

## REPORT TO THE HEARING OFFICER

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DATE ISSUED: December 4, 2025  
HEARING DATE: December 16, 2025 AGENDA ITEM: 4  
PROJECT NUMBER: PRJ2025-000415-(2)  
PERMIT NUMBER: Nonconforming Review (“NCR”) RPPL2025000572  
SUPERVISORIAL DISTRICT: 2  
PROJECT LOCATION: 19106 Normandie Ave, West Carson  
OWNER: WSCA 19106 S Normandie Ave LLC  
APPLICANT: Extra Space Storage, Inc.  
CASE PLANNER: Melissa Reyes, Principal Planner  
MReyes2@planning.lacounty.gov

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### 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:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2025-000415-(2), NCR Number RPPL2025000572, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

### **CEQA:**

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

### **ENTITLEMENT:**

I, THE HEARING OFFICER, APPROVE NONCONFORMING REVIEW NUMBER RPPL2025000572 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

## **PROJECT DESCRIPTION**

### **A. Entitlement Requested**

- An NCR for the continued operation and maintenance of a self-service storage facility (“Project”) in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to County Code Section 22.172.060.

### **B. Project**

The Project is a request for the continued operation and maintenance of an existing nonconforming self-service storage facility located at 19106 Normandie Avenue (“Project Site”). The self-service storage use, which is nonconforming within the Industrial Preservation Zone, occupies a 167,106-square-foot of a 180,190-square-foot multitenant building that was constructed in 1967. The other uses in the multitenant building include offices and a restaurant. The self-service storage facility features a manager’s unit, retail, storage units, enclosed recreational vehicle (“RV”) storage, and outdoor RV storage. The applicant is proposing tenant improvements to convert the enclosed RV storage area into two levels of additional self-storage units within the existing building footprint, creating an additional 42,680-square-foot second floor area. A surface parking lot with 88 spaces is shared by the tenants and the applicant is proposing 11 additional parking spaces to meet parking requirements. The improvements are entirely interior, and do not include any exterior expansions. The self-service storage facility currently operates from 6:00 a.m. to 10:00 p.m. daily and includes an on-site manager’s unit.

The Project Site’s zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Combining Zone “is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses” and “serves to expressly prohibit uses that do not align with the purpose of this zone.” Self-service storage uses are explicitly prohibited in the -IP Combined Zone pursuant to County Code Section 22.60.030. Therefore, self-service storage became a nonconforming use when the zone change took effect on November 5, 2015.

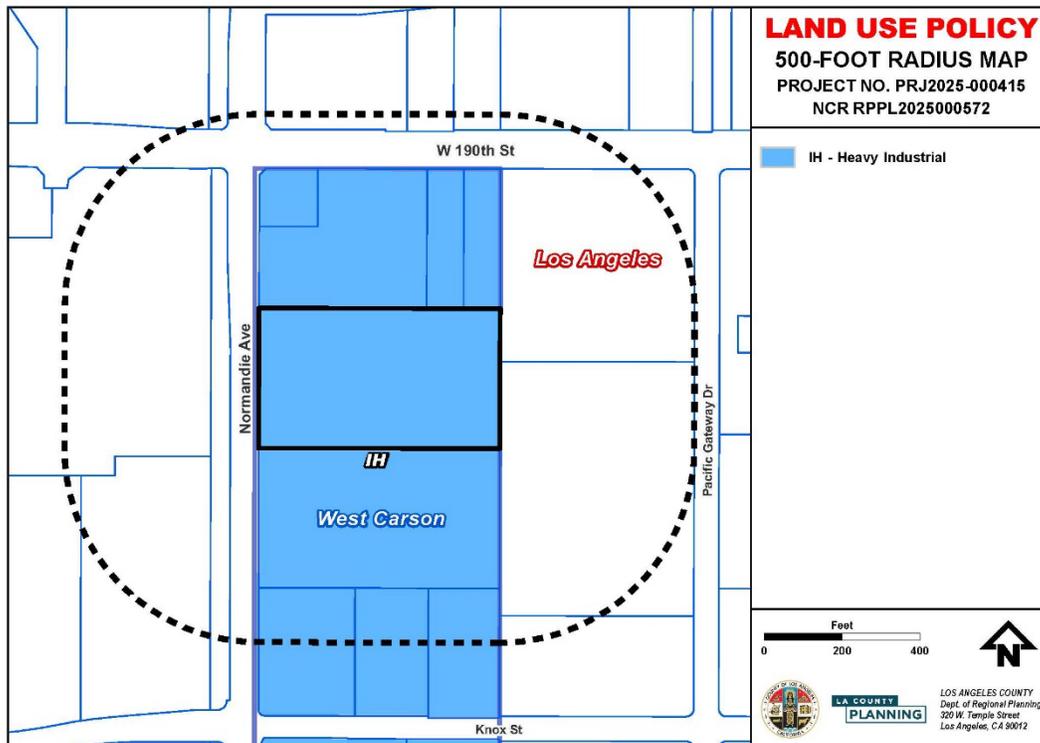
Pursuant to County Code Section 22.172.050.B.1.e, when a nonconforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use nonconforming. However, pursuant to County Code Section 22.172.060, a nonconforming use can continue to operate if an NCR is approved.

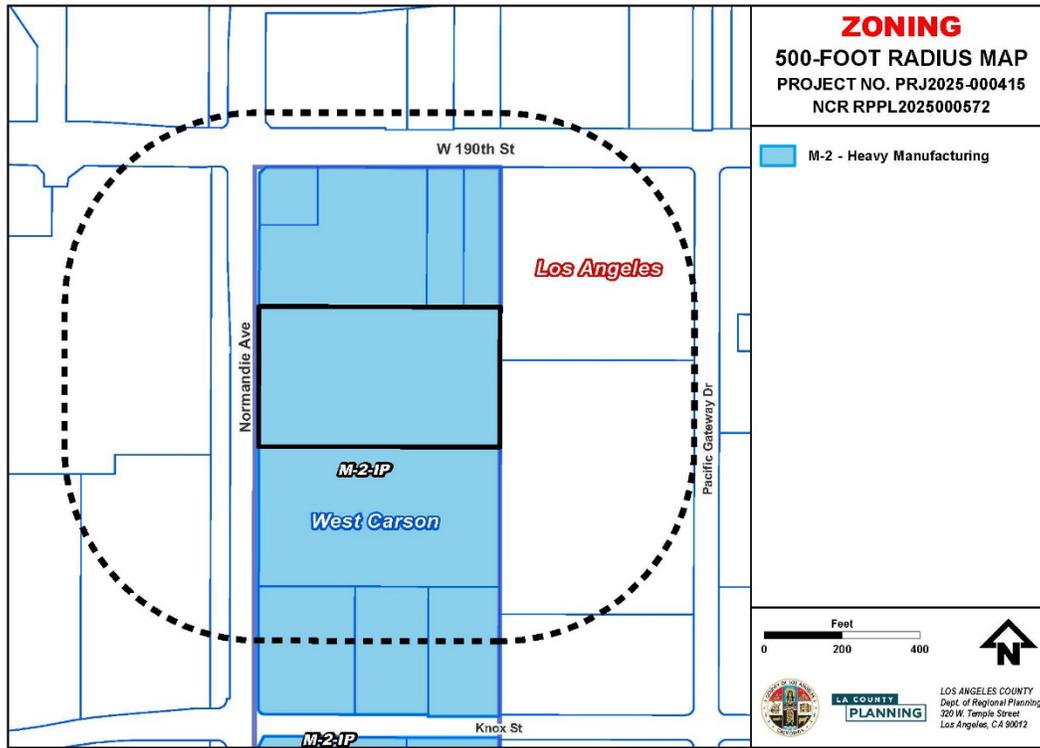
**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

LOCATION	GENERAL PLAN LAND USE POLICY*	ZONING	EXISTING USES
SUBJECT PROPERTY	IH (Heavy Industrial)	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Restaurant, self-storage
NORTH	IH, City of Los Angeles	M-2-IP	Service station, concrete mixing, truck storage
EAST	City of Los Angeles	City of Los Angeles	Warehouse
SOUTH	IH	M-2-IP	Manufacturing, warehouse, office building
WEST	City of Los Angeles	City of Los Angeles	Retail, warehouse, restaurant

\*The zoning and land use designation remained unchanged with the adoption of the South Bay Area Plan (“SBAP”) on March 11, 2025. Pursuant to Chapter 2 (Applicability) of the County General Plan and County Code Section 22.246.020 (Applicability of Zone Changes and Ordinance Amendments), the applicant chose to have the complete CUP application be subject to land use policies, zoning and regulations in effect at the time it was submitted on February 12, 2025.





**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
20150043	M-2-IP (Heavy Manufacturing – Industrial Preservation)	November 5, 2015
6756	M-2 (Heavy Manufacturing)	September 6, 1955

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2023000504	Conditional Use Permit for the sale of beer and wine for on-site consumption at existing restaurant (“Aunty Maile’s”)	May 27, 2025
RPPL2022008778	Business license referral for public eating	August 1, 2022

RPPL2019004966	Business license referral for public eating	August 21, 2019
RPPL2016004879	Site Plan Review for new signage “Life Storage”	January 17, 2017
RPPL2016001023	Site Plan Review for new signage “Life Storage”	April 5, 2016
RZCR-201501157	Zoning Conformance Review for façade improvement	September 29, 2015
RBUS-201100402	Business license referral for public eating	December 1, 2011
RPP-200801588	Site Plan Review for office	December 18, 2011
RBUS-200600790	Business license referral for public eating	September 28, 2006
RBUS-200600748	Business license referral for public eating	September 18, 2006
RPP-200601613	Site Plan Review for tenant improvement for restaurant	September 11, 2006
PP49311	Signage	November 18, 2003
PP15619	Plot Plan for a self-storage facility, restaurant, party rental shop and outdoor sitting	October 28, 1966 September 30, 2003

**C. Violations**

There is no active Zoning Enforcement code case associated with this Project Site.

**ANALYSIS**

**A. Land Use Compatibility**

The self-service storage facility has existed on the property since 1966. The self-service storage business does not change the character of the existing site, which is compatible with surrounding industrial and commercial uses. The proposed tenant improvements, to convert the existing enclosed RV and boat storage area into additional self-service storage units on the ground and second level, will occur entirely within the existing building and will not include any exterior expansions. Given that self-service storage tenants frequent the units occasionally and the Project Site meets minimum required parking, the Project is not anticipated to affect surrounding commercial and industrial uses.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The self-service storage facility will benefit the surrounding community by providing personal storage space for residents and other property owners. The Project Site provides a convenient and accessible option for residents, small businesses, and contractors who require secure, short and long-term storage solutions, including space for vehicles, equipment, and personal items. The facility is located within a predominantly industrial

and commercial area. The self-service storage use will not impact parking on neighboring streets or cause traffic queuing issues along Normandie Avenue because the existing parking lot meets the minimum parking requirements, and the existing driveways are adequate for entry to, and exit from, the Project Site.

### **C. Design Compatibility**

The exterior of the existing building will not be altered, apart from a new two-car carport, and only interior tenant improvements are proposed. The existing design of the self-service storage facility is consistent with the exterior appearance of other industrial structures already constructed or under construction within the immediate neighborhood, so as not to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

### **D. Grant Term**

Staff recommends no grant term for the NCR due to the following reasons:

- The Project Site has been continuously occupied by a self-service storage since 1967 without any land use or enforcement issues, demonstrating long standing compatibility with the surrounding neighborhood.
- The existing business's longevity demonstrates that it serves a need and service in the local community.
- The self-service storage use, which is nonconforming within the Industrial Preservation Zone, occupies a 167,106-square-foot of a 180,190-square-foot multitenant building.
- The building in which the existing self-service storage use is located was legally built. No extension or changes are proposed to the exterior of the building apart from a new carport. A car carport is being proposed to meet the required covered parking for the manager's unit. Otherwise, the building footprint will continue to be maintained unchanged.
- The Project does not demolish, vacate, or convert any dwelling units. If the NCR is approved with no grant term, the Regional Planning Commission or a Hearing Officer, after conducting a public hearing, can subsequently revoke or modify the NCR if the business violates its conditions or if the business is otherwise detrimental to the public's health or safety or operates as a nuisance.

### **GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with applicable goals and policies of the General Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

### **BURDEN OF PROOF**

The applicant is required to substantiate all facts identified by County Code Section 22.172.060.C.2. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

### **ENVIRONMENTAL ANALYSIS**

Staff recommends that this project qualifies for a Categorical Exemptions (Class 1 Exemption, Existing Facility and Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Applicant requests the NCR for the continued operation and maintenance of an existing nonconforming self-service storage facility and interior tenant improvements. The request includes a new carport and interior tenant improvements to convert the existing RV storage area into two floors of individual storage units within the existing building envelope. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control's list of hazardous waste or clean up sites. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

### **COMMENTS RECEIVED**

#### **A. County Department Comments and Recommendations**

1. The County Departments of Public Works recommended clearance to public hearing with no conditions in a letter dated April 10, 2025.
2. The County Fire Department did not require review on March 25, 2025.
3. The County Department of Public Health recommended clearance to public hearing with no conditions in a letter dated July 9, 2025.

