



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 25, 2008
SUBJECT: Relocation Impact Report No. 3036-07
APPLICANT: Shadrow and Shadrow
Attention: Vicky Cook
334 E. Gardena Boulevard
Gardena, CA 90248
OWNER: Same as applicant
REQUEST: Relocation Impact Report No. 3036-07 for the
closure of a Mobilehome Park (Bel Abbey) with 49
units and 50 spaces located in the ML
(Manufacturing Light) zone
PROPERTY INVOLVED: 200 E. Gardena Boulevard

COMMISSION ACTION

Concurred with staff

Did not concur with staff

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Saenz
		Cannon			Verrett
		Graber			

Item No. 11C

I. Introduction

Date Application Received

- August 20, 2008: Relocation Impact Report No. 3036-07.

Applicant

- Shadrow and Shadrow, 334 E. Gardena Boulevard, Gardena, CA 90248

Property Owner

- Same as applicant

Project Address

- 200 E. Gardena Boulevard, Carson CA

Project Description

- Proposed Relocation Impact Report for the closure of the Bel Abbey Mobilehome Park with 49 units and 50 spaces. Forty-nine occupied units will be displaced as a result of the park closure (five mobilehomes are renter occupied and 44 are homeowner occupied).

II. Background/Analysis

Pursuant to CMC Section 9128.21 the city of Carson is processing Relocation Impact Report (RIR) No. 3036 for closure of the Bel Abbey Mobilehome Park (the "Park"), located at 200 E. Gardena Boulevard. The Relocation Impact Report shall contain:

1. A description of the proposed new use.
2. A timetable for the conversion of the park.
3. A legal description of the park.
4. The number of spaces in the park, length of occupancy by the current occupant of each space and current rental rate for each mobilehome.
5. The date of manufacture and size of each mobilehome.
6. The appraised on-site value and off-site value of each mobilehome in the park.
7. The total number of mobilehome residents, broken down space by space, to identify owner or renter occupancy, principal or second home occupancy, residents under sixteen (16) years of age or over, and the number of residents who are handicapped and/or disabled.
8. The name and mailing address of each mobilehome resident and each nonresident mobilehome owner.



9. A list of known available spaces in the South Bay-Long Beach area of Los Angeles County, the Orange County area and other areas of Los Angeles County within a fifty (50) mile radius from the park, including any written commitments from mobilehome parks and trailer park owners willing to accept displaced residents, the comparability of such parks and the rental rates for such spaces.
10. Estimates from two (2) moving companies as to the minimum and per mile cost of moving mobilehomes of various sizes, including teardown and setup of mobilehomes and moving of improvements such as porches, carports, patios and other moveable amenities installed by the residents.
11. Proposed measures to mitigate the adverse impacts of the conversion upon the park residents.

The Park has been operating since 1950. In 1960, the property was rezoned to manufacturing and light industrial, which prohibits mobilehome parks. The Park continued to operate as a legal nonconforming use until August 30, 1987. On April 28, 1987, the Carson Planning Commission determined that "the termination day of August 30, 1987, had resulted in insufficient time for each mobilehome tenant to realize a reasonable rate of return on their fixed investment, and allowed more time to complete the RIR as required by CMC Section 9128.21. Additionally, the Planning Commission granted one final 20 year extension of the Park's legal nonconforming status to allow the residents to realize a reasonable rate of return on their investments. The legal nonconforming status expired on August 30, 2007. The mobilehome park use of the property must now cease. On September 17, 2007, the Park owner was provided with a city letter that reminded the owner that the Park's legal nonconforming status expired and directed the owner to submit the required RIR.

Overland, Pacific & Cutler, Inc. ("OPC"), an experienced acquisition and relocation was selected to prepare this RIR (the "Plan"), and may provide relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements of the current Park residents.

The applicant purchased the mobilehome park in 2003. There have been no rent increase requests by the current owner. The last rent increase was approved by the Mobilehome Park Rent Control Board in 2000 for approximately a \$13 increase per month. Current rents range from \$230 to \$300 per month. The property owner states that any change of residency caused by an existing resident selling their mobilehome has triggered notification to the new resident that the park is subject to closure in 2007.

The applicant held a community meeting on November 3, 2008 to advise residents of the proposed Relocation Impact Report. Several residents expressed confusion regarding a previous request to extend the operation of the park to 2017. Based



upon questions and issues raised at that meeting, the Planning Division prepared a letter that was sent on November 12, 2008 to each mobile-home unit owner/tenant providing the following "Chronology of Bel Abbey Mobile-home Park" in English and in Spanish.

1. On April 28, 1987 the Carson Planning Commission extended the park's termination date 20 years to August 30, 2007 to allow tenants more time to amortize their investment in their units. The park owner and residents were responsible for informing future residents of the 2007 closure date.
2. On April 8, 2003 the Planning Commission met and indicated an intent to allow the mobilehome park to operate until August of 2017. The Planning Commission continued the matter to the May 27, 2003 meeting to allow consideration of a Resolution to confirm an approval to extend the legal, nonconforming status.
3. On May 27, 2003 the Planning Commission discussed the difficulties in extending the park's termination date and approved to continue the matter indefinitely, allowing all parties to conduct further negotiations. As a result, the Planning Commission did not approve the extension to August 30, 2017 and the park was still required to close by August 2007. Further, the city never gave "official notice" to the residents that the park's closure date of August 2007 had changed.
4. On June 17, 2003, the mobilehome park property owners: Mr. James R. Peters and Mrs. Joan T. Peters: provided a written notice to the city requesting that the city immediately stop all further action on this issue and allow the park to remain open until August 30, 2007.
5. On September 4, 2007 the city sent notice to the park owner re-affirming that the extension for the legal non-conforming mobilehome park use had expired August 30, 2007. Further, that the owner had to file an application with city and obtain approval of a "relocation impact report" pursuant to CMC Section 9128.21.
6. On August 20, 2008 the park owner Sandy Shadrow submitted the Relocation Impact Report for the proposed closure of the Bel Abbey Mobilehome Park.
7. On October 23, 2008 the city of Carson sent out via U.S. Postal Service certified mail to each mobilehome unit owner/tenant the public notice of a public hearing with the Planning Commission on November 25, 2008 to present the Relocation Impact Report as required by CMC Section 9128.21 to consider action on the proposed park closure.

Based upon recent discussion with residents and oral communication provided at the City Council meeting of November 18, 2007, some residents have stated concern



that they paid too much money for their mobilehome as a result of insufficient disclosure of the 2007 closure date from the prior mobilehome owner and confusion regarding the closure date. The mobilehome park owner has stated that they have routinely informed any new resident of the 2007 closure date.

City records clearly identify the mobilehome park as a legal, nonconforming use subject to closure on August 30, 2007. There have been numerous notices provided to the mobilehome residents stating this information. While staff acknowledges that there may be confusion regarding the public hearing process in 2003 concerning the request for an extension of time to 2017, any resident could have confirmed the actual closure date by either asking the city or park owner. There have been numerous meetings with the applicant prior to and since the purchase of the mobilehome park to clarify the city requirements to close the mobilehome park.

The purpose of the Relocation Impact Report Ordinance is to protect resident owners with considerable investment in their homes and to assist them in obtaining replacement housing when the park closes. The RIR Ordinance is also intended to allow the park owner to change the use of the property without incurring unreasonable burdens. In the case of Bel Abbey, the residents were provided significant time to amortize their investment through the 20 year extension to maintain residency. Based upon a review of current residents, the following move-in dates are identified:

Date	Number of Households
1980	1
1984	1
1988	1
1989	1
1991	4
1992	5
1993	1
1995	5
1996	1
1997	4
1998	2
2000	2
2001	2
2002	1
2003	2
2004	2
2005	5
2006	4
Unknown	5
TOTAL	49



As reflected in the above table, all but two households have changed since the Planning Commission decision in 1987 to extend the nonconforming use to August 30, 2007. If the mobilehome resident purchased after 1987, there was significant knowledge of the intended park closure. As such, any investment made by the resident should have been proportional to the anticipated time to continue residency in the mobilehome park. While an argument can be made that residents have amortized all or most of the value of the mobilehome, the RIR process still requires the Planning Commission to determine the reasonable costs of relocation in order to balance any remaining obligation that the property owner has in assisting residents to find alternative replacement housing.

The age and quality of the homes will make relocation of the actual mobilehome very difficult. Past RIR approvals have required park owners to make effort at finding relocation parks to allow the residents to continue to use their mobilehomes. If this option is not feasible, the park owner is required to assist with other relocation benefits to find alternative housing. The applicant has proposed to either relocate the mobilehomes or provide payment of the "off-site" value combined with additional assistance. As a result of numerous public hearings involving prior park closures, the Planning Commission and City Council have determined that the relocation benefit if the mobilehome can not be moved should be based upon a depreciated replacement cost appraisal method. The purpose is to identify a cost for replacing the home and then appraising the depreciated costs based on the age and condition of the dwelling. This eliminates any value that might be attributable to the Rent Control Ordinance and results in a value for the mobilehome with no value for the underlying land. The "off-site" value identified in the Bel Abbey appraisal is the depreciated replacement value for purposes of the RIR application.

The size of each mobilehome, the date of manufacture and appraised on-site and off-site value for the mobilehome units are presented in the RIR report. However, the on-site value is illusory because the property owner is required by law to close the mobilehome park. As a result, the law would preclude anyone from selling their mobilehome in the park, making the "on-site" value both misleading and unobtainable. The perceived loss in value caused by the termination of the mobilehome park use and resulting park closure caused the city in 1987 to extend the termination date for 20 years so that the mobilehome owners would be able to amortize their investments. Any mobilehome owner that sold their unit since 1987 should have properly advised the prospective buyer that the park was closing. The sales price should have been discounted since the new residents could not expect to have unlimited or extended residency past 2007.



