



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 proposed 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**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

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:**

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