#### **B. Other Agency Comments and Recommendations**

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

#### **C. Public Comments**

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

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Report  
Reviewed By: *Elsa M. Rodriguez*  
Elsa M. Rodriguez, Acting Supervising Regional Planner

Report  
Approved By: *M. Glaser*  
Mitch Glaser, Assistant Deputy Director

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Applicant Outreach

# TENANT IMPROVEMENT FOR EXTRA SPACE STORAGE TORRANCE, CALIFORNIA



**OWNER/ DEVELOPER**  
EXTRA SPACE STORAGE  
2795 E. COTTONWOOD PARKWAY, #400  
SALT LAKE CITY, UT 84121  
CONTACT: JOHN BENNETT  
TEL: (401) 884-8565; (C) (801) 365-4688

**ARCHITECT**  
KSP STUDIO  
23 ORCHARD ROAD SUITE 200  
LAKE FOREST, CA 92650  
CONTACT: SHABNAM VAKILI  
TEL: (949) 380-3970

**LANDSCAPE ARCHITECT**  
EMERALD DESIGN  
305 N. HARBOR BLVD, SUITE 222  
FULLERTON, CA 92832  
CONTACT: RYAN MARTIN  
TEL: (714) 680-0417

**SHEET INDEX**

- 1) COVER SHEET
- 1.1) ALTA SURVEY (1 OF 1)
- 2) EXISTING SITE SURVEY
- 3) EXISTING SITE PLAN
- 4) CONCEPTUAL SITE PLAN
- 5) PRELIMINARY FIRST FLOOR PLAN
- 6.0) EXISTING SECOND FLOOR PLAN
- 6.1) PRELIMINARY SECOND FLOOR PLAN
- 7) CONCEPTUAL ROOF PLAN
- 8) BUILDING EXTERIOR ELEVATIONS
- 9) BUILDING SECTIONS

**ZONING SUMMARY**

<b>ZONE:</b>	M-2
<b>OVERLAY:</b>	IP - INDUSTRIAL PROTECTION GENERAL
<b>PLAN:</b>	IH - HEAVY
<b>PLANNING AREA:</b>	SOUTH BAY
<b>CURRENT/ PROPOSED USE:</b>	SELF-SERVICE STORAGE FACILITY

**BUILDING CODE ANALYSIS**

**APPLICABLE BUILDING CODES:**

BUILDING CODE:	2022 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2022 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2022 CALIFORNIA ENERGY CODE
FIRE CODE:	2022 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2022 GREEN BUILDING STANDARDS CODE

**PROPOSED BUILDING**

**BUILDING CLASSIFICATION:**

OCCUPANCY GROUP:	S-1
ACCESSORY:	NO
CONSTRUCTION TYPE:	II-B
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

**ALLOWABLE HEIGHT**

ALLOWABLE HEIGHT =	35' (TABLE 504.3)
PROPOSED BUILDING HEIGHT =	33'
ALLOWABLE # OF STORIES =	2-STORIES
PROPOSED # OF STORIES =	2-STORIES



19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

COVER SHEET  
DATE: 08-05-2025

SHEET 1





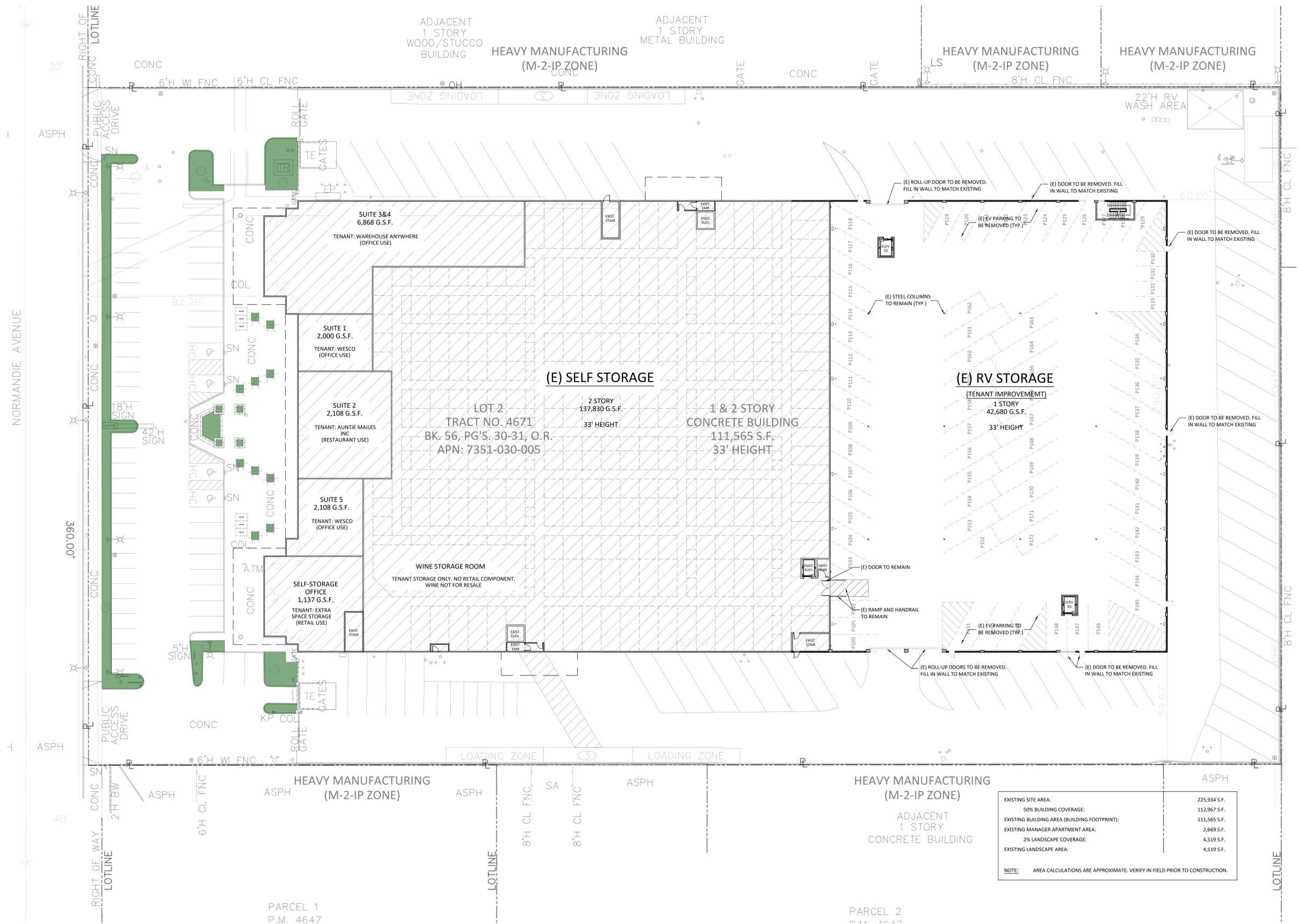


19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

EXISTING SITE PLAN  
DATE: 08-05-2025

SCALE: 1" = 20'-0"

SHEET 3



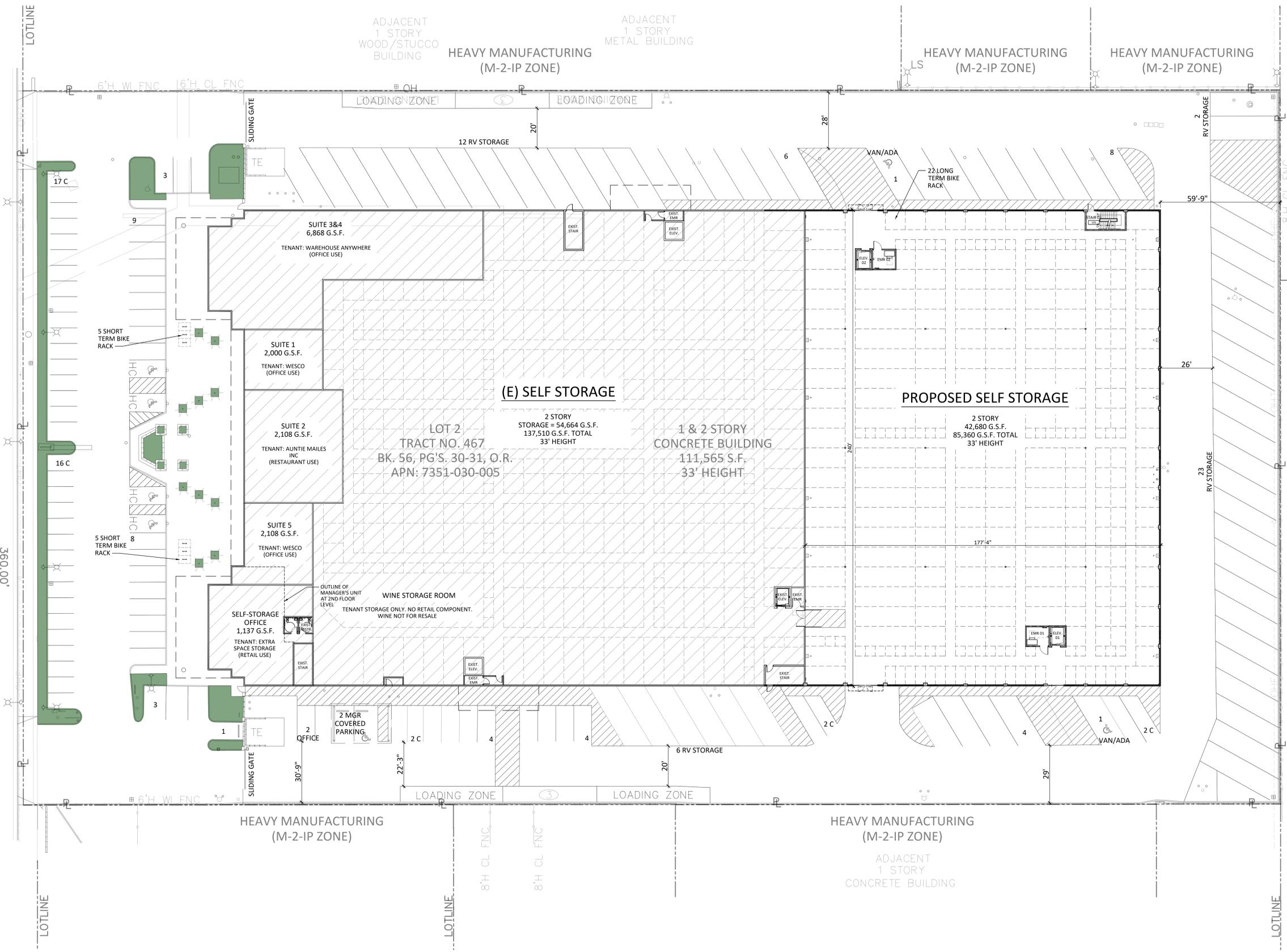
EXISTING SITE AREA:	225,934 S.F.
50% BUILDING COVERAGE:	112,967 S.F.
EXISTING BUILDING AREA (BUILDING FOOTPRINT):	111,565 S.F.
EXISTING MANAGER APARTMENT AREA:	2,669 S.F.
2% LANDSCAPE COVERAGE:	4,519 S.F.
EXISTING LANDSCAPE AREA:	4,519 S.F.

NOTE: AREA CALCULATIONS ARE APPROXIMATE. VERIFY IN FIELD PRIOR TO CONSTRUCTION.



NORMANDIE AVENUE

360.00'



PROJECT DESCRIPTION											
EXISTING 1&2 STORY BUILDINGS AND OFFICE TO REMAIN, CONSTRUCTION OF A 2 STORY CLIMATE CONTROLLED SELF-STORAGE FACILITY.											
PROJECT INFORMATION											
PROJECT ADDRESS:	19106 S NORMANDIE AVENUE, TORRANCE, CA 90503										
SITE APN:	225,934 S.F. OR 5.19 ACRES										
EXISTING ZONE:	M-2-IP (HEAVY MANUFACTURING - INDUSTRIAL PRESERVATION)										
PROPOSED ZONE:	M-2										
ZONE DISTRICT (ZD):	VICTORIA										
USE (EXISTING & PROPOSED):	LEGAL NON-CONFORMING USE & PERMISSIBLE VIA SPR IN M-2 ZONE (MINISTERIAL SITE PLAN REVIEW)										
COMMUNITY PLAN LAND USE POLICY: I1 (HEAVY INDUSTRIAL)											
COMMUNITY STANDARDS DISTRICT (CSD): NONE											
GREEN ZONES DISTRICT: WEST CARSON											
LOT COVERAGE MAX ALLOWED: 50%											
LOT COVERAGE PROVIDED:	49.0% (111,595 S.F. FOOTPRINT / 225,934)										
FAR MAX ALLOWED:	1.0										
FAR PROVIDED:	0.79 (177,805 S.F. / 225,934 S.F.)										
SETBACKS REQUIRED / PROVIDED:											
FRONT:	10' (20' IF ADJUT TO A RESIDENTIAL ZONE) / 9'-0"										
SIDES:	15' / 9'-8"										
REAR:	15' / 6'-0"										
BUILDING HEIGHT MAX: NO MAX.											
BUILDING HEIGHT EXISTING: 33' (NOT TO BE MODIFIED)											
LANDSCAPE REQUIREMENTS: 2% LANDSCAPE COVERAGE											
LANDSCAPE REQUIRED:	2% (4,519 S.F.)										
LANDSCAPE EXISTING:	2% (4,519 S.F.)										
BUILDING AREA & RV BOAT STORAGE											
TOTAL BUILDING AREA OF EXISTING BLDGS: 180,190 S.F.											
1ST FLOOR:											
OFFICE SUITE 1:	2,108 S.F.										
RESTAURANT SUITE 2:	2,000 S.F.										
OFFICE SUITE 3&4:	6,868 S.F.										
OFFICE SUITE 5:	2,108 S.F.										
OFFICE SELF-STORAGE:	1,137 S.F.										
SELF STORAGE:	54,664 S.F.										
RV STORAGE:	42,680 S.F.										
TOTAL:	111,565 S.F.										
2ND FLOOR:											
MANAGER APARTMENT:	2,069 S.F.										
SELF STORAGE:	65,956 S.F.										
TOTAL:	68,025 S.F.										
PROPOSED CONSTRUCTION (G.S.F.):											
2ND FLOOR STORAGE:	42,680 S.F.										
TOTAL:	42,680 S.F.										
TOTAL GROSS SQUARE FOOTAGE ON SITE: 222,870 S.F.											
(571 STORAGE SPACES)											
GROSS INCREASE IN BUILDING FLOOR AREA: 42,680 S.F.											
EXCLUDED FROM GROSS FLOOR AREA:											
3 SET OF ELEVATORS (x2 FLOORS):	-1,433 S.F.										
4 STAIR SHAFT (x2 FLOORS):	-1,704 S.F.										
ELECTRICAL ROOM:	-200 S.F.										
FIRE RISER:	-50 S.F.										
DAS ROOM:	-50 S.F.										
SUBTOTAL:	-3,437 S.F.										
GROSS FLOOR AREA:											
* CHAPTER 22.04.050 E-STRUCTURES HOUSING BUILDING OPERATING EQUIPMENT AND CELLARS MAY BE EXCLUDED FROM THE GROSS FLOOR AREA											
ADJUSTED GROSS SQUARE FOOTAGE: 219,433 S.F.											
CAR & BIKE PARKING ANALYSIS											
EXISTING PARKING:											
20 SP	STANDARD PARKING										
4 SP	ACCESSIBLE PARKING										
2 SP	EMPLOYEE PARKING SPACE										
1 SP	APARTMENT MANAGER PARKING										
45 SP	EXISTING COMPACT 8'x16'										
72 SP	TOTAL										
67 SP	EXISTING RV PARKING										
PARKING REQUIRED SELF-STORAGE:											
5 SP	RETAIL = 1/250 (1,137/250)										
28 SP	OFFICE = 1/400										
33 SP	OCCUPANT LOAD = 99 (1 SPACE/3 OCCUPANTS)										
3 SP FOR EACH EMPLOYEE	2 EMPLOYEES										
2 SP FOR APARTMENT:	APARTMENT MANAGER PARKING										
3 SP SELF-STORAGE: 1 SP/7,000 S.F.	205,980 / 7,000 S.F.										
30 SP	TOTAL										
99 SP	TOTAL										
PARKING PROVIDED:											
50 SP	STANDARD PARKING										
6 SP	ACCESSIBLE PARKING										
2 SP	EMPLOYEE PARKING SPACE										
2 SP	APARTMENT MANAGER PARKING										
38 SP	EXISTING COMPACT 8'x16'										
99 SP	TOTAL										
RV STORAGE PARKING											
43 SP	REMAINING RV PARKING										
LOADING REQUIRED (TABLE 22.112.120-A):											
30,000 - 150,000 S.F. +	(4) 12'x40' SPACE REQUIRED (TYPE C)										
LOADING PROVIDED:	(4) 12'x40' SPACE (TYPE C)										
BIKE PARKING REQUIREMENTS:											
RATIO SHORT TERM (1/20,000 S.F.):	11 SP										
RATIO LONG TERM (1/10,000 S.F.):	22 SP										
219,433 S.F. / 10,000	33 SP										
TOTAL:	33 SP										
TOTAL UNIT MIX SCHEDULE											
UNIT	DOWN	DOWN	DOWN	DOWN	UP	C.C.	C.C.	C.C.	% of	NET	
	OUT	OUT	IN	IN	IN	IN	IN	IN	TOTAL	SQ.FT.	
5x0	0	0	0	0	0	125	195	23	4,875		
5x5	0	0	0	0	0	72	72	8	800		
5x10	0	0	0	0	0	195	195	22	9,400		
7.5x10	0	0	0	0	0	114	152	16	11,400		
10x10	0	0	0	0	0	98	78	8	7,800		
10x12	0	0	0	0	0	22	44	5	5,280		
10x15	0	0	0	0	0	74	11	85	12,250		
10x17	0	0	0	0	0	2	4	1	680		
10x20	0	0	0	0	0	31	0	31	4,620		
10x25	0	0	0	0	0	1	1	1	250		
10x30	0	0	0	0	0	18	0	18	2,640		
	0	0	0	297	0	871	868	100	64,935		
NET RENTABLE		64,935									
AVG. UNIT SIZE		78									
GROSS SQ. FT.		64,935									
EFFICIENCY		77%									