Proposed Mitigation

As explained below, the Owner will pay the cost to move a mobilehome owner's trailer/mobilehome, personal property, legally constructed rooms, awnings, steps, skirting and other items, and all costs associated with the connection of the trailer/mobilehome to utilities and, if the relocation takes one or more days, pay the cost of lodging the owner in a local motel until the relocation of his or her unit is complete.

The Owner proposes the following to provide the following relocation assistance:

- A. For those owner occupied trailers or mobilehomes that can be moved and the owner wishes to move such trailer/mobilehome and finds a park within 50 miles that has a space available that will accept the trailer/mobilehome, the Owner shall pay the actual moving cost to professional mover approved by the City pursuant to Carson Municipal Code Section .9128.21 (C)(10) In addition, the Owner shall compensate the owner/occupant for actual costs of lodging (not to exceed 7 days at \$100 per day) while moving their home to another park, and for the first and last month's rent in a comparable park;

Or

- B. For mobilehomes that cannot be moved, all mobilehome owner/occupants who have resided in their mobilehomes in the Park continually since prior to the date the RIR was filed with the City, shall be provided compensation equal to the appraised off-site value of the mobilehome as reflected in Exhibit A and a lump sum of \$1,800 for a one bedroom mobilehome, \$2,200 for a two bedroom mobilehome, and \$2,600 for a three bedroom mobilehome as rental assistance in the form of first and last month's rent for subsequent housing;

And

- C. In addition, each mobilehome owner/occupant will be compensated for the moving of their personal belongings with a benefit not-to-exceed \$1,500. An extra \$1,000 will be provided to those households that are elderly (62 years of age or older) and/or disabled. For purposes of this Report, the term "disabled" shall have the same meaning as "Disabled Person" in Vehicle Code section 295.5.

While the Owner has no obligation under law to mitigate relocation costs for tenant-occupied households, the Owner does believe that consideration should be given to these families as well. In that regard, the Owner will provide the following:

- A. Each tenant household will be compensated for the moving of their personal belongings with a benefit not-to-exceed \$1,500. An extra \$1,000 will be provided to those households that contain one or more elderly (62 years of



age or older) and/or disabled. As previously noted, the term "disabled" shall have the same meaning as "Disabled Person" in Vehicle Code section 295.5.

Throughout the entire relocation process, OPC will be available to assist owners and renters with their relocation assistance needs including the following:

- A. Searching for replacement sites within and outside the City of Carson;
- B. Claiming relocation funds from the Owner;
- C. Other individual assistance that may be required on a case by case basis.

If necessary, a Project site office will be staffed by OPC personnel throughout the process to assist the residents. Days and times that the office will be open will be provided to Park residents.

Relocation Specialist Assistance

In addition to the ongoing replacement site searching as state above, the relocation consultants will be available to assist residents with the preparation and filing of claims and the processing and delivery of payments. The procedures for claiming benefits will be as follows:

- A. Claimants will provide all necessary documentation to substantiate eligibility for assistance;
- B. Assistance amounts will be determined;
- C. Relocation consultant shall assist claimants with the preparation of written claims. Completed claims and supporting documentation will be submitted by relocation personnel to the Owner;
- D. The Owner will review and approve claims for payment or will request additional information as needed;
- E. The Owner will issue benefit checks which will be available at the relocation consultant's office for pick-up, unless circumstances dictate otherwise;
- F. Final payments will be issued after confirmation that the Project site premises have been completely vacated;
- G. Receipts of payment will be obtained and maintained in the relocation case file.

All Park tenants not in default will receive a minimum of six month's notice to vacate. This notice will be given after the Planning Commission approval of the RIR.



III. Recommendation


That the Planning Commission take one of the following options:

1. WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Relocation Impact Report No. 3036-07 for the closure of Bel Abbey Mobilehome Park pursuant to conditions providing relocation assistance to displaced residents."; or
2. Continue the public hearing until January 13, 2009 in order to allow for the applicant to meet with residents and to provide any clarification or change to the proposed relocation benefits as may be necessary to address specific issues raised during the public hearing process.


IV. Exhibits

1. Relocation Impact Report/Bel Abbey Mobilehome Park (previously delivered under separate cover)
2. Planning Commission Staff Report dated April 8, 2003.
3. Planning Commission Staff Report dated May 27, 2003
4. Letter from Mr. Peters dated June 17, 2003
5. Letter to Bel Abbey Residents dated November 12, 2008
6. CMC Section 9128.21
7. Negative Declaration
8. Proposed Resolution

Prepared by: _____


Zak Gonzalez II, Planner

Approved by: _____


Sheri Repp Loadsman, Planning Manager

RIR No. 3036-07_200_Gardena_Blvd_4



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 8, 2003
SUBJECT: Extension of Nonconforming Privilege No. 16-02
for a Legal, Nonconforming Mobilehome Park
APPLICANT: James and Joan Peters
P.O. Box 597
Three Rivers, CA 93271
REQUEST: Authorization to operate until 2007 and a 20-year
extension of time to August 30, 2027
PROPERTY INVOLVED: 200 East Gardena Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff See Attached Disposition
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
X		Cannon -Chairman	Absent		Diaz
X		Park -Vice-Chairman	Absent		Loyola
X		Boggs	Absent		Merton
X		Brown	X		Post
Abstain		Cottrell			

I. Introduction

The Planning Commission is requested to review Resolution No. 87-1039 to verify if the Bel Abbey Mobilehome Park is operating in compliance with the Conditions of Approval and eligible for continued operation until August 30, 2007. The applicants, James Peters and Joan Peters, are also requesting an additional 20-year extension of time for the mobilehome park to August 30, 2027 (Exhibit No. 1). Section 9172.25 (Extension of Nonconforming Privilege) of the Carson Zoning Ordinance provides the procedure for processing the application before the Planning Commission (Exhibit No. 2).

The mobilehome park is located on a 3.2 acre property near the intersection of Gardena Boulevard and Main Street. A total of 50 mobilehomes and trailers are located in the park. The property is designated by the General Plan for Light Industrial uses and is zoned ML (Manufacturing, Light). The site is also located within Redevelopment Project Area No. 1.

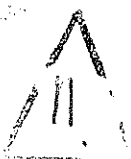
II. Background

Chronology, History and Status of Property

Bel Abbey Mobilehome Park was established in 1950 when the property was under the jurisdiction of Los Angeles County. In 1960 the zoning of the property was changed to M-1, prohibiting mobilehome or trailer parks. This is when Bel Abbey became legal, non-conforming. Los Angeles County allowed an amortization period to September 14, 1987. The current zoning designation is ML (Manufacturing, Light). The comprehensive update to the Zoning Ordinance in 1977 allowed for a 20 year amortization period. Since the original Los Angeles County ordinance created the legal, nonconforming status in 1960, Bel Abbey became subject to a revised amortization date of August 5, 1980.

The current park owners, James and Joan Peters, purchased the lease for the park in 1974. Five years later, on May 22, 1979, Mr. and Mrs. Peters requested that the mobilehome park be allowed to continue operation beyond the 1980 amortization date to August 30, 1987. The Planning Commission granted the first extension (Exhibit No. 3) to August 30, 1987. At the time, staff and the Planning Commission felt that the owner would suffer a hardship if a shorter period of time, August 5, 1980, were imposed. Subsequent to the Planning Commission decision, Mr. and Mrs. Peters sold the lease for the mobilehome park and provided an assumable 3rd Trust Deed to the new park owner.

An additional extension was sought on March 24, 1987 by Ted Tawa, who had acquired the leasehold in 1986. However, due to a legal notification discrepancy the hearing had to be continued and interested parties re-notified. On September 22, 1987, the Planning Commission approved the extension of time, subject to condition of approval regulating the operation and required activities leading to the closure of the mobilehome park (Exhibit No. 4). Condition Nos. 3, 4, and 5 placed specific



timeframes for park operation until the termination date on August 30, 2002. However, if the park owner showed satisfactory progress to close the park (Condition No. 3, Exhibit No. 4), an extra five years could be granted to August 30, 2007.

On August 11, 1992 that Planning Division recorded with the Los Angeles County Recorders Office a "Notice of Legal Non-Conforming Use", stipulating the August 30, 2007 park closure (Exhibit No. 5). This action would inform interested parties of the termination date when a property title search is conducted during purchase.

On August 25, 1992, the Planning Commission held a public meeting to review the first five-year compliance review (Exhibit No. 6). The Planning Commission concurred with staff's recommendation to grant the continued operation of the mobilehome park under Resolution No. 87-1039 to the next five-year review to be on August 30, 1997.

On August 26, 1992, Ted Tawa, requested a modification to Resolution No. 87-1039, Condition Nos. 10 and 11 (Exhibit No. 7). An extension of time was also requested until the lease termination date of February 1, 2015. On November 10, 1992, the Planning Commission considered a New Business Consent item regarding the modification request. The Commission's decision was to retain Condition No. 10, as written, and modify Condition No. 11 by clarifying the language on mobilehome removal and certain terms and conditions for new resident occupancy (Exhibit No. 8). The request for the time extension was not considered since the applicant had not filed the appropriate application and lack of public hearing notification requirements.

A letter dated November 12, 1992 requested that a public hearing be held to consider an extension of time to the year 2015 consistent with the expiration of the lease (Exhibit No. 9). Staff responded to the leaseholder representative on December 9, 1992 by requesting the submittal of a formal application and an environmental assessment fee (Exhibit No. 10). Staff sent a second letter since the park owner had not responded for over five months, (Exhibit No. 11). Staff received a letter from Ted Tawa, dated July 10, 1993, indicating the change in park ownership to a Brandon Rosenberg and Mark Cohen (Exhibit No. 12). Attempts to reach either of these new owners were unsuccessful. On February 17, 1994, planning staff received information from the staff representative of the Mobile Home Rental Review Board indicating a potential new park owner. In July 1995, Mr. and Mrs. Peters assumed ownership of the park due to a foreclosure action against the previous park owner, Mr. Rosenberg and Mr. Cohen. The lease with the landowners was renegotiated to change the expiration date from 2015 to 2007 due to a dispute with overpayments to the landowner.

