



**PROJECT NUMBER** PRJ2025-000415-(2) **HEARING DATE** December 16, 2025

**REQUESTED ENTITLEMENT**  
Nonconforming Review (“NCR”) No.  
RPPL2025000572

## PROJECT SUMMARY

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**OWNER / APPLICANT**

WSCA 19106 S Normandie Ave LLC, Owner  
Extra Space Storage, Inc., Owner

**MAP/EXHIBIT DATE**

August 5, 2025

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**PROJECT OVERVIEW**

This Project is a request for the continued operation and maintenance of an existing nonconforming self-service storage facility. The Project Site’s zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservations) on October 6, 2015. Self-service storage facilities are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses). Therefore, the self-service storage facility became a nonconforming use when the zone change took effect on November 5, 2015. The self-service storage facility features a manager’s unit, retail, storage units, enclosed recreational vehicle (“RV”) storage, and outdoor RV storage. The request includes tenant improvements to convert the enclosed RV storage area into additional storage units within the existing building footprint. A surface parking lot with 99 spaces will be shared by the existing self-service storage use, and the existing restaurant and office tenants.

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**LOCATION**

19106 Normandie Avenue, West Carson

**ACCESS**

Normandie Avenue

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**ASSESSORS PARCEL NUMBER**

7351-030-005

**SITE AREA**

5.136 Acres

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**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan 2035

**ZONED DISTRICT**

Victoria

**PLANNING AREA**

South Bay

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**LAND USE DESIGNATION**

IH (Heavy Industrial)

**ZONE**

M-2-IP (Heavy Manufacturing – Industrial Preservation)

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**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**APPLICABLE STANDARDS DISTRICT**

N/A

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

Class 3 Categorical Exemption – New Construction or Conversion of Small Structures

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**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
  - Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
    - Section 22.172.060.C.2 (Nonconforming Use Findings)
    - Section 22.22.060 (Development Standards for Industrial Zones)
    - Chapter 22.60 (Industrial Preservation Zone Requirements)
    - Section 22.140.560 (Self-Service Storage Facilities)
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**CASE PLANNER:**

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