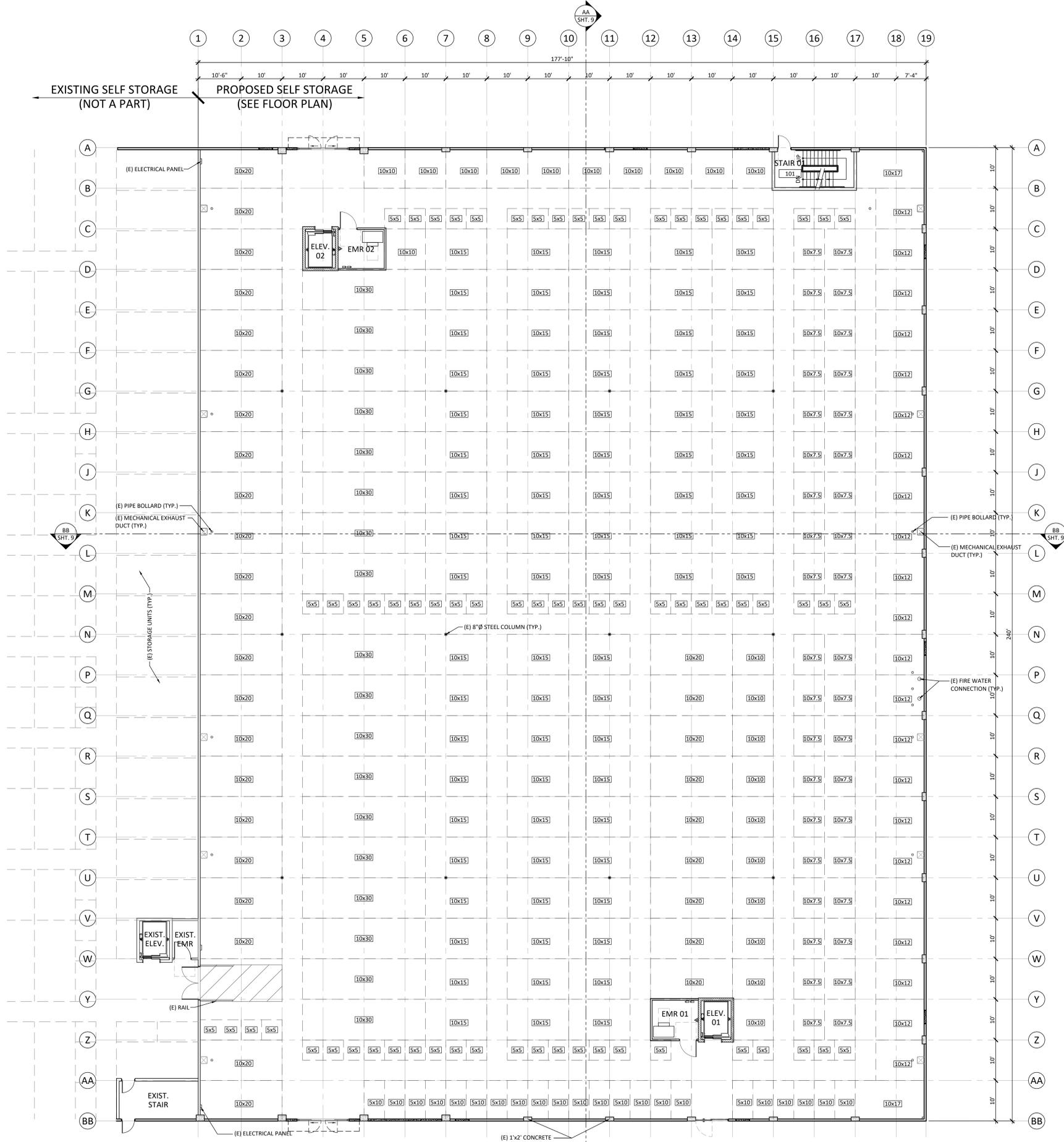
19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

CONCEPTUAL SITE PLAN  
DATE: 08-05-2025

SCALE: 1" = 20'-0"

**SHEET 4**

**KSP**  
STUDIO  
architecture + engineering  
23 ORCHARD ROAD, SUITE 200  
LAKE FOREST, CA 92630  
T 949.380.3970 F 949.380.3771



**FIRST FLOOR - UNIT MIX SCHEDULE**

UNIT	C.C. DOWN		C.C. UP		C.C. TOTAL	% of TOTAL	NET SQ.FT.
	OUT	IN	OUT	IN			
5x5	0	0	69	0	69	23	1,725
5x10	0	0	22	0	22	7	1,100
7.5x10	0	0	38	0	38	13	2,850
10x10	0	0	20	0	20	7	2,000
10x12	0	0	22	0	22	7	2,640
10x15	0	0	74	0	74	25	11,100
10x17	0	0	2	0	2	1	340
10x20	0	0	31	0	31	10	6,200
10x25	0	0	1	0	1	0	250
10x30	0	0	18	0	18	6	5,400
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>297</b>	<b>0</b>	<b>297</b>	<b>100</b>	<b>33,605</b>

NET RENTABLE 33,605  
AVG. UNIT SIZE 113



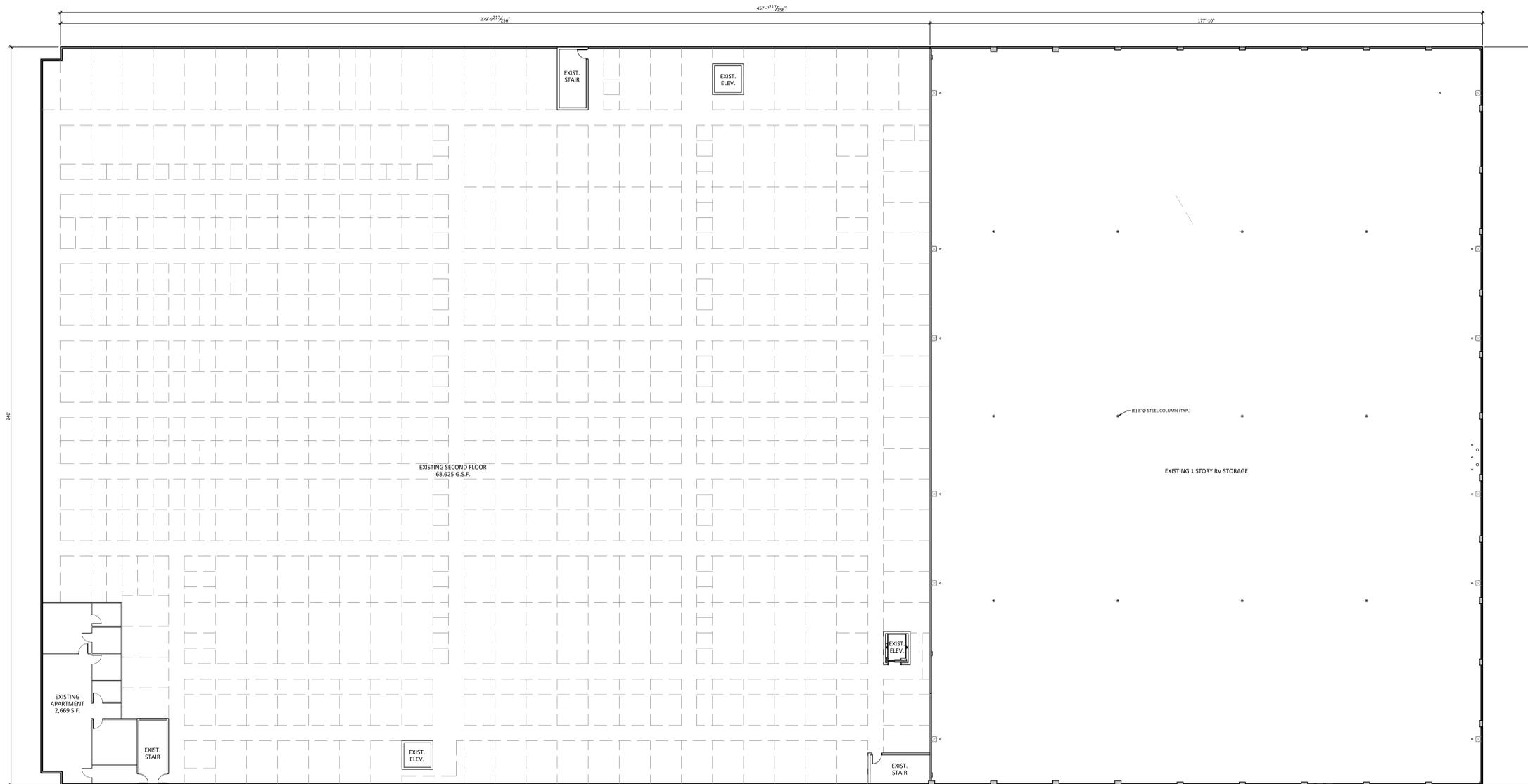
19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

PRELIMINARY FIRST FLOOR PLAN  
DATE: 08-05-2025

SCALE: 3/32" = 1'-0"



**SHEET 5**  
**KSP**  
STUDIO  
architecture + engineering  
23 ORCHARD ROAD, SUITE 200  
LAKE FOREST, CA 92630  
T 949.380.3970 F 949.380.3771



19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

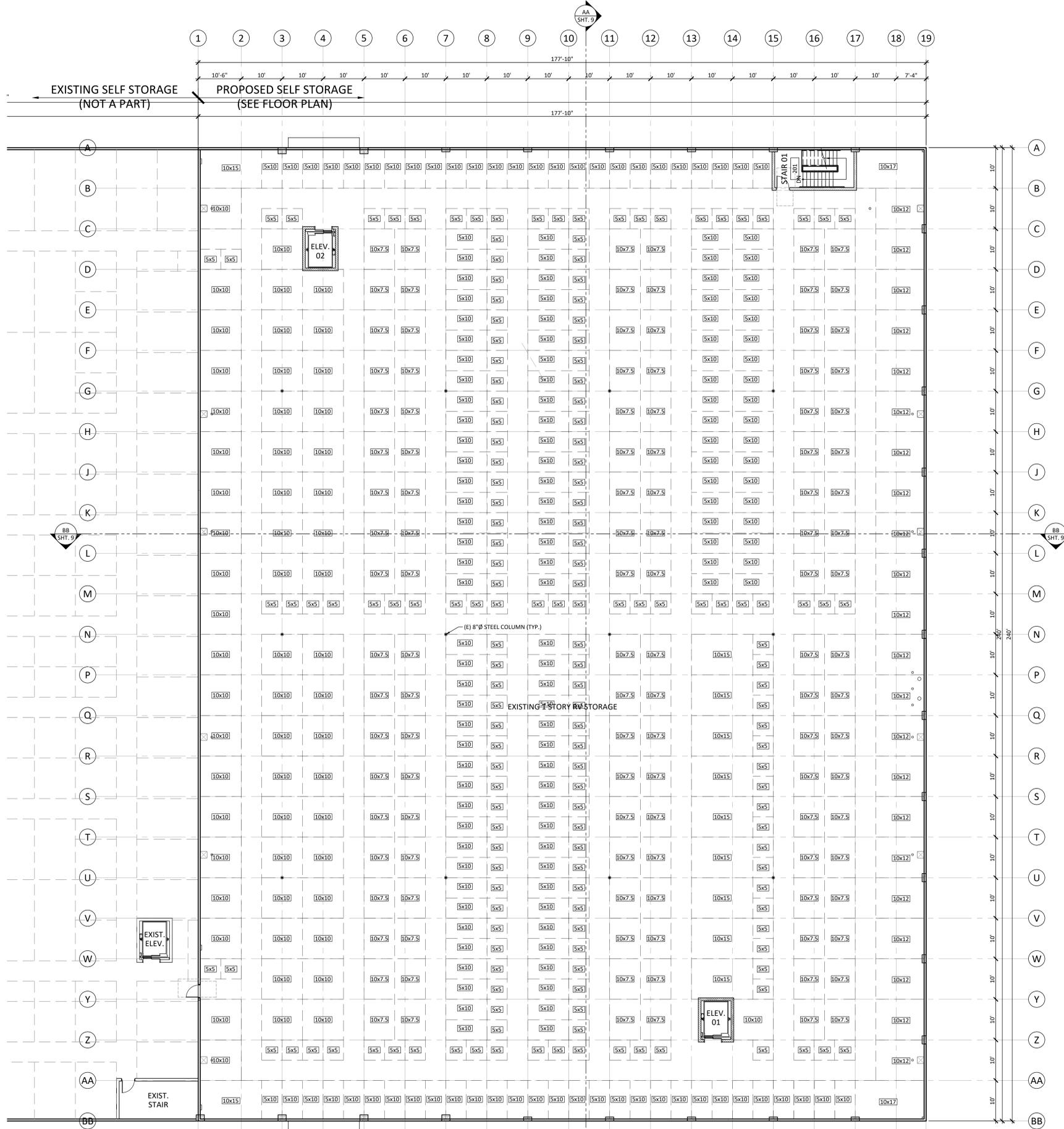
EXISTING SECOND FLOOR PLAN  
DATE: 08-05-2025

SCALE: 1/16" = 1'-0"



SHEET 6.0





**SECOND FLOOR - UNIT MIX SCHEDULE**

UNIT	C.C. DOWN		C.C. UP		UP TOTAL	% of TOTAL	NET SQ.FT.
	OUT	IN	DOWN	IN			
5x5	0	0	0	0	126	22	3,150
5x10	0	0	0	0	72	13	1,800
5x10	0	0	0	0	166	29	8,300
7.5x10	0	0	0	0	114	20	8,500
10x10	0	0	0	0	98	18	8,800
10x12	0	0	0	0	22	4	2,640
10x15	0	0	0	0	11	2	1,650
10x17	0	0	0	0	2	0	342
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>571</b>	<b>100</b>	<b>31,330</b>