Mr. and Mrs. Peters indicate that they were unaware of the requirements of Planning Commission Resolution 87-1039 when they assumed ownership in 1995. Through discussions with staff, the applicants were advised of the need to obtain Planning Commission authorization to extend the park operation from August 30, 2002 until August 30, 2007. On August 23, 2002, Mr. Peters wrote a letter requesting

authorization to operate the park until 2007 and an additional 20 year extension to August 30, 2027 (Exhibit No. 1).

Site Description

A field inspection was conducted on March 12, 2003. The park was relatively clean with no debris in the street or in the small yard area of individual spaces. Some parking spaces (driveways) had outdoor storage, a stored vehicle, and children's toys. Vehicles were parked on both sides of the street, leaving an aisle of about 20 feet clearance. The Fire Department requires 40 feet in width for parking on both sides of driveways (Exhibit No. 27). A single pot hole was found and the asphalt was in fair condition. The small yards varied in maintenance from good to bad. Guest parking at the end of the street was striped. Space No. 48 had a homemade "For Sale" sign in the window of the coach. The partial wall around the swimming pool area was missing some concrete blocks.

Project Location and Surrounding Uses

The mobilehome park is located on the south side of Gardena Boulevard approximately 570 feet from the intersection of Gardena Boulevard and Main Street. The surrounding uses are listed as follows and shown on Exhibit No. 4:

- North: Light industrial uses including a metal storage facility, manufacturing, pipe storage, and barrel storage
- South: Light industrial uses including a propane gas depot, a junk yard, and a plant nursery
- East: Light industrial uses including a propane gas depot, a junk yard, and a plant nursery
- West: Light industrial uses including manufacturing, outdoor storage, and auto repair

III. Analysis

The Planning Commission is requested to take two separate actions. The first action is to perform the 15-year review as required by Resolution 87-1039 to determine if the mobilehome park use should be allowed to continue operation until 2007. The second action is to consider the new request by the park owner to grant a further extension of time until August 30, 2027.

Notification

The city is charged with the responsibility for implementing and enforcing the provisions of the Zoning Ordinance. As such, the city must notify affected persons in order to obtain compliance. The applicant was advised of the legal nonconforming

13

status and initiated the request in 1979 to extend the nonconforming mobilehome park use until 1987. Additional correspondence and a notice recorded on the property (Exhibit No. 5) provide significant public records related to the status of the property. The applicant claims no knowledge of Resolution No. 87-1039 and the conditions for park closure (Exhibit No. 19) when the park ownership was assumed in 1995. Mr. Peters discussed with staff that the foreclosure proceedings were the focus and they failed to conduct adequate research related to the status of the park.

When the Planning Commission considered Bel Abbey Mobilehome Park in 1987 and 1992, there was notice provided to all park residents. At the five year compliance review meeting in 1992, the Planning Commission decided to add a condition requiring language to be included in the parks' rental agreement (Exhibit No. 6, Decision). Based upon the unstable ownership after 1992, it is unclear what notifications from the park owner may have been provided to residents on an ongoing basis. Mr. Peters does state that the current residents are aware of the park closure and the required information related to park termination has been incorporated into all future space rental agreements. It is interesting to note that Mr. Peters does mention in Exhibit No. 19 that when he did take over the park operation in July, 1995, there were no rental contracts, no park maintenance, no park rules, no gas safety survey, and the utilities were about to be discontinued. This would mean that the prior park owner was in violation of Resolution No. 87-1039 and the Conditions of Approval.

In addition to notice related to Planning Commission decisions, residents were provided with information related to the park closure during hearings before the Mobilehome Rent Review Board. In 1993 and 2000, rent increase applications were considered and information provided related to the 2007 termination date (Exhibit Nos. 15-18).

Conditions of Approval

Resolution No. 87-1039, approved on September 22, 1987 and amended on November 10, 1992, is the standing document for Bel Abbey Mobilehome Park (Exhibit No. 20). Planning staff reviewed the conditions to determine compliance status. The applicant addressed compliance with the conditions of approval in Exhibit No. 21.

CONDITION	DESCRIPTION	STATUS
1	Compliance with laws	Substantial compliance
2	Property maintenance	Some spaces are not well maintained. Plants need trimming and cutting.
3	Approval of 5 year extension to 2007 subject to satisfactory progress toward final closure of park.	No progress toward final closure of the park.

4	Progress review every 5 years	5-year review completed in 1992. No review attempted in 1997.
5	Declaration of resident notification	No recent documents, agreements or leases for new owners or residents have ever been received. Records show during 1987-1992 that park owner submitted signatures of residents being informed of park closure.
6	Commission may impose additional conditions at 15-year review.	To be determined based on current review and application.
7	Relocation Impact Report required in 17 th year (2004)	Future requirement.
8	Applicant to comply with any requirements of approved RIR.	Future requirement.
9	Redevelopment Agency to be offered first right of refusal to purchase units until 1997.	Several offers received through 1992. No offers accepted by Redevelopment Agency.
10	Sales of units after 1997 subject to removal or assurance that mobilehome will be removed at end of park's amortization period.	12 units sold since 1997. No written agreements assuring removal of mobilehomes. Applicant does not appear to have fully understood this requirement and has not complied.
11	Vacated space not be occupied by new mobilehome unless agreement assuring removal and waiver of relocation benefits.	No mobilehomes removed.
12	Possible revocation if failure to comply with conditions	Prior and existing park owners have not maintained full compliance. Current owner has allowed sales of mobilehomes without providing assurances required by Condition 10.
13	Compliance with any future redevelopment plans.	The Redevelopment Agency has not identified any project that would involve this property.
14	Reduction in amortization date if alternative spaces identified for relocation of mobilehomes.	No spaces identified.

15

15	Rental agreements to stipulate park closure in 2007. Resolution 87-1039 Conditions of Approval to be attached to rental agreement.	Not in compliance.
16	Rental Agreement subject to review by City Attorney.	Current rental agreement has not been submitted for review.
17	Land owner and leaseholder obligated to disclose closure requirements and applicable conditions.	Not in compliance.
18	Deed restriction to be recorded on property.	Compliance
19	Proof of recordation of Affidavit of Acceptance and Resolution	Resolution recorded with Los Angeles County Recorder's Office
20 - 22	Fire Dept. requirements	Substantial compliance
23	Parking Plan	No evidence of Parking Plan. Residents routinely park in fire lane. On-site parking very deficient.

Staff is particularly concerned with Condition No. 10 which requires any mobilehome sold in the last 10 years of park life to be removed or subject to an agreement assuring removal at end of amortization date. Staff requested a list of all current park residents and their move in date (Exhibit No. 22). In accounting for all 50 residents the move in dates are as follows:

YEAR	NO. OF MOVE INS	YEAR	NO. OF MOVE INS	YEAR	NO. OF MOVE INS
1980	1	1989	1	1995	13
1982	1	1990	2	1996	6
1984	1	1991	2	1997	3
1985	1	1992	5	1998	1
1986	2	1993	1	1999	1
1988	1	1994	1	2000	3
				2002	4

Twelve residents have moved in since 1997, the start of the last 10 years of park life (Condition No. 10). The mobilehomes are all owner occupied. The applicant has not required the necessary agreements assuring the mobilehomes will be removed at the end of the amortization period.



Based upon discussions with the applicant, staff believes that the applicant did make effort to comply with the conditions of Resolution No. 87-1039. It appears that the applicant did not fully understand the requirements of the conditions or the implications of noncompliance. Pursuant to Resolution No. 87-1039, the Planning Commission could consider denying the continued operation of the mobilehome park and initiate immediate closure proceedings. Such an approach would create hardship for the residents who believe that the 2007 date is the actual termination date. Staff recommends that the Planning Commission authorize the operation of the park until 2007. Following the public hearing process, staff requests direction from the Commission related to formulation of new conditions to facilitate the closure of the mobilehome park by August 30, 2007.

Extension of Time

Bel Abbey Mobilehome Park became legal, non-conforming in 1960 while under the jurisdiction of Los Angeles County. The City of Carson considered two separate requests to extend the nonconforming privilege. In 1979, the Planning Commission granted an extension to August 30, 1987. In 1987, the Planning Commission granted an extension to 2002 with the opportunity for a further extension to 2007 subject to verification of compliance with Resolution No. 87-1039. The requested extension of time to August 30, 2027 is based on the park providing low cost housing (average rent with water and trash - \$221 per month); a home for minorities and the elderly; the longevity of residents; the inability to move older coaches; and retirement income for the current park owners.

Section 9172.25 establishes the procedure for initiating and reviewing a request for an extension on nonconforming privilege by a property owner or authorized representative. The procedure allows the opportunity to present information regarding the uniqueness of each situation. Subsection (D)(1) contains the specific findings required to approve an extension of the termination date of a nonconformity. The subsection reads as follows:

“After the hearing, the Commission shall, by resolution, approve the request for the extension of time if the Commission finds that the required time for termination of the nonconformity as provided in Division 2 of Part 8 of this Chapter is insufficient for the reasonable amortization of the fixed investment in such nonconformity. If the Commission is unable to make such a finding, it shall disapprove the request for the extension of time. In granting such extension, no expansion or increase in the degree of any nonconformity shall be approved.”

This ordinance provision is very specific and requires the Commission to review only initial and added investments made in the nonconformity prior to the date of becoming nonconforming. Investments made after becoming nonconforming are not considered. Looking at the statement in another perspective, if it pertained to all investments made after becoming nonconforming or by subsequent owners, the park could be resold each time it approached its termination date with each owner

claiming that the amortization schedule is insufficient to realize their investment. This would result in an indefinite number of extensions contrary to the law's intention of assuring a reasonable amortization schedule that culminates in the termination of the nonconforming use.

The Planning Commission may consider various factors in determining reasonable amortization of nonconforming uses. These additional factors include the amount of the original investment or original cost; present or actual depreciated value; construction dates; amortization for tax purposes; salvage value; remaining useful life of buildings or structures; length of remaining lease; and harm to the public if the structures or use remain beyond the termination date. The Commission should also weigh the public gain from the removal of the nonconformity against the private loss the removal may entail, considering the length of time the structures or use existed.

