



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 8, 2007

SUBJECT: Tentative Parcel Map No. 27014
Carson Harbor Village Mobile Home Park

APPLICANT: Carson Harbor Village, Ltd.
c/o Anne James, President
James & Associates, Inc.
255 North El Cielo Road, Ste 286
Airport Park Plaza
Palm Springs, CA 92262

REQUEST: To approve Resolution denying Tentative Parcel Map No. 27014 to allow the conversion of Carson Harbor Village Mobile Home Park from a rental park to a resident owned park

PROPERTY INVOLVED: 17701 Avalon Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairperson			Saenz
		Pulido – Vice-Chair			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

Item No. 12B

I. Introduction

The applicant is proposing Tentative Parcel Map No. 27014 to allow Carson Harbor Village Mobile Home Park to be converted from a rental park to a resident owned park. Carson Harbor Village Mobile Home Park is a 420 space mobile home park located on the west side of Avalon Boulevard south of Albertoni Street and north of Victoria Boulevard.

II. Background

The Planning Commission held public hearings on this request on November 14, 2006, December 12, 2006, January 9, 2007, January 23, 2007 and March 13, 2007. The Planning Commission voted 6-1 with one absence and one excused for conflict of interest to deny the request. Staff was requested to bring a resolution to deny to the Planning Commission for their approval. The resolution has been continued on March 27, 2007, April 10, 2007 and April 24, 2007.

III. Analysis

The City Attorney's office is preparing a resolution to deny the Tentative Parcel Map No. 27014. The representatives of the Carson Harbor Village Homeowners Association have indicated that they wanted to discuss the conversion process. The staff and City Attorney have been meeting with representatives of the Carson Harbor Village Homeowners' Association and representatives of the applicant. In order to allow time for these discussions to occur, the applicant has agreed to a continuance to May 22, 1007. Staff advertised this meeting as a public hearing so additional testimony and input could be received.

IV. Recommendation

That the Planning Commission:

- Open the public hearing and take testimony, and
- Continue to May 22, 2007 to approve a resolution to deny Tentative Parcel No. 27014.

Prepared by: _____
Chris Ketz, Planning Consultant

Approved by: _____
Sheri Repp, Planning Manager