NET RENTABLE: 31,330  
AVG. UNIT SIZE: 59

STACKED LOCKERS



19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

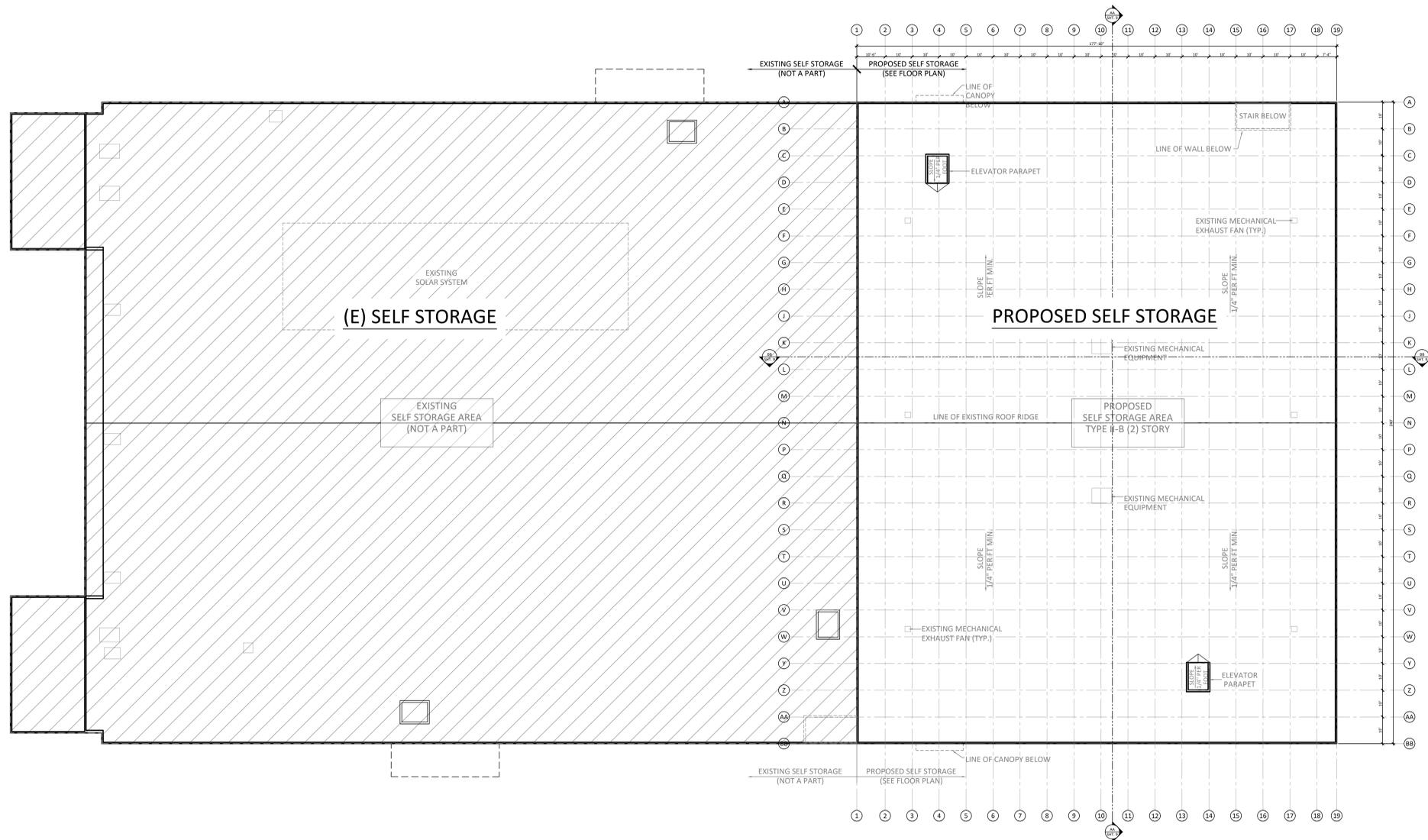
PRELIMINARY SECOND FLOOR PLAN  
DATE: 08-05-2025

SCALE: 3/32" = 1'-0"



SHEET 6.1





19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

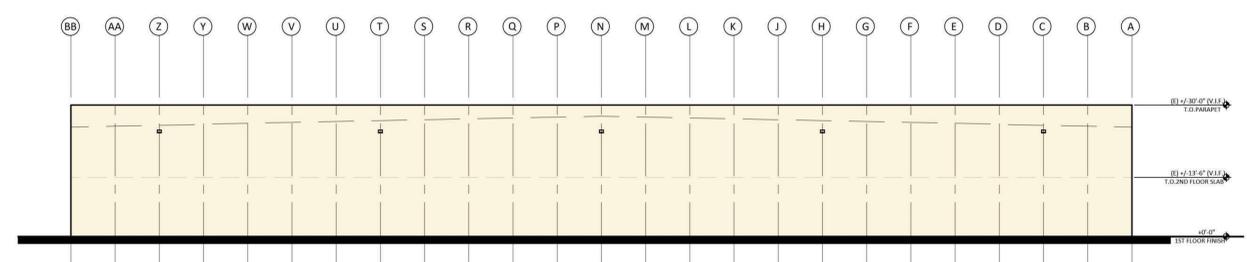
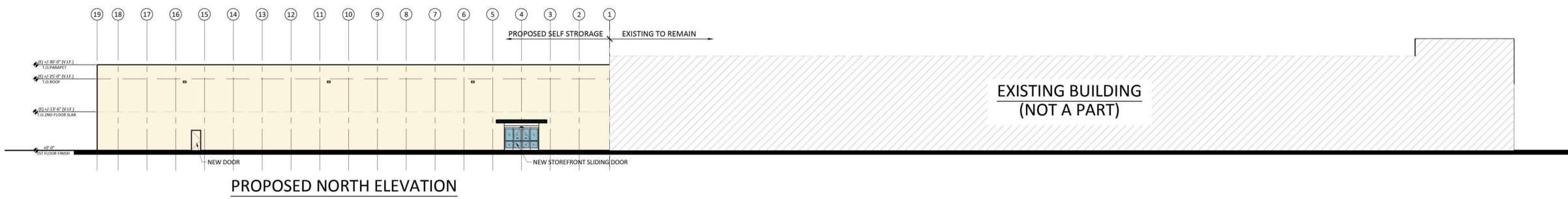
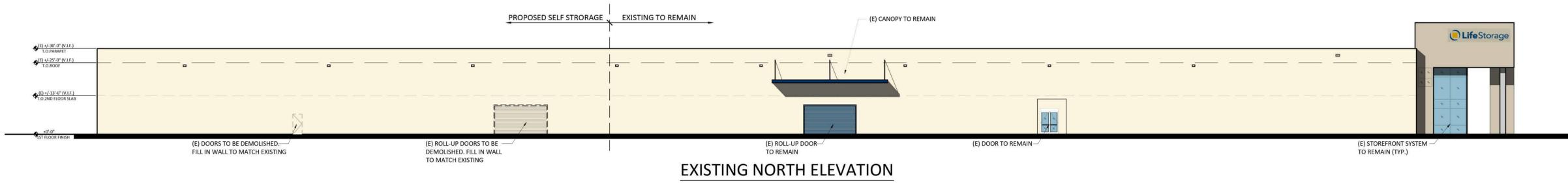
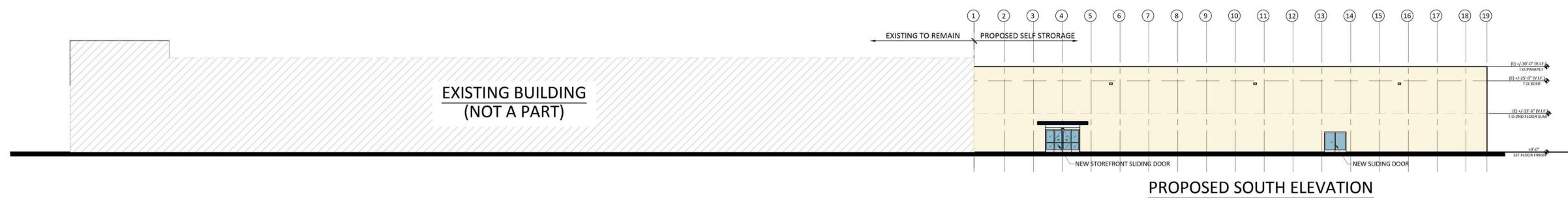
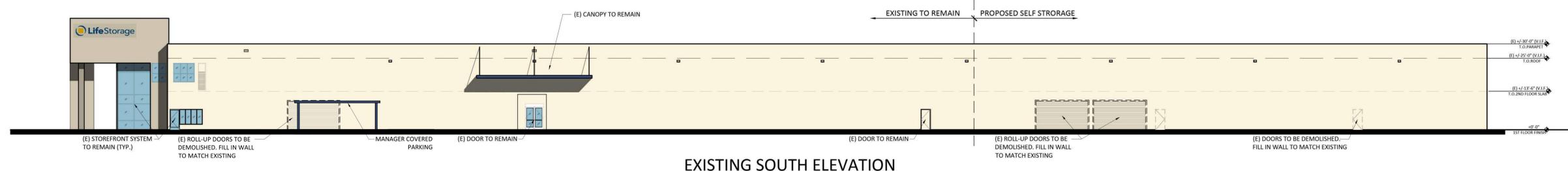
CONCEPTUAL ROOF PLAN  
DATE: 08-05-2025

SCALE: 1" = 20'-0"



SHEET 7





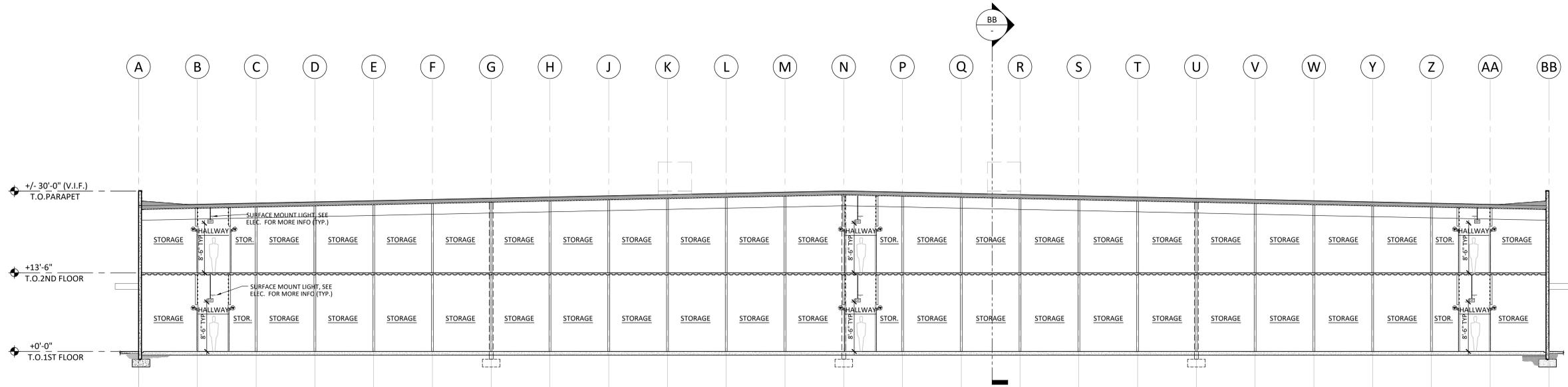
19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

BUILDING EXTERIOR ELEVATIONS  
DATE: 08-05-2025

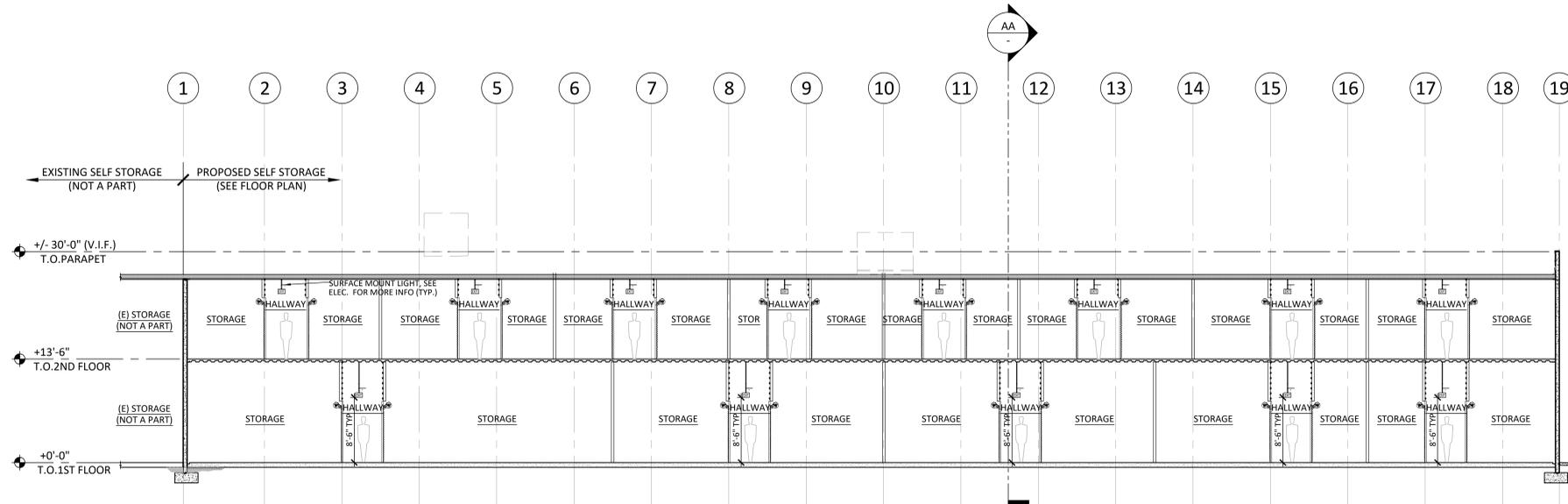
SCALE: 1/16" = 1'-0"

SHEET 8





AA PROPOSED BUILDING SECTION



BB PROPOSED BUILDING SECTION

- NOTES:
- SEE FLOOR PLAN FOR BUILDING SECTION CUT.
  - VERIFY BUILDING HEIGHT IN FIELD PRIOR TO CONSTRUCTION



19106 S. NORMANDIE AVENUE,  
TORRANCE, CALIFORNIA 90503

PROPOSED BUILDING SECTIONS  
DATE: 08-05-2025

SCALE: 1/18" = 1'-0"

SHEET 9





**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)
- 

**CASE PLANNER:**

Melissa Reyes

**PHONE NUMBER:**

(213) 204-9945

**E-MAIL ADDRESS:**

Mreyes2@planning.lacounty.gov

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE HEARING OFFICER  
AND ORDER  
PROJECT NO. PRJ2025-000415-(2)  
NONCONFORMING REVIEW NO. RPPL2025000572

**RECITALS**

1. **HEARING DATE.** The Los Angeles County (“County”) Hearing Officer conducted a duly-noticed public hearing in the matter of Nonconforming Review (“NCR”) No. **RPPL2025000572** (“CUP”) on December 16, 2025.
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT REQUESTED.** The Permittee, Extra Space Storage Inc. (“Permittee”), requests the NCR to authorize the continued operation and maintenance of a self-service storage facility (“Project”) on a property located at 19106 Normandie Avenue in the unincorporated community of West Carson (“Project Site”) in the M-2-IP (Heavy Manufacturing – Industrial Preservation) Zone pursuant to Los Angeles County Code (“County Code”) Section 22.172.060.
4. **ENTITLEMENT REQUIRED.** The NCR is a request to authorize the continued operation and maintenance of a self-service storage facility in the M-2-IP Zone pursuant to County Code Section 22.172.060.
5. **LOCATION.** The Project is located at 19106 Normandie Avenue within the Victoria Zoned District and South Bay Planning Area.
6. **PREVIOUS ENTITLEMENTS.**

CASE NO.	REQUEST	DATE OF ACTION
RPPL2023000504	Conditional Use Permit for the sale of beer and wine for on-site consumption at existing restaurant (“Aunty Maile’s”)	May 27, 2025
RPPL2022008778	Business license referral for public eating	August 1, 2022
RPPL2019004966	Business license referral for public eating	August 21, 2019
RPPL2016004879	Site Plan Review for new signage “Life Storage”	January 17, 2017
RPPL2016001023	Site Plan Review for new signage “Life Storage”	April 5, 2016

RZCR-201501157	Zoning Conformance Review for façade improvement	September 29, 2015
RBUS-201100402	Business license referral for public eating	December 1, 2011
RPP-200801588	Site Plan Review for office	December 18, 2011
RBUS-200600790	Business license referral for public eating	September 28, 2006
RBUS-200600748	Business license referral for public eating	September 18, 2006
RPP-200601613	Site Plan Review for tenant improvement for restaurant	September 11, 2006
PP49311	Signage	November 18, 2003
PP15619	Plot Plan for a self-storage facility, restaurant, party rental shop and outdoor sitting	October 28, 1966 September 30, 2003

7. **LAND USE DESIGNATION.** The Project Site is located within the IH (Heavy Industrial) land use category of the General Plan Land Use Policy Map.