The records indicate that Bel Abbey has had at least five owners since the park was declared a legal nonconforming use in 1960. The applicants, Mr. and Mrs. Peters, held ownership of the park from 1974 to 1979 and from 1995 to present. The Planning Commission considered relevant investment, lease and other information in 1987 and determined that an extension to August 30, 2002 would be adequate to amortize the legal, nonconforming mobilehome park. An additional 5-years to August 30, 2007 was also deemed appropriate subject to compliance with Resolution No. 87-1039.

The current request for an extension until August 30, 2027 does not present substantial new information. The most significant new information pertains to the land lease. At the time the Planning Commission considered the request in 1987, the land lease was due to expire in 2015. As a result of alleged overpayments to the underlying property owner, an action was initiated to rectify the situation. When Mr. and Mrs. Peters became involved in the foreclosure proceedings in 1995, this issue had already been raised and was in active discussion. The Peters continued with the discussion, and as the successor in interest on the lease when they assumed ownership of the park, a settlement was reached to reduce the lease from 2015 to 2007. As the lease expiration is closer to the termination date of the mobilehome park, there is a reduced impact on the applicant. All other factors were previously considered by the Planning Commission, including but not limited to the impacts on the residents, the age of the structures and improvements and compatibility with surrounding uses.

GENERAL PLAN

The Land Use Element of the General Plan states the following policies:

- To separate nonconforming uses, replace substandard buildings and prevent deterioration of residential, commercial and industrial areas
- Improve development standards in order to control urban blight and property values

- Encourage the development of stable industrial and commercial uses which broaden the economic base to create a more self-sufficient local economy
- Industrial land use conflicts should be separated from residential and commercial activities
- The light industrial areas are intended to provide for the establishment, expansion and preservation of small- and medium-size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial zones

The Land Use Element of the General Plan states the following goals for residential uses:

- To be organized into distinct districts and located in harmonious relationship with other adjacent land use activities
- To be served with schools, adequate parking, recreational parks and shopping areas in close proximity
- To be protected from noise, odor, smoke and excessive traffic
- To have conflicts minimized by securing the abatement of non-conforming uses

The subject property is designated for Light Industrial uses in the General Plan and located in the ML (Manufacturing, Light) zone district. As the land use map indicates the entire area is characterized by industrial uses. The Zoning Ordinance prohibits residential uses of this type in a manufacturing zone. The City's General Plan stresses the need for developing and preserving the residential character of neighborhoods from intrusions such as excessive noise, odor, smoke and traffic that is routinely generated by industrial uses. In addition, the Los Angeles County Fire Department records indicate that there are several businesses in the immediate area surrounding the mobilehome park that handle hazardous materials. The volume and variety of hazardous materials that may be generated, stored or transported in close proximity to the mobilehome park is of great concern. The area is not suited for children since parks, schools and commercial areas are not located in close proximity.

The Housing Element of the General Plan stresses the importance of providing and preserving housing for all income groups. Bel Abbey park provides low income housing to the City. The closure of this park will conflict with this goal by reducing the City's low cost rental housing supply and will displace households with special needs such as the elderly, handicapped and families with children. In addition, the residents will have difficulty relocating their mobile home coaches for a variety of reasons. There are few vacancies in the South Bay. The older coaches may require expensive repairs, be damaged by the move, or fail to meet the minimum Health and Safety Code Standards for installation at a new site. However, the General Plan also stresses the importance of the quality of the living environment. The Park was developed under 1950 L.A. County regulations and is substandard with regards to

current requirements. Both the parks' common area and many coaches are in a deteriorated condition. As was discussed under the land use compatibility heading, the residents are being subjected to adverse environmental impacts generated from the industrial area.

In 1982 the City Council considered the issue of non-conforming mobile home parks in residential, commercial and manufacturing zones. The Council acted at that time to eliminate the non-conforming status of existing mobile home parks in residential and commercial zones. However, the City Council did not eliminate non-conforming status of mobilehome parks that were located in manufacturing zones nor modify the amortization period of these uses.

Over the past 5 years, the General Plan Advisory Committee (GPAC) and the Planning Commission have considered whether the Bel Abbey Mobilehome Park should be treated differently under the General Plan and Zoning Ordinance. The consistent recommendation from both the GPAC and the Planning Commission has been to retain the current Light Industrial designation for the property and consider any requests related to the operation or closure of the mobilehome park pursuant to existing standards contained in the Zoning Ordinance. The City has adopted a relocation procedure. Prior to the conversion or closure of a mobile home park, the owner is required to prepare a Relocation Impact Report (RIR), which is specified in Section 9128.21 of the Zoning Ordinance (Exhibit No. 28). The Planning Commission will be reviewing the RIR and imposing conditions to mitigate the adverse impacts created by the Park's closure.

The closing of Bel Abbey Mobile home Park will certainly add to the low and very low-income group housing need in Carson. Compounding the housing need is the fact that rent control for mobile home parks provide rents far below market standards. Average space rent at Bel Abbey is \$221 per month (Exhibit No. 1) Market rent for a two-bedroom apartment is around \$650 to \$800 per month. * It would not be easy to relocate residents of Bel Abbey at those rents. The City of Carson, as well as State and Federal Agencies, have many housing assistance programs. The park owner's relocation consultant will need to explore these programs to meet the individual needs of each resident.

COMMENTS

Staff solicited comments from various agencies from January 27, 2003 to February 10, 2003. On February 6, 2003 staff sent out comment letters to all businesses and property owners within 500 feet of the mobile home park (Exhibit No. 24). Staff has received only two responses. Both felt the park was in a bad location, one pointing out kids playing in the street (Gardena Blvd.) and the volume of truck traffic (Exhibit Nos. 25 and 26).

IV. Environmental Review

Pursuant to the CEQA Guidelines, Section 15061 (b)(1), this activity is not a project as defined in Section 15378. This activity is exempt from CEQA.

V. Conclusion

The applicant has requested authorization to continue operation of the park until 2007 and an extension of time until August 30, 2027. As shown by the analysis contained in this report and the information submitted by the applicant, there is no new information to suggest un-amortized investment. While the applicant has not fully complied with the conditions contained in Resolution No. 87-1039, staff believes that the applicant seeks to provide an appropriate setting for the 50 households living at Bel Abbey and will, subject to the direction of the Planning Commission, take the appropriate steps to assure improved compliance. Staff will provide more direct intervention to assist the applicant in this area.

The loss of housing is a significant concern. Of equal concern is that nonconforming uses detract from the effectiveness and benefit of a comprehensive plan. The General Plan is a comprehensive long-term plan that governs the direction of future land use in the city. Allowing excessive or unlimited extensions of nonconforming uses would make the goals of the City's General Plan unreachable and may result in significant incompatibilities.

VI. Recommendation

That the Planning Commission:

- AUTHORIZE the continued operation of the mobilehome park until August 30, 2007; and
- DENY the request to extend the nonconforming privilege until August 30, 2027; and
- PROVIDE direction to staff for imposition of additional or modified conditions of approval for Resolution No. 87-1039 to assist in the closure of the mobilehome park; and
- CONTINUE this public hearing until May 13, 2003 and direct staff to prepare the necessary resolution denying the request to extend the non-conforming privilege to 2027.



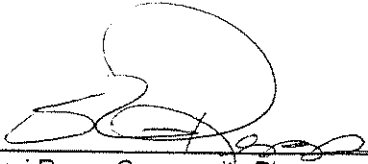
VII. Exhibits

1. Applicant's Letter requesting Extension of Time, dated August 23, 2002
2. Section 9172.25 Carson Municipal Code – Extension of Non-conforming Privilege Procedure
3. Staff Report to Planning Commission, dated May 22, 1979
4. Staff Report to Planning Commission, dated September 22, 1987
5. Notice of Legal Non-conforming Use
6. Staff Report to Planning Commission dated August 25, 1992
7. Applicant's Letter Dated August 26, 1992, requesting hearing regarding Resolution #87-1039
8. Staff Report to Planning Commission, dated November 10, 1992
9. Applicant's Letter Dated November 12, 1992, Requesting Hearing Regarding Resolution #87-1039
10. Letter from Staff Dated December 9, 1992, regarding need for formal application
11. Letter from Staff dated July 8, 1993, regarding extension of nonconforming Privilege No. 5-92 request
12. Letter from Mr. Tawa - dated July 10, 1993 - regarding change of park owner
13. Letter from Staff dated March 8, 1994, to Mr. Gerald Markley, Owner, Bel Abbey Mobilehome Park
14. Petition from Residents, Bel Abbey Mobilehome Park, dated November 12, 2002
15. Capital Rent Increase minutes from Mobilehome Rental Review Board of January 13, 1993
16. General Rent Increase minutes from Mobilehome Rental Review Board
17. Minutes dated January 27, 1993 - Mobilehome Rental Review Board
18. Minutes dated June 14, 2000 – Mobilehome Rental Review Board
19. Letter from James R. and Joan T. Peters dated September 4, 2002 – regarding change of ownership of Bel Abbey Mobilehome Park
20. Planning Commission Resolution No. 87-1039
21. Letter from James R. Peters dated February 22, 2003 Regarding compliance to Resolution No. 87-1039
22. Bel Abbey Mobilehome Park Occupance List dated February, 2003
23. Property and Business Owner List – 16324-16900 S. Main Street
24. Letter from Staff dated February 6, 2003 – regarding extension of nonconforming privilege
25. Letter from RDS Wire and Cable, Inc., dated February 20, 2003
26. Letter from Trans World Alloys, dated February 13, 2003
27. Letter from L.A. County Fire Department regarding 200 E. Gardena Blvd., dated January 30, 1997
28. Section 9128.21 – Relocation Impact Report Procedure
29. Letter from Sullivan, Workman & Dee, LLP, regarding Planning Commission Hearing on request for Extension of Non-Conforming Use Permit, scheduled for April 8, 2003

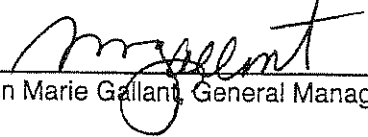


Prepared by: Timothy O'Rourke, Associate Planner

Reviewed by:


Sheri Repp, Community Planner

Approved by:


Ann Marie Gallant, General Manager

MU/Document1



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 27, 2003

SUBJECT: Extension of Legal, Non-conforming Privilege No. 16-02 for Bel Abbey Mobilehome Park

APPLICANT: James and Joan Peters
P.O. Box 597
Three Rivers, CA 93271

REQUEST: Authorization to operate until 2007 and a 20-year extension of time to August 30, 2027

PROPERTY INVOLVED: 200 East Gardena Boulevard

Planning Commission Decision:

Commissioner Brown moved, seconded by Commissioner Cottrell, to authorize the continued operation of the mobile home park until August 30, 2017. This motion was superceded by the substitute motion.

