



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 22, 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. 10A

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 had been continued on March 27, 2007, April 10, 2007 and April 24, 2007. A public hearing was held on May 8, 2007.

III. Analysis

The Board of Directors for the Carson Harbor Village Homeowners Association and representatives of the applicant have been meeting to discuss the conversion process and to identify measures that may assist in gaining resident support. A meeting of the Home Owners Association and the applicant is scheduled for Thursday, May 17, 2007. At this meeting, the applicant's representative will discuss the potential monthly expenses associated with rental or purchase of a mobilehome space. The discussion is not meant to suggest the actual sales prices but is meant as a tool for assisting residents in understanding the varying housing costs if a resident elects to purchase. Different scenarios will be illustrated to show potential costs for purchase of the lot. Information will also be shared for potential costs if existing mortgages need to be taken into consideration. Residents will also be reminded that there is no obligation to purchase. City staff will participate to explain possible housing assistance programs that will facilitate purchase by qualified low to moderate income households.

This case has been before the Planning Commission since November 14, 2006. The public hearing has been continued on numerous occasions at the applicant's request. The applicant has expressed an interest in working with the residents to reach consensus on several outstanding issues. The applicant is becoming increasingly concerned with the amount of time that has transpired. Since an appeal of the Planning Commission would be likely, several months would be added to the process before a final determination would be obtained from the City Council. The applicant is requesting a final action by the Commission in order to provide more surety in the time period for obtaining a final determination.

If the Commission approves the resolution to deny Tentative Parcel Map No. 27014, the applicant will appeal the decision to the City Council. The applicant has indicated

an interest to continue working with the residents prior to a City Council decision on the application. Pursuant to direction from the Planning Commission on March 13, 2007, the City Attorney's office and staff have prepared a resolution to deny the Tentative Parcel Map No. 27014. (Exhibit 1)

IV. Recommendation

That the Planning Commission:

- OPEN the public hearing and take testimony, and
- APPROVE Resolution No. ____ A RESOLUTION OF THE PLANNING COMMISSION DENYING TENTATIVE PARCEL MAP NO. 27014 FOR THE RESIDENTIAL CONVERSION OF CARSON HARBOR VILLAGE MOBILE HOME PARK LOCATED AT 17701 AVALN BOULEVARD AND MAKING FINDING THEREWITH.

V. Exhibits

1. Draft Resolution to Deny Tentative Parcel Map No. 27014.

Prepared by: _____
Chris Ketz, Planning Consultant

Approved by: _____
Sheri Repp, Planning Manager