8. **ZONING.** The Project Site is located in the Victoria Zoned District and is currently zoned M-2-IP. Pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an NCR is required for the continued operation and maintenance of a legally established nonconforming self-service storage facility in the -IP Combining Zone.

**9. SURROUNDING LAND USES AND ZONING**

LOCATION	GENERAL PLAN 2035 LAND USE POLICY	ZONING	EXISTING USES
NORTH	IH (Heavy Industrial), City of Los Angeles	M-2-IP (Heavy Manufacturing – Industrial Preservation)	Service station, concrete mixing, truck storage
EAST	City of Los Angeles	City of Los Angeles	Warehouse
SOUTH	IH	M-2-IP	Manufacturing, warehouse, office building
WEST	City of Los Angeles	City of Los Angeles	Retail, warehouse, restaurant

**10. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 5.13 gross acres in size and consists of one lot. The Project Site is rectangular in shape with flat topography and is developed with the subject self-service storage facility, a restaurant, and offices.

**B. Site Access**

The Project Site is accessible via Normandie Avenue to the west. Primary access to the Project Site is via an entrance/exit on Normandie Avenue.

**C. Site Plan**

The Project consists of a 180,190 square-foot-building, which houses the self-service storage, restaurant and offices. The self-service storage floor plan consists of retail space, offices, manager’s unit, wine storage room, storage units on the first floor and second floor, and recreational vehicle (“RV”) storage. Tenant improvements include converting the enclosed RV storage area into two floors of storage units. The proposed construction of the first and second floor self-storage units adds an additional 42,680 square-feet of floor area. No expansions to the building footprint are proposed. All work is a conversion of existing space.

**D. Parking**

A surface parking lot with 99 spaces will be shared by the tenants. Parking includes 50 standard parking spaces, two employee parking spaces, two covered manager parking spaces, 39 compact parking spaces, and six accessible to persons with disabilities in compliance with the Americans with Disabilities Act. A self-service storage facility requires two covered parking spaces for the manager’s residence, one parking space for use by each employee in addition to the manager, and one parking space is required for each 7,000 square feet of gross-floor area. Previous Plot Plan no. 15619 indicated that 88 parking spaces were provided. An additional 11 parking spaces are being proposed to meet the minimum parking requirement of 99 parking spaces. A total of 11 short-term and 22 long-term bicycle parking is proposed. The following chart shows the parking requirements for all the tenants in the 222,870 square-foot-building:

<b>PARKING REQUIRED SELF-STORAGE:</b>		
RETAIL SPACE	5 SP	RETAIL = 1/250 (1,137/250)
OFFICE SPACE	28 SP	OFFICE = 1/400
RESTAURANT	33 SP	OCCUPANT LOAD = 99 (1 SPACE/3 OCCUPANTS)
1 SP FOR EACH EMPLOYEE	2 SP	2 EMPLOYEES
2 SP FOR APARTMENT:	2 SP	APARTMENT MANAGER PARKING
SELF-STORAGE: 1 SP/7,000 S.F.	30 SP	205,980/ 7,000 S.F.
	99 SP	TOTAL
<b>PARKING PROVIDED:</b>		
	50 SP	STANDARD PARKING
	6 SP	ACCESSIBLE PARKING
	2 SP	EMPLOYEE PARKING SPACE
	2 SP	APARTMENT MANAGER PARKING
	39 SP	EXISTING COMPACT 8'x16'
	99 SP	TOTAL
RV STORAGE PARKING	43 SP	REMAINING RV PARKING

- 11. CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff ("Staff") determined that the Project qualified for Class 1, Existing Facilities and Class 3, New Construction or Conversion of Small Structures categorical exemptions 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 for the continued operation and maintenance of an existing nonconforming self-service storage facility and interior tenant improvements. The request includes a new carport and interior tenant improvements to convert the existing RV storage into two floors of individual storage units within the existing building envelope. The Project does not qualify for an exception to an exemption because it is not located in an environmentally sensitive area, does not contain scenic or historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant effect on the environment. Therefore, the Hearing Officer finds that the Project is categorically exempt from CEQA.
- 12. COMMUNITY OUTREACH.** On May 12, 2025, prior to the Hearing Officer's public hearing on the Project, the Permittee mailed letters to neighbors within a 500-foot radius of the property to notify them of the proposed Project. The letter invited neighbors to an open house conducted by the Applicant to answer any questions related to the proposed Project. On May 21, 2025, an open house was conducted for two hours. The applicant reported they did not receive any comments from the public. At the time of report preparation, Staff did not receive any comments related to public outreach.
- 13. PUBLIC COMMENTS.** Prior to publication of the Report to the Hearing Office, staff has not received any public comments.
- 14. AGENCY RECOMMENDATIONS.**

  - A. County Department of Public Works: Recommended clearance to public hearing with no conditions in a letter dated April 10, 2025.
  - B. County Fire Department: Did not require review of the project prior to the public hearing on March 25, 2025.
  - C. County Department of Public Health: Recommended clearance to public hearing with no conditions in a letter dated July 9, 2025.
- 15. LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure of the County Code, the community was properly notified of the public hearing by mail, and newspaper [Daily Journal]. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On October 29, a total of 21 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 eight

notices to those on the courtesy mailing list for the Victoria Zoned District and to any additional interested parties.

### **GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan because the IH (Heavy Industrial) is intended for heavy industrial uses, including heavy manufacturing, refineries, and other labor- and capital-intensive industrial activities. The self-storage is not a heavy manufacturing or industrial use. However, it is located in a commercial and industrial building that includes warehouse, restaurant, and offices. Therefore, the use is compatible with adjacent industrial, office, and restaurant uses.

17. **GOALS AND POLICIES – GENERAL PLAN.** The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan.

- *Policy LU 5.2: Encourage a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs.*

The Project is consistent with Policy 5.2, which encourages a diversity of commercial and retail services, and public facilities at various scales to meet regional and local needs. The Project provides a service that is directly responsive to community needs, including secure storage for residents, small businesses, and local entrepreneurs.

- *Policy LU 7.2: Protect Industrial Parks and districts from incompatible uses.*

The Project is consistent with Policy 5.2, which protects Industrial Parks and district from incompatible uses. The Project Site is located in an area surrounded by light industrial and commercial uses. The self-storage facility was legally established and has operated at this location for over 59 years.

- *Policy ED 1.1: Encourage a diverse mix of industries in each Planning Area.*

The Project is consistent with Policy ED 1.1, which encourages a diverse mix of industries in each Planning Area. The Project Site is located in an area surrounded by light industrial and commercial uses. The proposed use will not change the character of the existing site but will continue the diversity of uses within the area.

### **ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is not consistent with the M-2-IP zoning classification because a self-storage facility is not permitted in the -IP Combining Zone. The Project Site's zoning was changed from M-2 (Heavy Manufacturing) to M-2-IP (Heavy Manufacturing – Industrial Preservation) on October 6, 2015, as part of the General Plan Update. County Code Section 22.60.010 states that the -IP Combining Zone “is intended to preserve industrially-zoned

properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses” and “serves to expressively prohibit uses that do not align with the purpose of this zone.” Self-storage facilities are explicitly prohibited in the -IP Combining Zone pursuant to County Code Section 22.60.030 (Prohibited Uses). Therefore, the self-storage facility became a nonconforming use when the zone change took effect on November 5, 2015.

Pursuant to County Code Section 22.172.050.B.1.e (Termination Conditions and Time Limits), when a nonconforming use is in a conforming structure, the use must be discontinued within five years after the zone change which made the use nonconforming. However, pursuant to County Code Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), a nonconforming use can continue to operate if an NCR is approved.

19. **REQUIRED YARDS.** The Hearing Officer finds that there are no required yards in the M-2-IP Zone.
20. **HEIGHT.** The Hearing Officer finds that there is no height limit in the M-2-IP Zone.
21. **FLOOR AREA RATIO.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.22.060.B (Development Standards for Industrial Zones). The M-2-IP Zone requires a maximum Floor Area Ratio (“FAR”) of 1.0 pursuant. The Project’s FAR is 0.79, which is less than the maximum allowable FAR of 1.0.
22. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.560.F (Self-Service Storage Facilities – Parking and Loading) and County Code Section 22.112.070-A (Required Parking Spaces). Two covered parking spaces shall be provided adjacent to the manager's residence and two covered parking spaces are provided. One parking space shall be provided for use by each employee in addition to the manager and employee parking spaces shall be located adjacent to the manager's residence. A total of two employee parking spaces are provided. One standard parking space for each 7,000 square feet of gross-floor area shall be provided, made conveniently accessible and arranged so as not to obstruct any driveways or adversely affect vehicular ingress and egress to the facility. A total of 30 parking spaces are required for the self-service storage facility and 30 parking spaces are provided.
23. **LOADING.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.140.560.F (Self-Service Storage Facilities – Parking and Loading.) Loading areas shall be provided in an amount sufficient to ensure that driveways remain unobstructed and conveniently accessible. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.112.120 (Loading Spaces). Four Type C loading spaces are required and four are existing.

24. **SIGNS.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.114.110 (Signage). The allowed signage is three square feet of wall business signage for every linear foot of building frontage. The existing signage was previously authorized by ministerial site plan review no. RPPL2016004879. Signage includes one double-sided 320-square-foot freestanding sign, 159-square-foot wall sign, and one 59-square-foot wall sign.

25. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project is not located in a Community Standards District.

26. **SELF-SERVICE STORAGE.** The Hearing Officer finds that the Project is consistent with standards identified in County Code Section 22.140.560 (Self-Service Storage Facilities).

- **MINIMIM LOT AREA.** The Project Site meets the minimum lot size of one acre because the Project Site is 5.13 gross acres in size and consists of one lot.
- **RESIDENT MANAGER.** The Project Site meets the resident manager requirement, because one resident manager unit is provided.
- **ACCESS AND CIRCULATION.** The Project Site meets vehicular ingress and egress as two driveways are provided. Vehicular ingress and egress are existing, and no changes are proposed. Ingress and egress were reviewed when the Project Site was approved by Plot Plan no. PP15619.
- **SITE DESIGN.** The architecture of the self-service storage facility, including, but not limited to fences, walls, gates, buildings, and landscaping, shall, to the maximum extent possible, be compatible with the community. The Project Site provides a block wall along the north, east, and south property lines for screening. The storage units are entirely within the existing building and not visible from adjacent streets.
- **BUILDING HEIGHT AND LOT COVERAGE.** The total lot coverage by buildings shall not exceed 50 percent. The existing building's lot coverage is 49% and the existing building's height is 33 feet.
- **SETBACKS.** All buildings and structures shall be set back a minimum of 10 feet from the front lot line. The existing front lot line setback is 92 feet and three inches.
- **FENCES AND WALLS.** All fences or walls shall be constructed of materials such as textured masonry, concrete block, wood, or other similar materials to assure an aesthetic visual effect to passers-by. The Project Site is developed with a solid block wall.

27. **LANDSCAPING AND SCREENING.** The Hearing Officer finds that the Project is not consistent with standards identified in County Code Section 22.140.560.J (Self-

Service Storage Facilities – Landscaping and Screening). All areas between required fences or walls and the lot lines that are not used for driveways shall be fully landscaped with lawn, shrubbery, trees, or flowers. Landscaping is provided along the front lot line. In addition, for every 20 feet of street frontage of the subject property, a minimum of one 24-inch boxed tree shall be planted and continuously maintained. The Project Site maintains trees along the frontage of the property and provides 4,519 square feet of landscaping. The Project Site was approved by PP15619 and is legal nonconforming with respect to this standard.

28. **TREE PLANTING.** The Hearing Officer finds that the Project is not subject to standards identified in County Code Section 22.126.030 (Tree Requirements). Tree Planting is required when new principal use building is proposed, additions to buildings where the addition adds a cumulative floor area of at least 50 percent of the total existing building floor area, and existing uncovered surface parking lots expanded to have 15 or more parking spaces. The Project is not subject to tree planting requirements because the self-service storage use is existing, additional accumulative floor area is 36 percent, and an additional 11 parking spaces are proposed.

#### **NONCONFORMING REVIEW FINDINGS**

29. **The Hearing Officer finds that to require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.** The Project Site has been developed and continues to operate as a self-service storage facility. The self-service storage facility has operated without any known violations or documented complaints. The use does not interfere with the public's health, safety, or welfare and continues to serve a functional need for the surrounding community by providing secure and accessible storage options. Requiring the self-service storage facility to cease operations would cause a disproportionate burden to the Permittee. Given the tenant's space history of self-service storage use, a no grant term is appropriate for this site.
30. **The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.** The self-service storage facility was legally established and is located within a commercial and industrial building that is compatible with adjacent industrial, office, and restaurant uses. There is sufficient parking and driveways to meet the current demand. The Permittee proposes to convert the existing enclosed Recreational Vehicle ("RV") storage area into two floors of storage units. This interior modification will allow for a more efficient use of the existing building footprint while maintaining the overall scale and appearance of the structure. No exterior expansions or exterior modifications are being proposed.

31. The Hearing Officer finds that a grant term is not necessary for this NCR given the tenant space's history of a self-service storage facility, its appropriate location, and the fact that the existing self-service storage facility is compatible with its surroundings.