Vice-Chairman Park moved, seconded by Commissioner Verceles, to continue this matter indefinitely, allowing all parties to conduct further negotiations. This motion ultimately carried.

Commissioner Boggs requested that the parties involved with this property make an effort to make Condition No. 28 as concise as possible.

The motion for an indefinite continuance carried as follows:

AYES: Boggs, Diaz, Park, Pulido, Verceles
NOES: Brown, Cannon, Cottrell, Post
ABSENT: None
ABSTAIN: None

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
	X	Cannon –Chairman	X		Diaz
X		Park –Vice-Chairman		X	Post
X		Boggs	X		Pulido
	X	Brown	X		Verceles
	X	Cottrell			



June 17, 2003

To: Mrs. Sheri Repp-Loadsman
Community Planning Manager
City of Carson

Subject: Cancellation of request to extend
Nonconforming use permit for Bel-Abbey MHP
200 E. Gardena Blvd, Carson, Ca.

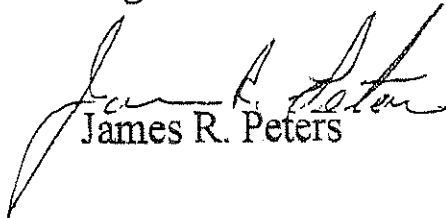
Ref: Nonconforming Privilege No. 16-02

Sheri we have decided not to pursue the extension of the non-conforming use permit for Bel-Abbey Mobile Home Park that we requested from the City of Carson and wish you to immediately stop all further actions concerning this issue. We recognize and accept that the park must be vacated by August 30, 2007 and request that the park be allowed to remain open until August 30, 2007.

We have sold the park to a buyer who also purchased the land. So now there is a common owner of both properties.

We appreciate all the work your department has done on this project and feel that this is the best solution for all parties.

Regards


James R. Peters


Joan T. Peters



CITY OF CARSON

June 4, 2003

James and Joan Peters
P.O. Box 597
Three Rivers, CA 93271

Subject: Planning Commission Disposition Regarding Extension of Legal,
Nonconforming Privilege No. 16-02 for Bel Abbey Mobilehome Park

Dear Applicant:

The Planning Commission of the city of Carson, at its meeting of May 27, 2003, voted to continue this matter indefinitely.

If you have any questions concerning the City's procedures or any of the enclosed documents, please feel free to contact Tim O'Rourke, Associate Planner at (310) 952-1761.

Sincerely,

Denise Bothe
Planning Secretary
Development Services Group



I. Introduction

On April 8, 2003 the Planning Commission reviewed Resolution No. 87-1039 to verify if the Bel Abbey Mobilehome Park is operating in compliance with the Conditions of Approval and eligible for continued operation until August 30, 2007. The applicants, James Peters and Joan Peters, also requested an additional 20-year extension of time for the mobilehome park to August 30, 2027. The Planning Commission stated their intent to consider an extension to August 30, 2017 and instructed staff to prepare the necessary resolution.

The mobilehome park is located on a 3.2 acre property near the intersection of Gardena Boulevard and Main Street. A total of 50 mobilehomes and trailers are located in the park. The property is designated by the General Plan for Light Industrial uses and is zoned ML (Manufacturing, Light). The site is also located within Redevelopment Project Area No. 1.

II. Background

This item last appeared before the Planning Commission on April 8, 2003. At that time the vote was to approve the extension to August 30, 2017 and continue the public hearing so that staff could prepare new conditions and a resolution (Exhibit No. 1).

III. Analysis

From the April 8th hearing, it was clear to planning staff that the Commission believed that the preservation of low cost housing outweighed the legal, nonconforming amortization of the mobilehome park. By voting for the continuation of the park to August 20, 2017, Bel Abbey gained another ten years of existence. Several factors appear to be of relevance in considering an extension of time beyond August 20, 2007 as follows:

1. Physical condition of park
2. Responsibility for preparation of Relocation Impact Report and park closure
3. Notification to Residents

Park Condition

On April 16, 2003, Housing, Mobilehome Rental Review Board, and Planning staff conducted a field inspection of Bel Abbey Mobilehome Park in order to determine the condition of the park. The park was found to be relatively clean and adequately maintained. The Rehabilitation Supervisor did note several safety issues that need immediate attention regarding the pool area (Exhibit No. 3). In addition, improvement is needed to repair pavement and provide adequate lighting. Conditions of approval will be incorporated in the resolution to provide the necessary corrections or improvements.



Relocation Impact Report

Prior to the conversion of the mobilehome park to another use, the Carson Municipal Code requires approval from the City of a relocation impact report (RIR) in accordance with Section 9128.21. The Planning Commission is required to approve the RIR if it is able to make an affirmative finding that reasonable measures have been provided to mitigate the adverse impact on the residents to be displaced to find alternative housing.

Significant concern has been raised regarding the potential costs for closing the mobilehome park. It is not clear whether the mobilehome park owner would be responsible for the RIR and associated benefits or if the land owner would bear the burden. Staff has been advised that the applicant is in the processing of selling the lease to another party. Concurrently, the property owner has entered into escrow to sell the property to SOS Metals, a business located across the street at 201 E. Gardena Boulevard. The pending sales are contingent upon various factors, including the Planning Commission decision to deny or approve an extension of time to operate the mobilehome park.

The current lease to operate the mobilehome park expires in April 2008. If the applicant or a successor in interest declines to renew the lease, the property owner becomes responsible for the mobilehome park. On May 19, 2003, a meeting was held with the broker representing both the existing property owner and SOS Metals. Staff was advised that both parties opposed to extension of time for the park to operate beyond the current August 30, 2007 deadline. The current owner is a family trust seeking to sell the property in order to disburse the funds. SOS Metals is interested in the property to expand business operations.

All parties are interested in the potential relocation benefits that may be required pursuant to an approved RIR. Staff has advised that relocation benefits can vary depending on a variety of circumstances and that the Planning Commission will take into consideration past RIR approvals, the status of each resident, the age and size of each unit and conditions of residency. Residents who moved in with knowledge that the park is closing may be limited or ineligible to receive relocation benefits.

Several mobilehome parks have closed pursuant to an approved RIR. In 2000, the Planning Commission approved the RIR for Mack's Trailer Lodge. Similar to Bel Abbey, Mack's Trailer Lodge was a legal, nonconforming mobilehome park located in the ML (Manufacturing, Light) zone district. In 1977, an extension of time was requested by the owner to allow for the continued operation of the park until November 2, 1997. To satisfy the requirements of the City, the property owner prepared a RIR to allow for the closure of the park. As with past RIR approvals, the relocation benefits were divided into two categories. The first level of benefits provided funds to offset costs for physical relocation of a trailer, trailer coach or mobilehome and certain expenses related to moving of personal belongings. Approximately \$1,450 was provided to eligible spaces. The second tier of benefits was only available if a comparable space was not identified for relocation. If applicable, this last resort benefit ranged from \$1,000 for a trailer to \$7,850 for a mobilehome. The park owner also provided incentive payments to encourage

residents to relocate early. A copy of the Resolution for Mack's Trailer Lodge is included as an exhibit.

The RIR for Mack's Trailer Lodge may provide some insight as to possible relocation benefits for Bel Abbey. A significant point of interest is that many units have sold since the 1987 hearing to extend the amortization period to 2007. The responsible party who ultimately prepares a RIR for the park closure will likely take this into consideration. A condition has been included requiring the submittal of a RIR application no later than August 30, 2014. Nothing precludes the submittal of a RIR at an earlier date if necessary to facilitate the closure of the mobilehome park before August 30, 2017.

A condition of approval has been included to require funds to be deposited in a trust account to facilitate the future closure of the mobilehome park. Staff recommends that \$25,000 be placed into an interest bearing account within 30 days of the Planning Commission approval or upon the transfer or assignment of the lease. It is expected that additional funds will be required to satisfy the relocation benefits to be included in a future RIR. The Planning Commission could consider annual payments into this fund to ensure that the current leasee, or successor in interest, is contributing toward potential relocation benefits that may be provided to park residents. Alternatively, the Planning Commission could wait until the RIR process to designate the relocation benefits and standards for distribution.

Notification

Various conditions have been included to strengthen the notification provided to park residents. The City is also to be officially notified regarding any changes to the lease authorizing the operation of the mobilehome park. Section 9128.21 of the CMC requires significant notification related to the RIR process.

Conclusion

Staff has prepared a draft resolution authorizing the extension of the park operation until August 30, 2017. The decision of the Planning Commission is not final until a resolution is adopted. The public hearing was continued to allow for additional testimony. It is anticipated that new information may be provided to the Planning Commission. In addition, the applicant may seek modification to the proposed conditions of approval.

