



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 12, 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 a 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	
		Cannon			Hudson
		Faletogo			Saenz
		Graber			Verrett

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. On 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 was placed on the Planning Commission agendas of March 27, 2007, April 10, 2007 and April 24, 2007. A public hearing was scheduled for May 8, 2007 and continued to May 22, 2007 to allow for additional discussion. However due to a lack of a quorum on May 22, no action could be taken. Subsequently, a new public hearing notice was provided to allow discussion and action by the Planning Commission on June 12, 2007.

III. Analysis

The Board of Directors for the Carson Harbor Village Homeowners Association and representatives of the applicant have meet several times to discuss the conversion process and to identify measures that may assist in gaining resident support. These meeting are continuing and the next one is scheduled for June 8, 2007. The applicant has expressed an interest in working with the residents to reach consensus on several outstanding issues. The applicant and Board are also conducting meetings with the mobile home park residents to share information and to discuss possible measures to be included if the conversion is recommended for approval.

A meeting was held on May 17, 2007 at the Carson Harbor Village community room with the applicant, staff and the mobile home park residents to discuss the potential monthly expenses associated with rental or purchase of a mobile home space. The discussion was not meant to suggest the actual sales prices but was meant to present a tool for assisting residents in understanding the varying housing costs if a resident elected to purchase. Different scenarios were illustrated to show potential costs for purchase of the lot. Information was also shared for potential costs if existing mortgages need to be taken into consideration. Residents were also reminded that there is no obligation to purchase. City staff participated to explain possible housing assistance programs that would facilitate purchase by qualified low and moderate income households. The availability of state or local funds is necessary to allow low and moderate income households to purchase at a rate providing reasonable monthly expenses. The availability of these funds can not be determined at this time. The actual sales prices will be determined after the

conversion is approved and final authorization is obtained from the California Department of Real Estate. The applicant has suggested a willingness to provide discounts to early buyers if the project is able to obtain city approval.

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 most recent delay was caused by the inability of the Planning Commission to obtain a quorum on May 22, 2007. The applicant is becoming increasingly concerned with the amount of time that has transpired. Staff is recommending that the Planning Commission take final action. If the resolution to deny is approved by the Planning Commission, then an appeal of the Planning Commission decision will be filed by the applicant. Staff has 60 days to bring the appeal to the City Council. In an effort to assist the applicant and the Homeowners' Association in reaching a final determination, the appeal has been scheduled for the July 17, 2007 City Council meeting.

Negotiations with the Homeowners' Association and the applicant will continue in an effort to reach an agreement that will allow both parties to recommend approval of the conversion to the City Council. Staff will evaluate any revisions to the proposed conversion to determine if adequate measures have been incorporated to address concerns raised by the Planning Commission. Staff will prepare an analysis that will be forwarded to the City Council.

IV. Recommendation

That the Planning Commission:

- OPEN the public hearing and take testimony, and
- APPROVE Resolution No. _____, entitled "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 AVALON BOULEVARD."

V. Exhibits

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

Prepared by: _____
Chris Ketz, Planning Consultant

Approved by: _____
Sheri Repp Loadsman, Planning Manager