### **ENVIRONMENTAL FINDINGS**

32. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption) and Class 3 (New Construction or Conversion of Small Structures). The Permittee requests an NCR for the continued operation and maintenance of an existing nonconforming self-service storage facility and interior tenant improvements. The request also includes a new carport and interior tenant improvements to convert the existing RV storage area into two floors of individual self-storage units within the existing building envelope. None of the exceptions to an exemption apply because the Project is not located within a Significant Ecological Area, on a scenic highway, or on a hazardous waste site, is not known to contain historic resources, and there are no unusual circumstances that would indicate a reasonable possibility that the Project could have a significant or cumulative effect on the environment

### **ADMINISTRATIVE FINDINGS**

33. **LOCATION OF DOCUMENTS.** 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 LA County 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 Metro Development Services Section, LA County Planning.

### **BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The Hearing Officer finds that to require the cessation of the proposed use building or structure would impair the property rights of any person to such an extent as to be an unconstitutional taking of the property.
- C. The Hearing Officer finds that such use, building or structure does not now and will not during the extension period requested: i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or iii. 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 State CEQA Guidelines section 15301 (Class 1, Existing Facilities) and 15303 (New Construction or Conversion of Small Structures); and
2. Approves **NONCONFORMING REVIEW NO. RPPL2025000572**, subject to the attached conditions.

**ACTION DATE: December 16, 2025**

EMR:MR

December 4, 2025

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2025-000415-(2)  
NONCONFORMING REVIEW NO. RPPL2025000572

**PROJECT DESCRIPTION**

The project is a request for the continued operation and maintenance of an existing nonconforming self-service storage facility and to convert the enclosed recreational vehicles storage area into two stories of storage units within the existing building footprint subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County 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. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** 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 (i.e. Recorder's Office). 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. **Grant Term. This NCR does not have a grant term. However, this NCR may be revoked pursuant to Condition 11, below**
9. **Expiration.** This grant shall expire unless used within two (2) years from the date of decision for this grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$4,560.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **ten (10)** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County

Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

If 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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$456.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").
15. **Maintenance.** 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. **Graffiti.** 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 LA County 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 48 hours, 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. **Revisions to the Exhibit "A".** 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, **an electronic copy** of a modified Exhibit "A" shall be submitted to LA County Planning by **February 16, 2025**.
18. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy** 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.
19. **Conditions of Approval Maintained on the Premises.** The conditions of this grant shall always be retained on the premises and shall be immediately produced upon request by any County Sheriff, or LA County Planning staff member. The manager and all employees of the facility shall be knowledgeable of the conditions herein. Violation of the conditions herein may subject the use to the provisions of County Code Chapter 22.238 (Modifications and Revocations).

#### **PERMIT-SPECIFIC CONDITIONS**

20. **Comparable Retail Use.** The 209,786-square-foot tenant space may be occupied by any other comparable retail use that is allowed with a Ministerial Site Plan Review in the base M-2 Zone pursuant to County Code Section 22.22.030.B, including any other comparable retail use that is otherwise prohibited in the -IP Overlay Zone, pursuant to County Code Section 22.60.030, provided that there is no expansion of retail floor area and the Director approves a Revised Exhibit "A" for the comparable retail use in compliance with Condition 17, above. Otherwise, entitlement to any other use in the 209,786-square-foot tenant space, and/or any expansion of the tenant space, shall be subject to the County Code regulations in effect at the time.
21. **Resident Manager.** A resident manager shall be required at the facility, currently housed on the second floor, in a structure with an architectural style and exterior finish compatible with the other buildings on the subject property. Failure to provide and maintain such a manager to ensure compliance shall constitute a public nuisance and grounds for revocation of an approved permit.
22. **Access and Circulation.** Vehicular circulation areas shall be maintained as depicted on the approved Exhibit "A" to the satisfaction of LA County Planning.
23. **Fences and Walls.** No fencing or walls shall be permitted in the required front yard area unless specifically authorized by the Commission or Hearing Officer. Barbed wire/concertina wired fences, chain-link fences and electrified fencing are prohibited.

24. **Outdoor Storage.** Outdoor storage shall not be visible from any adjoining lot or from adjacent streets when viewed at ground level. Any vehicle or piece of equipment stored shall not be permitted to exceed 15 feet in height, as measured from grade. Areas proposed for outdoor storage within the facility shall be clearly indicated on the Exhibit "A" and approved prior to the use of any such area for outdoor storage. The following may be stored outside of an enclosed building, in an area designated and approved for such outdoor storage:
- a. Boats
  - b. Campers
  - c. Passenger vehicles, as defined in Section 465 of Title 15 (Vehicle and Traffic) of the County Code
  - d. Recreational vehicles
  - e. Travel trailers
25. **Outdoor Lighting.** Outdoor lighting shall be shielded to direct light and glare only onto the self-storage facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties. Such lighting should not exceed an intensity of one foot-candle of light throughout the facility.
26. **Public Restrooms.** A public restroom, as defined in Chapter 13.26 (Public Restrooms) Title 13 of the County Code, shall be installed and be conveniently located on the site for use by customers. Said public restroom shall include separate facilities for men and women, each with toilets and sinks suitable for use by persons with disabilities, in accordance with applicable State regulations.
27. **Trash Receptacles.** All such receptacles shall be placed within a masonry or decorative block wall enclosure of adequate height to preclude view of the receptacle. Said enclosure shall have a wooden or other type of opaque gate. Two receptacles shall be provided.
28. **Use Restrictions or Prohibition.** Rental or lease contracts to each individual lessee shall include clauses in conspicuous print and clear language indicating these prohibitions:
- a. Water, gas, or telephone service shall not be provided to any rental space.
  - b. The public sale of any item from a rental space or within a self-service storage facility such as, but not limited to, auctions, commercial, wholesale or retail sales, or miscellaneous or garage sales, except as otherwise permitted by law shall not be permitted.
  - c. The storage of any caustic, hazardous, toxic or flammable or explosive matter, material, liquid, or object shall not be permitted.

- d. The storage of any matter, material, liquid, or object which creates or tends to create obnoxious or offensive dust, odor, or fumes shall not be permitted.
- e. The construction, repair, servicing, renovating, painting, or resurfacing of any motor vehicle, boat, trailer, or other machine or implement including, but not limited to, furniture, toys, carpets, or similar equipment, objects, or materials shall not be permitted.
- f. No commercial, business, professional, industrial, or recreational use or activity shall be permitted
- g. The establishment of a transfer and storage business shall not be permitted.
- h. The use of parking and loading spaces required as rental storage space shall not be permitted
- i. No human habitation of any rental space shall be permitted
- j. No animal boarding in any rental space shall be permitted.
- k. Utilization of any cargo shipping container on the subject property, unless specifically authorized by the Commission or Hearing Officer shall not be permitted.

## **Attachment A: Project Narrative and Findings**

Extra Space Storage - 19106 Normandie Ave, Torrance, CA

### **I. PROJECT**

Extra Space Storage Inc. (“Applicant”) operates the property located at 19106 Normandie Avenue (APN 7351-030-005) in the County of Los Angeles (the “Property”). The Property fronts Normandie Avenue to the west, in between West 190<sup>th</sup> Street to the north and West Knox Street to the south. The Property is approximately 225,934 square feet in size and includes a single, approximately 180,510 square foot, structure. For decades the Property has operated as a self-service storage facility primarily for recreational vehicle (RV) and large vehicle storage. This existing use is shown on Plot Plan No. 15619, approved on September 30, 2003.

The Property is currently zoned M-2-IP Heavy Manufacturing and is within the Industrial Preservation (IP) zone. The Property is also within the West Carson Community and South Bay Planning Area. To maintain the existing use, the Applicant is seeking the approval of a Non-Conforming Use Review (“NCR”). In conjunction with the NCR, the Applicant is seeking to convert the indoor RV storage area into self-service storage spaces (the “Project”). The Project will not result in a change to the existing structure’s footprint or any significant modifications to its envelop or facade. The Project also includes non-structural façade modifications to the east facade to remove the existing loading doors currently used for the large vehicle storage.

The Applicant is not proposing any modifications that would expand the size, height, or overall footprint of the building. The primary improvement is the conversion of an existing double height space used for large vehicle storage to better accommodate self-storage units. To accomplish this, an additional floor plate will be added to the existing space, as indicated in the attached site plan. At completion, the Project would accommodate a maximum of 571 personal storage units. Office hours of operation would remain the same: Monday through Friday from 9:30 a.m. to 6:00 p.m., Saturday from 9:00 a.m. to 5:30 p.m., and closed on Sunday. The Project would not require any additional employees on the Property compared to existing operations.

### **II. EXISTING CONDITIONS**

The Property is bounded by Normandie Avenue to the west, industrial uses to the north and south with both properties zoned M-2-IP, and a warehouse distribution facility to the east, within the City of Los Angeles. The existing self-service storage use has existed at the Property for decades. In 2019, the County of Los Angeles (“County”) adopted Ordinance Number 2019-0004, codified in Los Angeles County Code (“LACC”) Section 22.60, which created the IP zone. The IP zone is intended to preserve industrially-zoned properties specifically for current and future industrial uses, labor-intensive activities, wholesale sales of goods manufactured on-site, major centers of employment, and limited employee-serving commercial uses. The self-service storage facility use is listed as a prohibited use in the IP zone. Since the current use existed prior to the effective date of the ordinance, the current storage use is considered an existing non-conforming use. Figure 1 below depicts the existing site conditions.

Figure 1. Project Site Boundary



Surrounding properties are developed with a mix of light and heavy industrial uses including manufacturing and distribution facilities. Properties abutting the Property north and south are zoned M-2-IP with a land use designation of IH Heavy Industrial. These properties are developed with a variety of industrial uses such as Mineral Processing and Equipment Manufacturing. Properties to the west across Normandie Avenue are zoned C2-1 and M3-1 and are located within the City of Los Angeles. The area directly south of Knox Street consists of industrial uses consistent with that of the Property.

### **III. REQUESTED ACTIONS**

Pursuant to LACC § 22.172.060.C, a Nonconforming Review of the existing self-service storage use to bring the use into conformance, including the proposed tenant modifications.

### **IV. FINDINGS**

Pursuant to the LACC § 22.172.060 C, approval of Nonconforming Review requires the following findings by the decisionmaker:

**1. To require 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.**

The Project involves the approval of an NCR that does not propose the expansion of the footprint, height, or overall dimensions of the current structure. The Project takes place within the existing footprint of the structure and does not propose any structural alterations, adjustments or changes that would affect the property rights of adjacent property owners.

The existing building has been a self-storage related use for decades. Since the existing use was established prior to the prescribed specific plan, the use is nonconforming regarding use. The current building design, layout, and surface parking do not make the site compatible with a new industrial use. By requiring cessation of the existing use, any future industrial use would require full demolition and reconstruction of the site. Extra Space's loss of revenue from the storage use, coupled with the construction cost of developing an industrial facility, would make the economic impact unduly detrimental. This economic impact far outweighs any benefit to the County of replacing the longstanding and economically successful storage business with some speculative industrial use. Further, the implementation of the specific plan was intended to preserve industrial properties, which would not be accomplished by discontinuing the storage use. Rather, the economic burdens imposed on the site would likely lead to an unusable and vacant site. In these ways, the cessation of the use would impair the property rights to such an extent as to be an unconstitutional taking of property.

**2. Such use, building or structure does not now and will not during the extension period requested:**

*i. Adversely affect the health, peace or welfare of persons residing or working in the surrounding area, or*

The existing structure was built in 1967 and has operated as a storage use over the decades. Extra Space will continue to operate within the existing building footprint without any structural, height, envelope modifications. The Project will maintain consistency with the surrounding compatible land uses in the area with no material changes to daily operations. Therefore, continued use of the Property as a self-storage facility has not and will not adversely affect the health, peace or welfare of persons residing or working in the surrounding areas.

*ii. Be materially detrimental to the use, enjoyment, or valuation of the property of other persons located in the vicinity of the site, or*

The Project does not include the demolition or expansion of the structure that has existed on Site since 1967. The surrounding properties located along the eastern side of Normandie Avenue and those located further east within the City of Los Angeles are existing industrial land uses that are compatible with the Project. The existing facility blends with the surrounding area and is not proposed to be modified in any way that would be detrimental to the use, enjoyment or valuation of other properties. The Project generates minimal traffic and operates quietly, ensuring it does not disrupt neighboring properties' daily activities. Further, the focus on increasing self-storage units will be a benefit to the surrounding community. The

Project will also reduce the large vehicles coming and going from storage and will provide much needed personal property storage for the surrounding area.

Therefore, the continued use of the Property as a self-service storage use is not detrimental to the use, enjoyment, or valuation of surrounding properties.

iii. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The Project will not jeopardize, endanger, or otherwise constitute a menace to public health, safety, or general welfare. The facility will continue to operate as a storage facility, which has secure access controls, including surveillance cameras, gated entry, and on-site lighting designed to enhance safety. Additionally, the facility is designed to comply with all applicable building and fire codes. Its operational model does not involve hazardous materials, loud activities, or high volumes of traffic, thereby minimizing any impact on the surrounding community. With these measures in place, the Project will continue to serve as a safe and convenient resource for residents and businesses, enhancing the general welfare of the area without introducing risks to public health or safety.