IV. Recommendation

That the Planning Commission choose one of the following options:

1. Deny the applicant's request to extend the park operation until August 30, 2027.
2. Authorize the continued operation of the mobilehome park until August 30, 2017; and,



B. WAIVE further reading and ADOPT Resolution No.____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON GRANTING AN EXTENSION OF TIME TO OPERATE A LEGAL, NON CONFORMING USE NO. 16-02"

3. To continue this public hearing and provide direction.

V. Exhibits

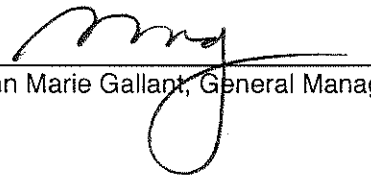
1. Planning Commission Staff Report dated April 8, 2003
2. Planning Commission Meeting Disposition, dated April 8, 2003
3. Memorandum from Ernie Sanchez, dated April 23, 2003
4. Resolution No. 2000-1802 for Mack's Trailer Lodge
5. Draft Resolution Extending Park Operation to August 30, 2017

Prepared by: Timothy O'Rourke, Associate Planner

Reviewed by:


Sheri Repp, Community Planner

Approved by:


Ann Marie Gallant, General Manager

June 17, 2003

To: Mrs. Sheri Repp-Loadsman
Community Planning Manager
City of Carson

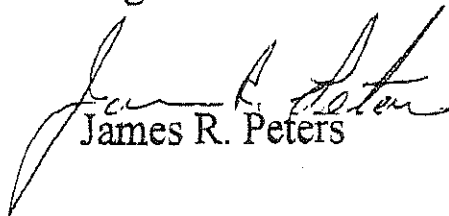
Subject: Cancellation of request to extend
Nonconforming use permit for Bel-Abbey MHP
200 E. Gardena Blvd, Carson, Ca.
Ref: Nonconforming Privilege No. 16-02

Sheri we have decided not to pursue the extension of the non-conforming use permit for Bel-Abbey Mobile Home Park that we requested from the City of Carson and wish you to immediately stop all further actions concerning this issue. We recognize and accept that the park must be vacated by August 30, 2007 and request that the park be allowed to remain open until August 30, 2007.

We have sold the park to a buyer who also purchased the land. So now there is a common owner of both properties.

We appreciate all the work your department has done on this project and feel that this is the best solution for all parties.

Regards


James R. Peters


Joan T. Peters



CITY OF CARSON

November 12, 2008

Bel Abbey Mobilehome Park
Owner/Tenants
200 E. Gardena Boulevard
Gardena, CA 90248

SUBJECT: Chronology of Bel Abbey Mobilehome Park, *Historia de Parque Bel Abbey*

Dear Owner/Tenants:

As a follow up to the recent community meeting held on November 3, 2008, to discuss the mobilehome park closure and proposed relocation benefits, I have included the following chronology to clarify any questions you may still have.

Esta carta es para claraficar la historia de Bel Abbey, en caso que alguien tenga preguntas de el Reporte de Impacto de Reubicacion.

Please note that the city records are available for your review and that the public hearing on the Relocation Impact Report, with the city Planning Commission will be held on Tuesday, November 25, 2008, at 6:30 p.m., at the City Council Chambers, City Hall, located at 701 E. Carson Street, Carson, CA. 90745

Los documentos de este asunto estan para su revisa en la ciudad de Carson, y la junta con la Comision de Planificacion para presentar el Reporte de Impacto de Reubicacion sera el 25 de Noviembre, 2008, a las 6:30 p.m., en City Hall, 701 E. Carson Street, Carson, CA 90745.

Please contact me if you may have any questions on the above. Please phone me at **310-952-1700 extension 1301**, or email zgonzale@carson.ca.us. *Si usted tiene preguntas tocante del Reporte de Impacto de Reubicacion por favor me llama, (310) 952-1700 Ext: 1301*

Sincerely,

Zak Gonzalez II, Associate Planner

Exhibit No. 5



CITY OF CARSON

BELL ABBEY MOBILEHOME PARK 200 EAST GARDENA BOULDEVAR D CHRONOLOGY HISTORIA de BEL ABBEY

- On April 28, 1987 the Carson Planning Commission extended the park's termination date 20 years to August 30, 2007 to allow tenants more time to amortize their investment in their units. The park owner and residents were responsible for informing future residents of the 2007 closure date.
- *El 28 de April de 1987 la Comision de Planificacion extendio la fecha de terminacion a 20 anos para el 30 de Agosto de 2007 para que los inquilinos tuvieran mas tiempo para amortizar sus inversiones en sus unidades. El dueno y los residents del parque estaban reponsables para notificar a residentes del futuro del la fecha de Agosto 2007 para el cierre del parque.*
- On April 8, 2003 the Planning Commission met and indicated an intent to allow the mobilehome park to operate until August of 2017. The Planning Commission continued the matter to the May 27, 2003 meeting to allow consideration of a Resolution to confirm an approval to extend the legal, nonconforming status.
- *El 8 de April de 2003 la Comision de Planificacion extendio la junta a el 27 de Mayo, 2003. La Comision dio intencion de aprobar la operacion del parque hasta el 30 de Agosto 2017, pero no firmo la resolucion necesaria para confirmar la intencion.*
- On May 27, 2003 the Planning Commission discussed the difficulties in extending the park's termination date and approved to continue the matter indefinitely, allowing all parties to conduct further negotiations. As a result, the Planning Commission did not approve the extension to August 30, 2017 and the park was still required to close by August 2007. Further the city never gave "official notice" to the residents that the park's closure date of August 2007 had changed.
- *El 27 de Mayo, 2003, la Comision de Planificacion discutio las dificultades de extender la fecha de la terminacion del parque y continuo la junta indefinidamente para que todo los afectados podrian negociar y no aprobo la extencion del parque a 2017, confirmando que el parque tenia que cerrar en Agosto 2007. La ciudad nunca dio noticia oficial encontra de esto.*
- On June 17, 2003, the mobilehome park property owners: Mr. James R. Peters and Mrs. Joan T. Peters; provided a written notice to the city requesting that the city immediately stop all further actions on this issue and allow the park to remain open until August 30, 2007.
- *El 17 de Junio de 2003, el dueno del parque "Bel Abbey" dio noticia a la ciudad de Carson que no queria seguir con la requesta para extender la operacion del*

parque. Tambien pedio que la ciudad parara toda acciones en este asunto y confirmaron que el parque tenia que cerrar para el 30 de Agosto, 2007.

- On September 4, 2007 the city sent notice to the park owner re-affirming that the extension for the legal non-conforming mobilehome park use had expired August 30, 2007. Further, that the owner had to file an application with the city and obtain approval of a "relocation impact report" pursuant to CMC Section 9128.21.
- *El 4, de Septiembre de 2007, la ciudad de Carson dio aviso al dueno del parque que la operacion legal del parque se acabo el 30 de Agosto de 2007, y que el dueno tenia que sumitir los documentos del cierre del parque.*
- On August 20, 2008 the park owner Sandy Shadrow submitted the Relocation Impact Report for the proposed closure of the Bel Abbey Mobilehome Park.
- *El 20 de Agosto del 2008 el dueno del parque, Sandy Shadrow entrego a la ciudad el Reporte de Impacto de Reubicacion.*
- On October 23, 2008, the city of Carson sent out via U. S. Postal Service certified mail to each mobilehome unit owner/tenant the public notice of a public hearing with the Planning Commission on November 25, 2008 to present the Relocation Impact Report as required by CMC Section 9128.21 to consider action on the proposed park closure.
- *El 23 de Octubre 2008, la ciudad dio noticia via una carta certificada y mandada por el correo de Estados Unidos de una junta con la Comision de Planificacion para presentar el Reporte de Impacto de Reubicacion por la ley de la ciudad CMC Seccion 9128.21 para considerar accion del cierre del parque.*

§ 9128.21 Relocation Impact Report (RIR).

For the purpose of this Section, any closure of a mobile home park or trailer park or any part thereof or any change of the park's status to a vacant use shall be deemed to be conversion of the park.

Prior to the conversion of a mobile home park or trailer park or any part thereof to any other use or to a vacant use, the person or entity (hereinafter "the applicant") proposing such conversion shall file an application with the City and obtain approval from the City of a relocation impact report (RIR) in accordance with the provisions contained in this Section.

For the purpose of this Section, the term "Mobile Home" shall mean a vehicle designed or used for human habitation and shall include camping trailers, motor homes, slide-in campers and travel trailers, when used as the occupant's primary place of residence as established by nine (9) months' continuous residency, and mobile homes as defined in the California Mobile Home Residency Law, Civil Code Section 798, et seq.

No sign stating that the mobile home park or trailer park is closing, may be closing or has been closed, and no sign concerning a proposed new use of the park, may be placed on or adjacent to a mobile home park or trailer park before the City has adopted a final resolution approving the RIR for the park and the applicant has executed and recorded a certificate of acceptance of the conditions of the resolution approving the RIR and given the required six (6) months' notice of termination of tenancy.

A. Time for Filing RIR. An RIR shall be filed by the applicant and approved by the Commission prior to the giving of the written notice of change in use of a mobile home park or trailer park or any portion thereof required by Section 798.56 of the California Civil Code. The RIR shall constitute an application for a permit requesting a change of use within the meaning of Section 798.56 of the California Civil Code.

If the applicant files a tentative tract or parcel map to a subdivision to be created upon the conversion of a mobile home park or a trailer park to another use prior to giving the written notice under Section 798.56 of the California Civil Code, then the RIR shall be filed concurrently with the filing of the map.

B. Application and Resident Questionnaire. The City may require that the applicant file an

application on a form, provided by the City, concurrently with the filing of an RIR.

The City may also require that the applicant give to each affected mobile home owner a questionnaire, provided by the City, which includes, but is not limited to:

1. The purchase price and date of purchase of the mobile home by the resident. (Information may be provided at the option of the resident.)
2. The amount and terms of any remaining amount due on a mortgage on the mobile home.
3. The cost incurred by the resident in making any improvements, such as additions to or enlargement of the mobile home, patios, porches, carports, landscaping, and related amenities.
4. Any circumstances, including but not limited to job location, which would restrict the area in which the resident is able to relocate.

