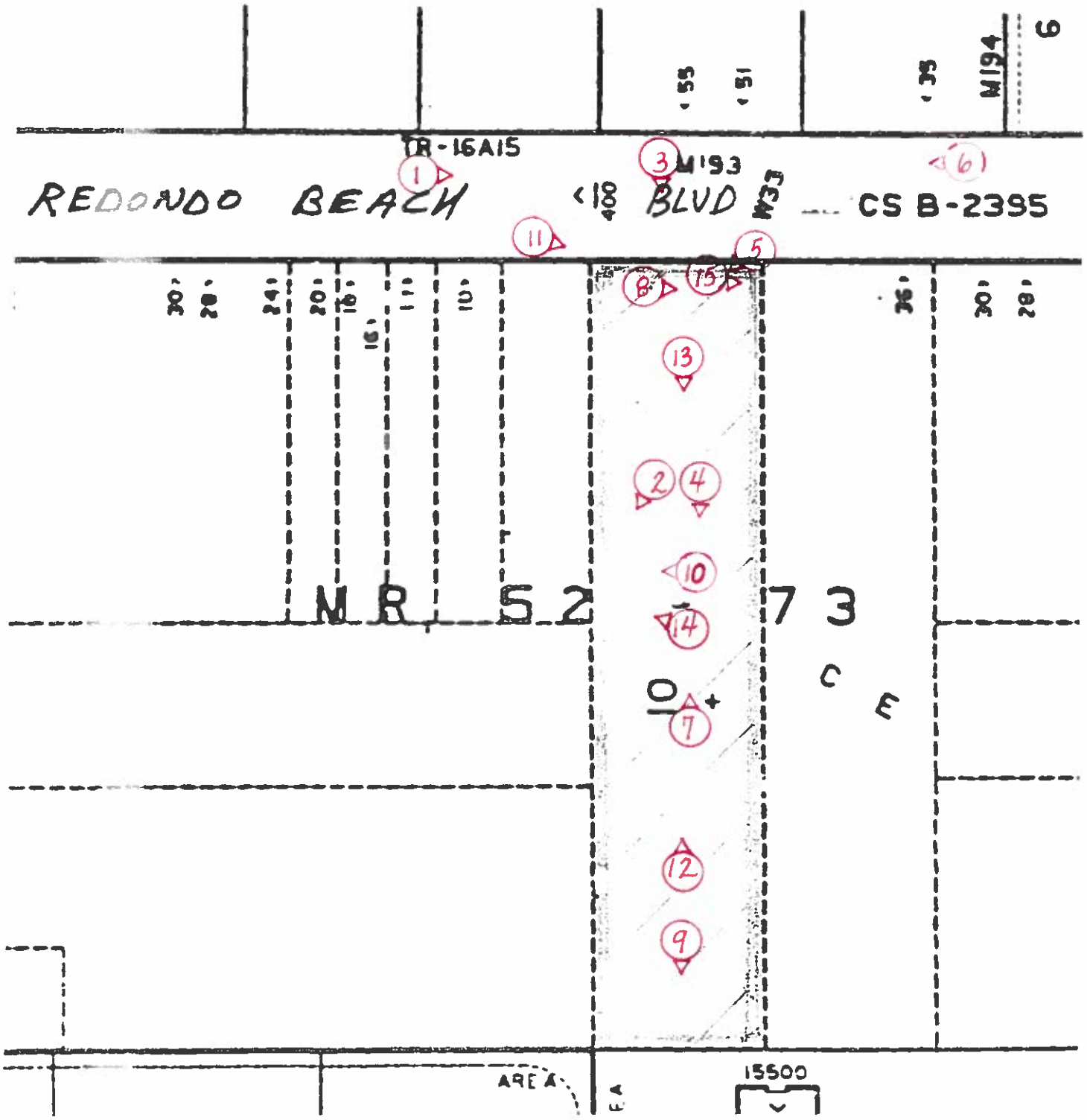
THE NATURE OF THE USE AND ITS CESSATION WOULD PROVE TO BE A TAKING OF THE PROPERTY SINCE THE MOBILE HOME PARK WAS LEGALLY BUILT IN 1961 AND THERE ARE OTHER MOBILE HOME PARKS IN THE AREA. THE PROJECT PROVIDES A MUCH NEEDED MODERATELY PRICED RESIDENTIAL FACILITY.

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

THE ADJOINING PROPERTIES TO THE NORTH, SOUTH, EAST AND WEST ARE ALL COMMERCIAL AS THE MOBILE HOME IS LOCATED IN AN M-1 ZONE. THE SUBJECT SITE IS FULLY SCREENED WITH A 4'-6'' HIGH CONCRETE BLOCK WALL AROUND ITS PERIMETER.

THIS ADJUSTMENT WILL NOT BE MATERIALLY DETRIMENTAL TO; NOR, JEOPARDIZE THE PROPERTY OF OTHER PERSONS IN THE AREA SINCE THE MOBILE HOME PARK WAS LEGALLY BUILT IN 1961. THE APPLICANT IS MERELY SEEKING FOR THE CONTINUED USE, MAINTENANCE AND OPERATION OF AN ALREADY EXISTING AND ESTABLISHED MOBILE HOME PARK FACILITY THAT HAS OPERATED IN HARMONY WITH THE COMMUNITY FOR OVER 48 YEARS.

PHOTO SURVEY



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