## PROPOSED ENVIRONMENTAL DETERMINATION

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**DETERMINATION DATE:** November 13, 2025  
**PROJECT NUMBER:** PRJ2025-000415-(2)  
**PERMIT NUMBER:** Nonconformance Review (“NCR”) RPPL2025000572  
**SUPERVISORIAL DISTRICT:** 2  
**PROJECT LOCATION:** 19106 Normandie Avenue, West Carson  
**OWNER:** WSCA 19106 S Normandie Ave LLC  
**APPLICANT:** Extra Space Storage, Inc.  
**CASE PLANNER:** Melissa Reyes, Principal Planner  
MReyes2@planning.lacounty.gov

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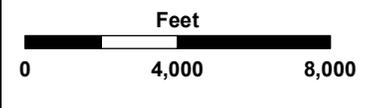
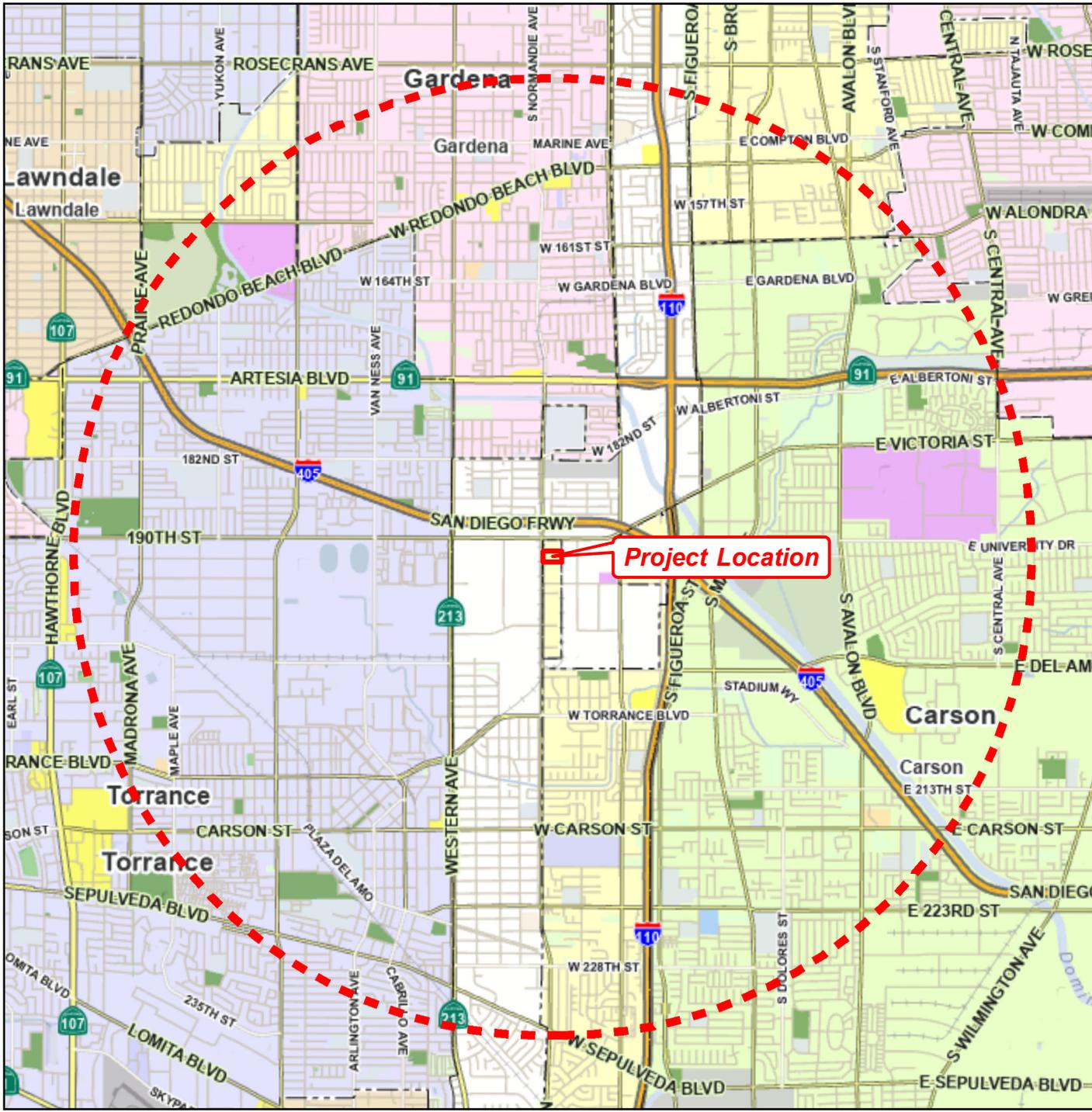
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) Categorical Exemptions under State CEQA Guidelines Sections 15301 and 15303 because the Project involves the continued operation and maintenance of an existing nonconforming self-service storage facility and interior tenant improvements. The request also includes a new carport and interior tenant improvements to convert the existing RV storage area into two floors of individual self-storage units within the existing building envelope. There are no exceptions to the exemption because the Project is not located in an environmentally sensitive area, there are no historical resources onsite, and the Project Site is not listed in the Department of Toxic Substances Control’s list of hazardous waste or clean up sites.

SHAPING  
TOMORROW



# 3-MILE RADIUS LOCATOR MAP

PROJECT NO. PRJ2025-000415  
NCR RPPL2025000572



**LA COUNTY**  
**PLANNING**

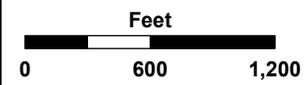
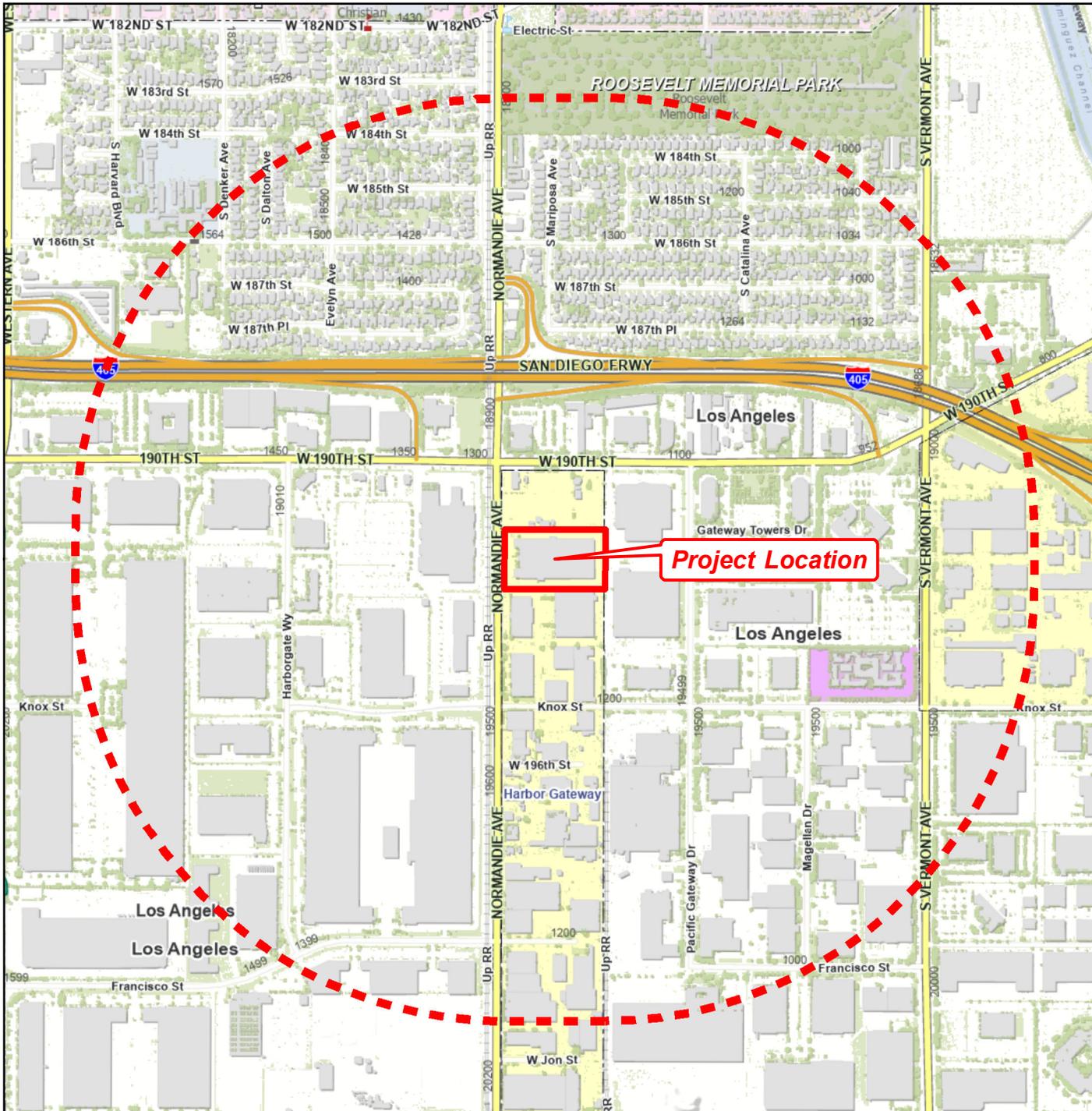
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# HALF-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2025-000415

NCR RPPL2025000572



LA COUNTY  
**PLANNING**

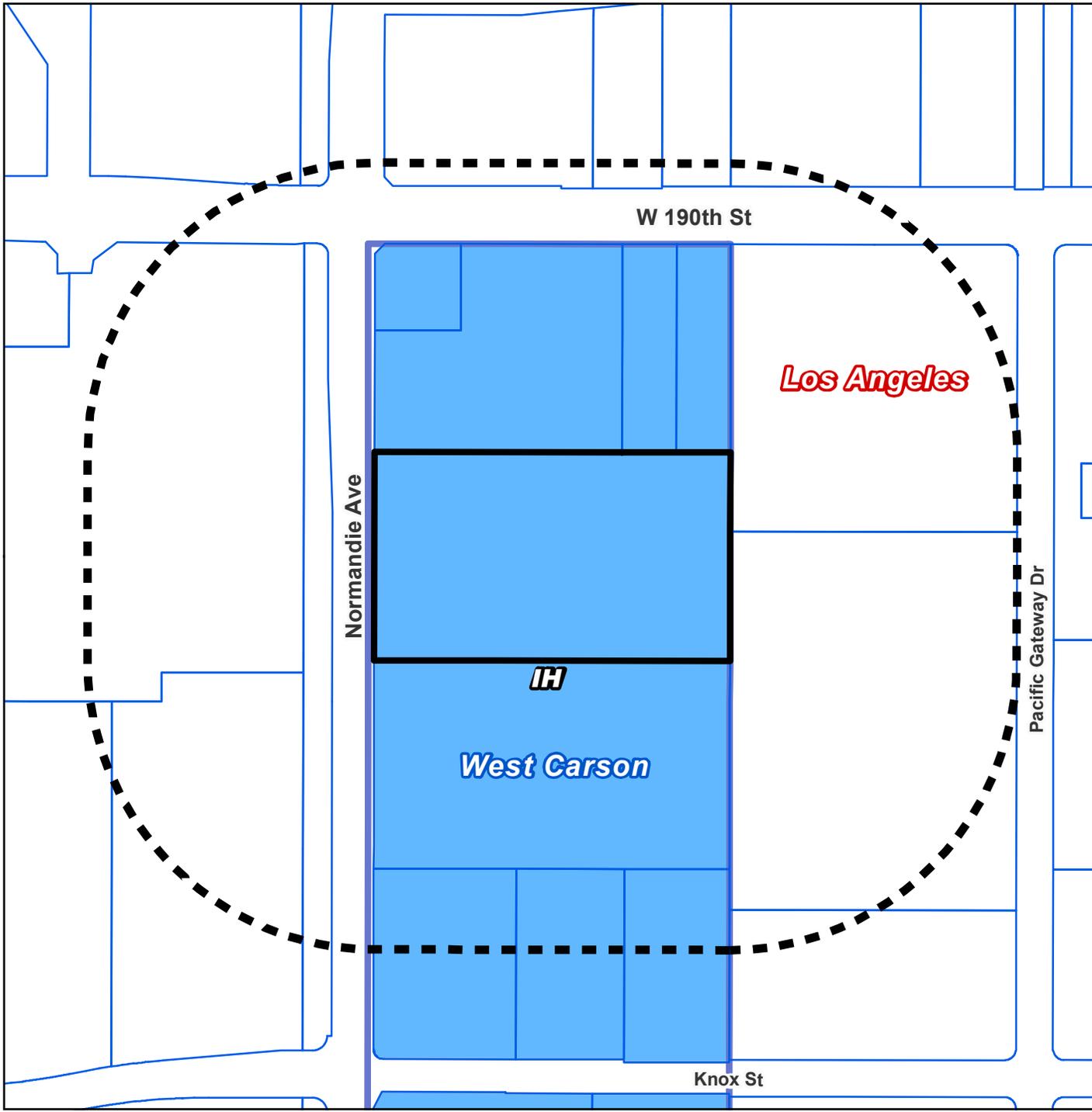
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# LAND USE POLICY

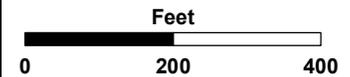
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-000415

NCR RPPL2025000572



 IH - Heavy Industrial



LA COUNTY  
PLANNING

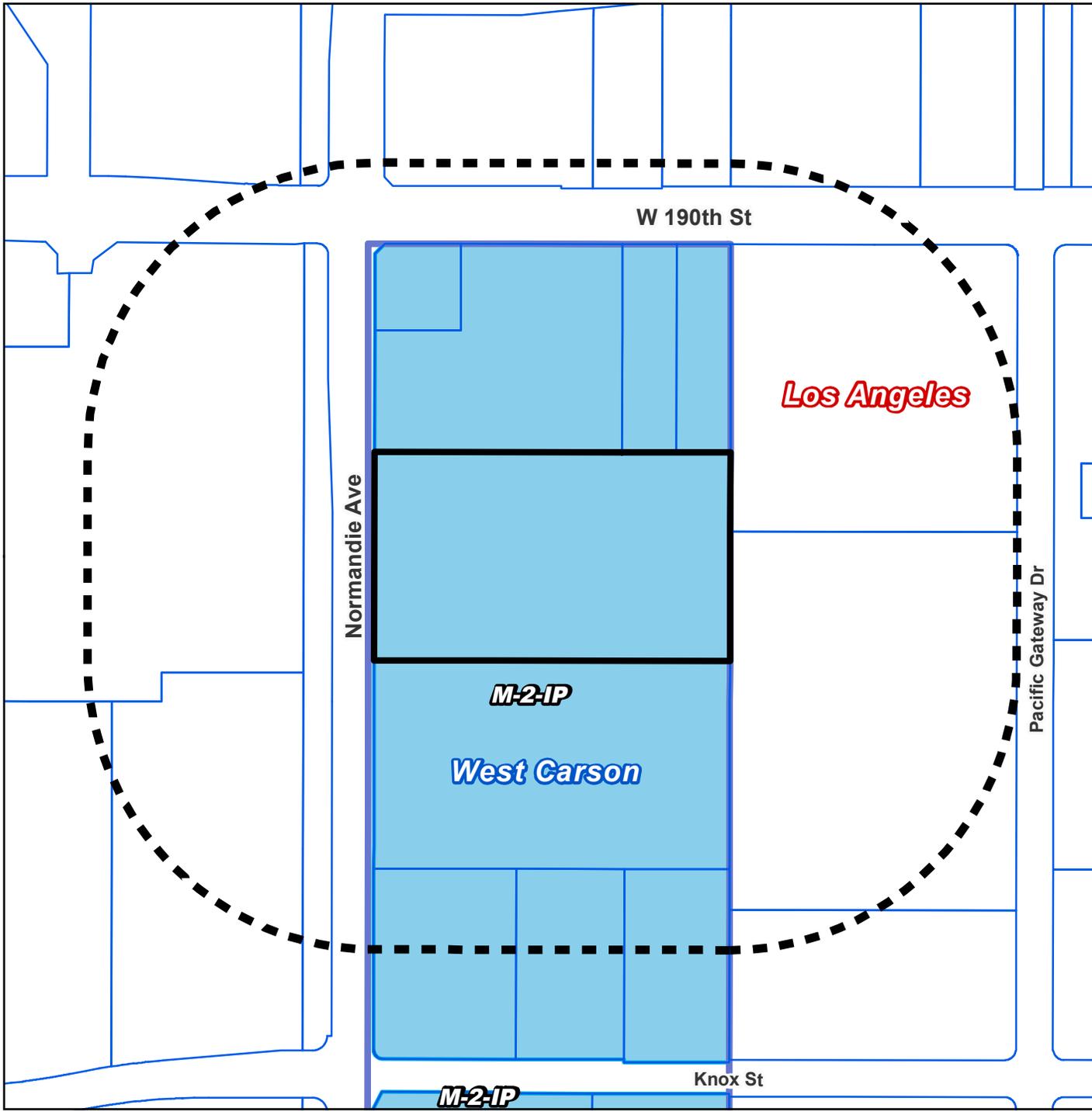
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# ZONING