All questionnaires shall be given to each resident by the applicant at least forty (40) days prior to filing the proposed RIR with the City and shall be returned by each resident to the applicant within thirty (30) days. All completed questionnaires shall be submitted to the City by the applicant concurrently with the filing of an RIR.

Said questionnaires shall be kept separate from the RIR and will not be included in the RIR sent to each resident. The identity of a resident and his or her individual responses shall be confidential and shall not be divulged except as necessary to determine the relocation assistance to be received by that particular resident or to settle disputes concerning the relocation assistance approved by the City. The City may also require information, such as that in the questionnaire, directly from the resident.

C. Content of RIR. The RIR shall contain the following:

1. A description of the proposed new use.
2. A timetable for conversion of the park.
3. A legal description of the park.
4. The number of spaces in the park, length of occupancy by the current occupant of each space, and current rental rate for each space.
5. The date of manufacture and size of each mobile home.
6. The appraised on-site value and off-site value of each of the mobile homes in the park. The appraiser is to be selected by the City and the cost is to be borne by the applicant.

7. The total number of mobile home residents, broken down space by space, to identify owner or renter occupancy, principal or second home occupancy, resident under sixteen (16) years of age, residents sixty-two (62) years of age or over, and the number of residents who are handicapped and/or disabled.

8. The name and mailing address of each mobile home resident and each nonresident mobile home owner.

9. A list of known available spaces in the South Bay-Long Beach area of Los Angeles County, the Orange County area and other areas of Los Angeles County within a fifty (50) mile radius from the park, including any written commitments from mobile home parks and trailer park owners willing to accept displaced residents, the comparability of such parks and the rental rates for such spaces.

a. If comparable spaces are not available for the mobile homes of the residents within the above described areas, the RIR shall contain information on the location and rental rates of available spaces in other areas, if any, within a reasonable distance from the mobile home park, the purchase price of comparable mobile homes in place in a comparable park within a reasonable distance, the purchase and installation cost of a new mobile home if spaces are available for new mobile homes in a comparable park within a reasonable distance, the rental rates in such parks.

b. If comparable spaces are not available within a reasonable distance, the purchase price of condominiums similar in size to the mobile homes within a reasonable distance, and the rental rates and moving costs involved in moving to an apartment or other rental unit within a reasonable distance.

10. Estimates from two (2) moving companies as to the minimum and per mile cost of moving mobile homes of various sizes, including tear-down and setup of mobile homes and moving of improvements such as porches, carports, patios, and other moveable amenities installed by the residents. Said moving companies shall be approved by the Director of Community Development (hereinafter "Director") prior to inclusion with the RIR.

11. Proposed measures to mitigate the adverse impacts of the conversion upon the park residents.

12. The City may require that the applicant hire a Relocation Specialist to find alternate housing. The specialist shall be selected by the applicant, subject to the City's approval, and shall be paid for by the applicant.

13. Information whether residents have been offered the option of a long-term lease of the land and purchase of the improvements if the park is to be sold.

D. Hearing and Notice. Upon filing of an RIR, the Director shall examine the same and advise the applicant within thirty (30) days after receipt thereof whether it is complete. When a complete RIR has been filed it shall be accepted by the Director, and the Director shall set a time, date and place for review of the RIR by the Commission not later than forty-five (45) days after the date of acceptance. The Director shall mail a copy of the RIR to all residents of the mobile home park or trailer park and any nonresident owners of mobile homes in the park and shall give notice by certified mail or personal delivery to the applicant, the residents, and any nonresident owners of mobile homes in the park of the date, time and place of the hearing at least thirty (30) days prior thereto. The RIR sent to each resident and nonresident mobile home owner shall not include the resident questionnaire, however it shall include the individual appraisal of that resident's mobile home. The notice shall also contain a general explanation of the matters to be considered by the Commission. The Director may give such additional notice as the Commission deems necessary or desirable. The hearing shall be conducted and the decision made in accordance with CMC 9173.23, 9173.31, 9173.32 and 9173.33.

E. Commission Findings and Decision. Upon review of the RIR and consideration of the written and oral evidence received at the hearing, the Commission shall, by resolution, render its decision within forty-five (45) days of the date first set for hearing. The Commission shall approve the RIR if it is able to make an affirmative finding that reasonable measures have been provided in an effort to mitigate the adverse impact of the conversion on the ability of the park residents to be displaced to find alternative housing. If the Commission does not make this finding and is unable to impose reasonable measures to mitigate the adverse impact, the Commission may disapprove the RIR. No other permit or approval shall be granted in furtherance

of the proposed conversion and no change of use shall occur until and unless an RIR has been approved.

In approving an RIR, the Commission may impose reasonable measures not exceeding the reasonable costs of relocation to mitigate adverse impacts created by the conversion, which may include, but not be limited to, any of the following:

1. Provision for payment of the cost of physically moving the mobile home to a new site, including tear-down and setup of mobile homes, including, but not limited to, movable improvements such as patios, carports and porches.

2. Payment of a lump sum to compensate for payment of the first and last month's rent and any security deposit at the new mobile home park.

3. Payment of a lump sum to compensate for any differential between rental rates at the closing mobile home park and the new mobile home park during the first year of the new tenancy.

4. For those mobile home residents who move to apartments or other rental housing alternatives, provision for the first and last month's rent, plus security deposit, cleaning fees, not to exceed the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one (1) bedroom mobile home may be compensated based on a one (1) bedroom apartment, a two (2) bedroom mobile home based on a two (2) room apartment, etc.

5. For those mobile home residents who move to apartments or other rental housing alternatives, a lump sum payment to compensate for any differential between rental rates at the closing mobile home park and the rental housing alternative during the first year of tenancy. Mobile home households may be compensated based on the Fair Market Rents for new construction and substantial rehabilitation for the Los Angeles area as established by the U.S. Department of Housing and Urban Development. Mobile home households may be compensated based on the number of bedrooms in the mobile home so that a one (1) bedroom mobile home may be compensated based on a one (1) bedroom apartment, a two (2) bedroom mobile home based on a two (2) bedroom apartment, etc.

6. Provision of a replacement space within a reasonable distance of the mobile home park or trailer park.

7. A requirement that a resident whose mobile home cannot be relocated within a reasonable distance to a comparable park be compensated by a lump sum payment based upon consideration of the fair market value of the mobile home on-site, including resident improvements (i.e., landscaping, porches, carports, etc.), any mortgage obligations of the resident on the mobile home, and the costs of purchasing a mobile home on-site in a comparable park or acquiring other comparable replacement housing.

8. A provision for setting aside a certain number of units for the residents of the park if the park is to be converted to another residential use.

The total of the mitigation measures required shall be subject to and shall not exceed the limitation in Government Code Section 65863.7 which provides: the steps required to be taken to mitigate shall not exceed the reasonable costs of relocation.

F. Effective Date of Commission - Decision and Appeal. The decision of the Planning Commission shall become effective and final fifteen (15) days after the date of its decision unless an appeal is filed in accordance with CMC 9173.4. An appeal shall be considered by the Council as provided in CMC 9173.4 except that the Director shall advise the appellant within fifteen (15) days after receipt thereof whether it is complete, shall set a date for the appeal hearing not later than thirty (30) days after it is accepted as complete, shall give fifteen (15) days' notice of the hearing to all affected parties in the manner required by subsection D of this Section and the Council shall, by resolution, render its findings and decision thereon within forty-five (45) days after the date first set for hearing on the appeal.

G. Subsequent Modification of Mitigation Measures.

1. After an RIR has been approved and after the applicant has executed and recorded a certificate of acceptance of the conditions of the RIR, modification of the mitigation measures imposed, including additions and deletions, may be considered upon the filing of a written application by the applicant, or the applicant's authorized representative. Modification may be granted on the grounds that there has been a change in circumstances or



new information, which could not reasonably have been known or considered at the time of the hearings on the RIR, has become available. Examples of such new information or changed circumstances include, but are not limited to, revised plans by the applicant and a change in the availability of relocation spaces. Modification shall not be granted when it would unreasonably prejudice the ability of the residents to relocate to comparable housing.

2. Any application for modification shall be subject to the notice and hearing procedures set forth in subsection D of this Section. The decision and any appeal in connection with a modification request shall take place as with the initial approval.

H. Performance of Mitigation Measures. The applicant shall execute and record a certificate accepting the mitigation measures imposed on the approval of an RIR within thirty (30) days of the final resolution approving the RIR and imposing the mitigation measures and shall give the six (6) month notice of the termination of tenancy and closure of the park within forty-five (45) days of the adoption of that resolution. A resolution approving an RIR shall automatically become null and void if the certificate accepting the conditions is not filed and executed and the notice of termination not given within forty-five (45) days of the date of the final resolution approving the RIR. All mitigation measures imposed in the approval of an RIR shall be fully performed as to each resident prior to that resident's required vacation of the mobile home park or trailer park, unless otherwise provided in the mitigation measure. No resident shall be required to vacate a mobile home/trailer space unless the applicant is in full compliance with all mitigation measures imposed pertaining to such resident, and has otherwise fulfilled the notice requirements of the California Mobile Home Residency Law relating to "Termination of Tenancy" and the notice required in CMC 4700 through 4709.

I. Expiration, Extension and Revocation of RIR.

1. Expiration. An RIR shall become automatically null and void if the conversion of the mobile home park has not occurred within twelve (12) months of its effective date unless extended as provided in subsection (I)(2) of this Section or unless otherwise provided in the RIR or the resolution of approval of the RIR.

2. Extension. Upon application by the applicant filed with the Director on or before the date of expiration of the RIR, an RIR may be extended by the Commission, or the Council on appeal, if the Commission finds that the termination of the RIR would constitute an undue hardship to the applicant and that the continuation of the RIR would not be detrimental or have any further adverse impact on the residents in the park. An application for an extension shall be subject to the hearing and notice procedures set forth in subsection D of this Section. In approving an extension, the Commission may subject the RIR to any additional mitigation measures deemed necessary to mitigate any adverse impacts resulting from the extension. Multiple extensions may be granted, but no one (1) extension shall be issued for more than twelve (12) months.