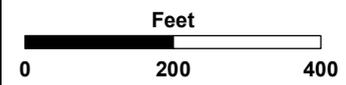
## 500-FOOT RADIUS MAP

PROJECT NO. PRJ2025-000415

NCR RPPL2025000572

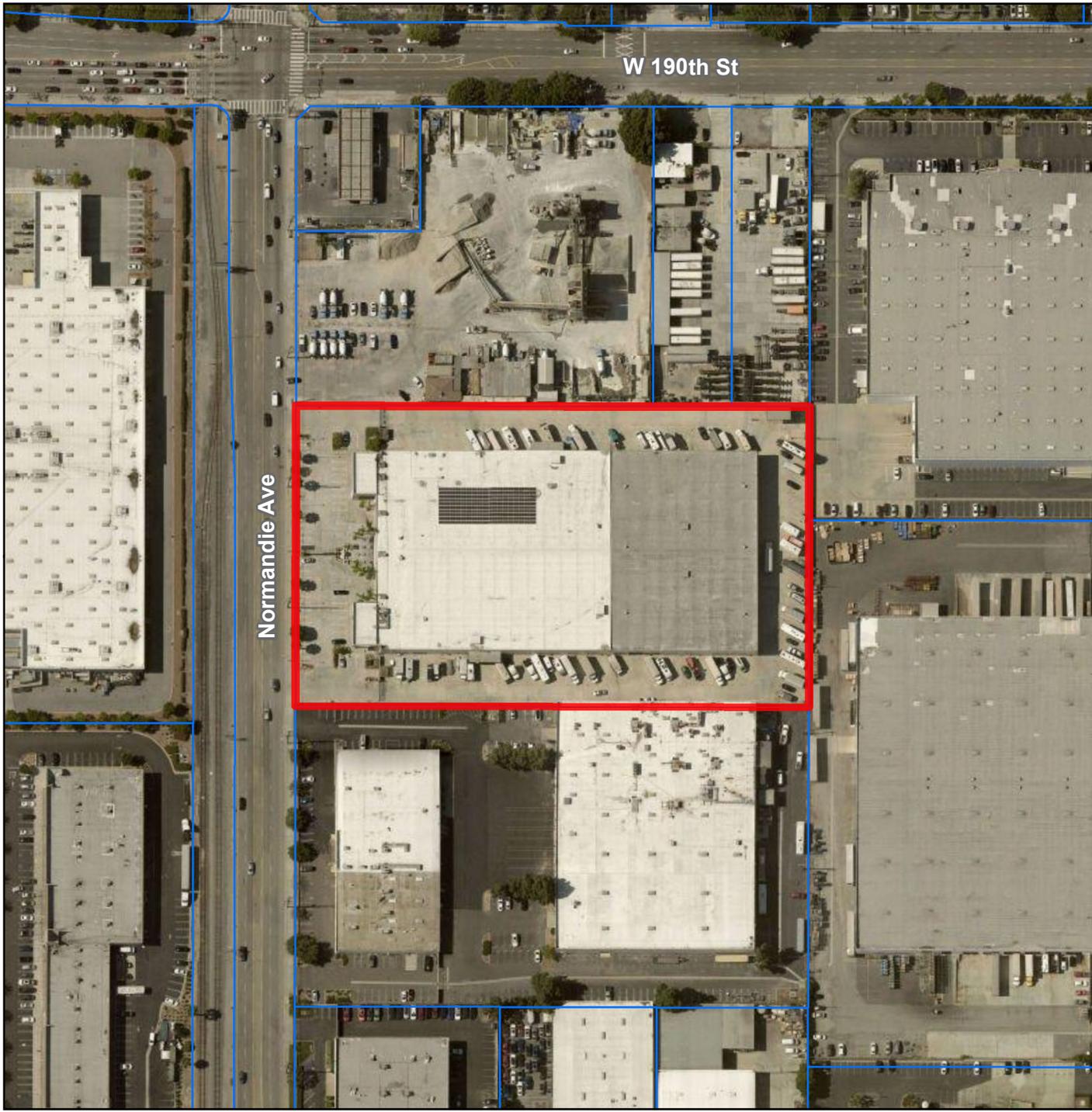


 M-2 - Heavy Manufacturing



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320 W. Temple Street  
Los Angeles, CA 90012



W 190th St

Normandie Ave

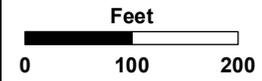
# AERIAL IMAGERY

## SITE-SPECIFIC MAP

PROJECT NO. PRJ2025-000415

NCR RPPL2025000572

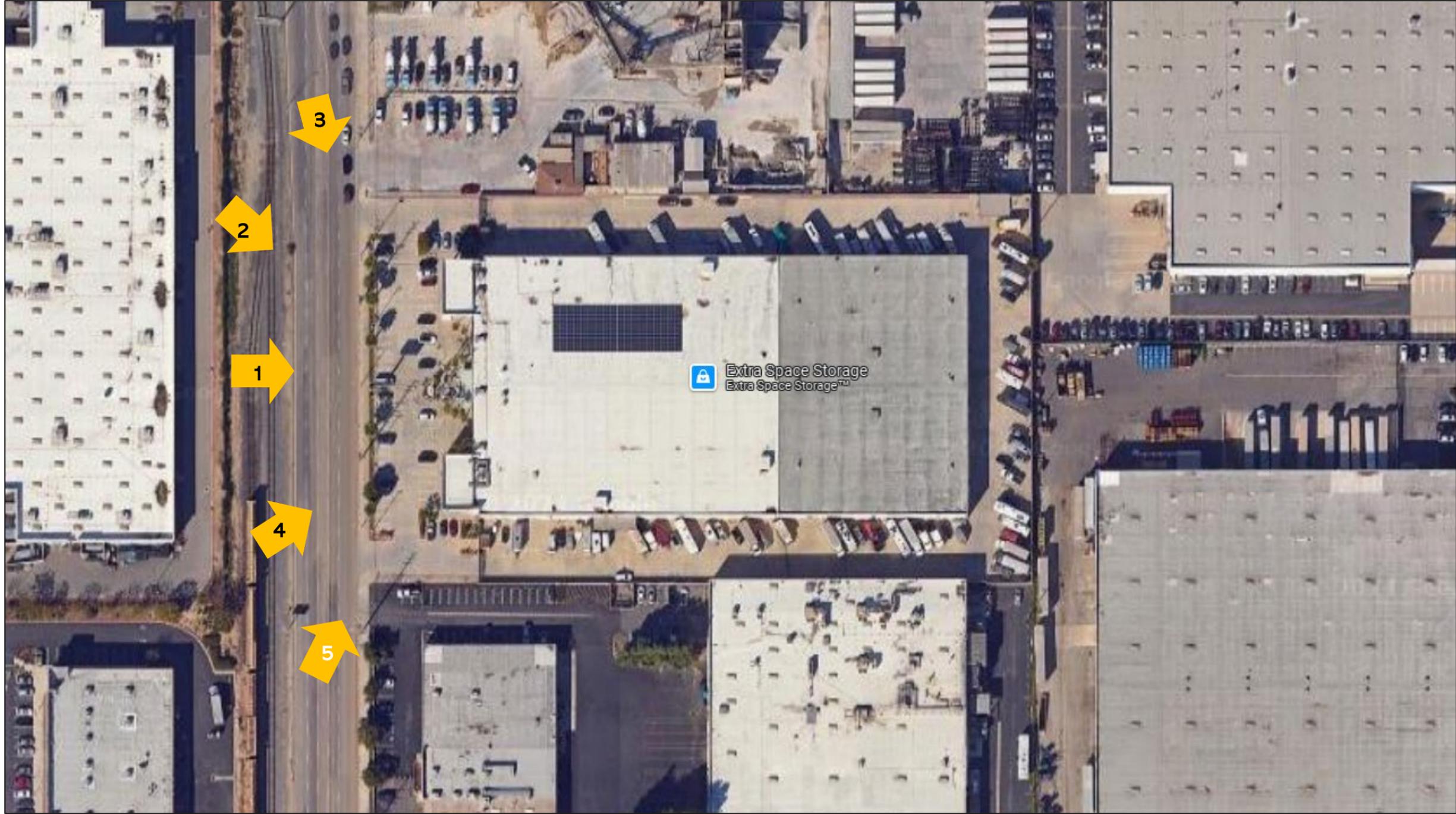
Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

**19106 Normandie Avenue, Torrance – Index Map & Photos**















**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**AZAR KATTAN, J.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
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**July 9, 2025**

**TO:** Carmen Sainz  
Supervising Regional Planner  
Department of Regional Planning

Attention: Melissa Reyes

**FROM:** Lusi Mkhitarian, REHS, MPH  
Branch Director, Environmental Protection Branch  
Department of Public Health

*Lusi Mkhitarian*

**SUBJECT: NON-CONFORMING USE- BYUILDINGS and STRUCTURES  
19106 NORMANDIE AVENUE TORRANCE CA 90502  
RPPL2025000572**

Thank you for the opportunity to review the application for the project mentioned above. The applicant requests to operate the property as a self-service storage facility primarily for recreational vehicle (RV) and large vehicle storage.

The applicant provided a water bill from California Water Services with a billing date of 05/05/2025. Moreover, according to the most recent property tax bill's direct assessment information, Los Angeles County Sanitation Districts currently service the project site.

- Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.
- Public Health **DOES NOT** recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

### **Community Protection Branch: Environmental Hygiene**

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440 and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances).

### **Recommendations**

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.044, Noise Control Ordinance for the County of Los Angeles.
2. Operational noise generated from the stationary equipment and maintenance work shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
3. The following activities shall be monitored closely and restricted to avoid noise impacts to neighbors.
  - a. Impulsive noise, a sound of short duration, usually less than one second of high intensity, with an abrupt onset and rapid decay, shall not exceed 70 dBA at a residential property, 80 dBA at a commercial property, and 90 dBA at an industrial property.
  - b. PA Alarm
4. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
  - a. All construction equipment shall be equipped with the manufacturers' recommended noise muffling devices, such as mufflers and engine covers. These devices shall be kept in good working condition throughout the construction process.
  - b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
  - c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
  - d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.

**Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)**

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

**Construction Noise Ordinance: Construction Noise Standards (12.08.440)**

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

**Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)**

Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

Carmen Sainz

July 9, 2025

Page 4 of 4

<i>Measuring Location</i>	<i>Units Installed on or after January 1, 1980 dBA</i>
<i>Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</i>	55
<i>Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.</i>	50
<i>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.</i>	50

**Table 4:** dBA levels not to be exceeded on the neighboring property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at [DPH-EHDRPLiaison@ph.lacounty.gov](mailto:DPH-EHDRPLiaison@ph.lacounty.gov).

LM:va

DPH\_CLEARED\_19106 NORMANDIE AVE TORRANCE CA 90502\_RPPL2025000572\_07.09.2025



MARK PESTRELLA, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

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

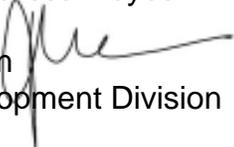
April 10, 2025

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Carmen Sainz  
Metro Development Services  
Department of Regional Planning

Attention Melissa Reyes

FROM: James Chon   
Land Development Division

**NON-CONFORMING USE - BUILDINGS AND STRUCTURES (RPPL2025000572)  
19106 NORMANDIE AVENUE  
ASSESSOR'S MAP BOOK 7351, PAGE 30, PARCEL 5  
UNINCORPORATED WEST CARSON**

As requested, Public Works reviewed the zoning permit application and site plan to convert (demolish and replace) a portion of the indoor RV storage area into self-service storage spaces.

- Public Works recommends that the conditions shown below be applied to the 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 comments have been addressed.

**ADDRESS ALL ABOVE COMMENTS PRIOR TO PUBLIC WORKS APPROVAL OF THE SITE PLAN AND ISSUANCE OF CLEARANCE FOR PUBLIC HEARING. THE FOLLOWING ARE PRELIMINARY CONDITIONS:**

1. Drainage
  - 1.1. Prior to issuance of a grading or building permit:
    - 1.1.1. Comply with Low-Impact Development (LID) standards in accordance with the LID Standards Manual, which can be found at <https://pw.lacounty.gov/idd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf>.

Carmen Sainz  
April 10, 2025  
Page 2

- 1.1.2. Plans must be approved by Public Works, Building and Safety Division, showing the proper distribution of drainage and include contributory drainage from adjoining properties. Eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action.

For questions regarding the drainage conditions, please contact Lonnie Chung of Public Works, Land Development Division, at (626) 458-7102 or [lchung@pw.lacounty.gov](mailto:lchung@pw.lacounty.gov).

If you have any questions or require additional information, please contact Toan Duong of Public Works, Land Development Division, at (626) 458-4921 or [tduong@pw.lacounty.gov](mailto:tduong@pw.lacounty.gov).

DK:la

P:\dpub\SUBPCHECK\Plan Checking Files\CUP\RPPL2025000572 - 19106 Normandie Avenue\2025-03-12 Submittal\DPW\_Cleared\_2025-03-27\_RPPL2025000572.docx



May 12, 2025

RE: Extra Space Storage, New Construction / Conversion

Dear Neighbor,

My name is Stewart Handley, and I am a Development Manager for Extra Space Storage. I'm reaching out to inform you about a proposed project near your property and invite you to an open house where we'll be available to answer any questions.

We are proposing a conversion of our facility located at 19106 Normandie Ave, which is currently operating as a two-story self-storage property with interior RV / large vehicle parking in the rear half of the building. The new project would include converting the interior rear half of the building into a two-story, climate-controlled self-storage facility by adding a mezzanine deck, matching the rest of the building. There are no proposed changes to the exterior or height of the building. The project is currently undergoing the LA County entitlement review process for the sunset use of self-storage and will be subject to a public hearing in the coming months.

As your neighbor, we want to make sure you are informed early and have a chance to ask questions or offer feedback. We're hosting an open house meeting where you can review the proposed plans, see concept drawings, and speak directly with our project team.

Open House Info:

- 📍 Location: 19106 Normandie Ave, Torrance, CA 90502
- 📅 Date: May 21, 2025
- 🕒 Time: 4:30 pm – 6:30 pm

At the open house, we'll share the latest version of the site plan, potential community benefits and be available to answer any questions about traffic, hours, and security.

If you have questions before the meeting or prefer to connect one-on-one, feel free to reach out to me directly at [shandley@extraspaces.com](mailto:shandley@extraspaces.com) or (801) 228-8579.

We look forward to meeting with you and hearing your input.

Sincerely,

Stewart Handley  
Development Manager – Extra Space Storage

stewart handley | development manager, asset strategy | [extra space storage](https://www.extraspaces.com)  
c. 801.228.8579 | 2795 e. cottonwood pkwy #400, slc, utah 84121 | [extraspaces.com](https://www.extraspaces.com)