3. Revocation. Proceedings for the revocation of an RIR may be initiated by the Council, the Commission or the Director. Upon initiation of a revocation, the Commission shall conduct a hearing with notice given in the same manner set forth in subsection D of this Section, except that notice to the applicant shall be by certified mail or personal service. After the hearing, the Commission may, by resolution, revoke the RIR if any of the following findings are made:

a. Approval was obtained by fraud, deceit or misrepresentation.

b. The applicant is not or has not been in compliance with the mitigation measures contained in the RIR or with the provisions of this Section.

c. A revocation shall be effective fifteen (15) days after the date of the action by the Commission unless an appeal is filed in accordance with CMC 9173.4. An appeal shall be considered by the Council as provided in CMC 9173.4.

d. Upon revocation, the applicant shall not be entitled to convert or change the use of the park until such time as a new RIR is filed and accepted as complete by the Director, a new written notice of change of use is given to park residents and a new RIR is approved by the Commission.

J. Time Limits. The time limits set forth in subsections A through I of this Section may be extended with the applicant's consent and waiver of the applicable time limits in writing or orally on the record during a public hearing.

NEGATIVE DECLARATION

Case: Relocation Impact Report No. 3036-07

Applicant: Shadrow and Shadrow

Address: 334 E. Gardena Boulevard, Gardena, 90248

Project Description: The proposed project consist of a Relocation Impact Report No. 3036-07 for the closure of a Mobilehome Park with 49 units and 50 spaces on a 3.2 acre parcel zoned ML (Manufacturing Light) zone district, and located at 200 E. Gardena Boulevard, Carson, CA.

Project Location: 200 E. Gardena Boulevard- Carson, California 90745

On the basis of the Initial Study (i.e., environmental checklist) prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Economic Development Planning Division, 701 E. Carson Street, Carson, California, 90745. This document constitutes the basis for a Negative Declaration.

Mitigation Measures: The proposed Relocation Impact Report prepared pursuant to CMC Section 9128.21 specifies relocation assistance that will be provided to unit owners, tenants and the elderly/disabled. This relocation assistance that financially addresses any potential adverse impacts from the mobilehome park's closure provides mitigation measures to ensure that the residents moving expenses are addressed.


Responsible Agencies: None

Trustee Agencies: None

Notice pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held in the City Hall Council Chambers, 701 E. Carson Street, Carson, California, on November 25, 2008 at 6:30 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Economic Development Planning Division, City Hall, 701 East Carson Street, Carson, California 90745 or phone (310) 952-1761. Please refer to the case number listed above.


Zak Gonzalez II, Associate Planner

October 22, 2008
Date





NOTICE OF DETERMINATION

CEQA: California Environmental Quality Act

TO: Office of Planning and Research
State of California
1400 Tenth Street
Sacramento, CA 90815

Los Angeles County Registrar
Recorder/County Clerk
12400 E. Imperial Highway
Norwalk, CA 90650

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to State Clearinghouse): N/A

Lead Agency: City of Carson, 701 East Carson Street Carson, CA 90745

Contact Person/Contact Information: Zak Gonzalez II, Associate Planner 701 East Carson Street Carson, CA 90745 **Phone:** (310) 952-1761

Project Title: Relocation Impact Report No. 3036-07, Bel Abbey Mobilehome Park

Project Location: 200 E. Gardena Blvd., Carson, California **County:** Los Angeles County

Project Description: The project consists of a Relocation Impact Report for the closure of a mobilehome park with 49 units/50 spaces on 3.2 acres zoned ML (Manufacturing Light) zoning district.

This is to advise that the City of Carson-Planning Commission (Lead Agency) has approved the above described project on September 23, 2008 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [was was not] adopted for this project.
5. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Carson – City Hall
701 East Carson Street
Carson, CA 90745

Signature: _____

Zak Gonzalez II, Associate Planner

Date: _____

November 4, 2008

40



City Of Carson Development Services Group Planning Division

Environmental Checklist Form

Application Number: **RIR No. 3036-07**

Project Title: **Relocation Impact Report No. 3036-07**

Lead Agency Name and Address: **City of Carson, Community Development Department
701 East Carson Street
Carson, CA 90743**

Contact and Phone Number: **Zak Gonzalez II, Associate Planner
(310) 952-1700 Ext: 1301**

Project Location: **200 E. Gardena Boulevard, Carson Ca**

Project Sponsor's Name and Address: **Shadrow and Shadrow
334 E. Gardena Blvd
Gardena, CA 90248**

Proposed Land Use: **Industrial**

Proposed Designation: **Light Industrial**

Proposed Zone: **ML**

Current Land Use: **Residential**

Current Designation: **Light Industrial**

Current Zone: **Manufacturing Light**

Description of Project:

Proposed project consists of a Relocation Impact Report No. 3036-07 for the closure of a Mobilehome Park, with 49 units and 50 spaces located at 200 E. Gardena, Boulevard, Carson, CA, zoned ML (Manufacturing Light).

Surrounding land uses and setting (Briefly describe the project's surrounding):

Surrounding land uses consists of industrial uses to the north, east, south and west.

Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement):

none

41

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to be the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
2. *All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
3. *Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.*
4. *"Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).*
5. *Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:*

*a) **Earlier Analysis Used.** Identify and state where they are available for review.*

*b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.*

*c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.*

6. *Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.*
7. *Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.*
8. *This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.*
9. *The explanation of each issue should identify:*

a) The significance criteria or threshold, if any, used to evaluate each question; and



b) The mitigation measure identified, if any, to reduce the impact to less than significance



I. Aesthetics- Would the project:

a) *Have a substantial adverse effect on a scenic vista?*

No Impact

The proposed project would have no impact on a scenic vista because it is not located nor is it within the viewscape of a scenic vista.

b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

No Impact

The proposed project would have no impact on scenic resources in that none exist at the project site and that the project site is not located within a state scenic highway according to the Scenic Highways Element (Resolution No. 81-253) of the City of Carson General Plan.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*

No Impact

The proposed project does not introduce a new land use type to the immediate surrounding area and therefore will have no impact on the existing visual character or quality of the site. In addition, the site does not possess any aesthetic features.

d) *Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

No Impact

The proposed project does not introduce a new light source nor does it generate glare, hence, no impacts are identified that would adversely affect day or nighttime views in the area.

II. AGRICULTURE RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

No Impact

The proposed project would take place within an area designated and zoned for provide land use designation and zoning classification other than agriculture, hence, the proposed project would not convert farmland to non-agricultural use. No impacts are identified.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact

The proposed project is located within an area that has no agricultural zoning and therefore, would not result in direct or indirect impacts to agricultural resources nor comprise an agricultural preserve under a Williamson Act contract.

c) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*



No Impact

The proposed project area is not located in an agricultural or farmland rich area and therefore would not influence the conversion of Farmland to non-agricultural use.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact

The proposed project is not expected to generate any amount of emissions or create objectionable odor from construction activities or operational activities. There are no sensitive land use receptors in the near vicinity of the proposed project site.

b) Violate any air quality standard or contribute to an existing or projected air quality violation?

No Impact

The proposed project is not expected to generate any amount of emissions or create objectionable odor from construction activities or operational activities. There are no sensitive land use receptors in the near vicinity of the proposed project site.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

No Impact

The proposed project is not expected to generate any amount of emissions or create objectionable odor from construction activities or operational activities. There are no sensitive land use receptors in the near vicinity of the proposed project site.

d) Expose sensitive receptors to substantial pollutant concentrations?

No Impact

The proposed project is not expected to generate any amount of emissions or create objectionable odor from construction activities or operational activities. There are no sensitive land use receptors in the near vicinity of the proposed project site.

e) Create objectionable odors affecting a substantial number of people?

No Impact

The proposed project is not expected to generate any amount of emissions or create objectionable odor from construction activities or operational activities. There are no sensitive land use receptors in the near vicinity of the proposed project site.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No Impact

The proposed project site is located within an already built-out environment characteristic of industrial, commercial and residential land uses. The site is primarily paved over with little to no

native vegetation on site that would support any candidate, sensitive or special status species; hence, the proposed project would have no impacts.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No Impact

There are no known riparian areas that exist at the site. No impacts are identified.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (Including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact

The only known jurisdictional water feature (i.e., wetland) under Section 404 of the Clean Water Act is the Dominguez Channel which is approximately provide distance from the project site. The proposed project does not involve any construction in or adjacent to this waterbody. No impacts are identified.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact

The proposed project site is not located within a known wildlife corridor area nor is the project adjacent to a free flowing river or stream. The area is heavily built-out with little connectivity value. No impacts are identified.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact

The proposed project does not involve the removal of any native or non-native trees or protected plant communities like coastal sage scrub; hence, no impacts are identified.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Answer Selected

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact

There are no buildings, structures, natural features, works of art or similar objects scheduled for demolition, relocation, removal or significant alteration on the project site, which are of cultural value to the City. The proposed project is located in a developed urban area. There is no evidence of structures greater than 50 years old or of historic value. No impacts are identified.

b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?



No Impact

The project does not involve any soil disturbing activities and hence any undiscovered archaeological resources would remain protected. No impacts are identified.

c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**No Impact*

The project does not involve any soil disturbing activities and hence any undiscovered paleontological resources would remain protected. No impacts are identified.

d) *Disturb any human remains, including those interred outside of formal cemeteries?**No Impact*

The project does not involve any soil disturbing activities and hence any undiscovered human remains would remain protected. No impacts are identified.

VI. GEOLOGY AND SOILS – Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

a) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

No Impact

NA because all projects within the City limits would be located within an earthquake prone region characterized by multiple fault zones. Less than significant impacts relating to fault rupture and seismic groundshaking would be identified. See below responses.

b) *Strong seismic ground shaking?**Less Than Significant Impact*

Seismic ground shaking: Though the fault does not directly traverse the project site, the proposed project would still likely be subject to some structural impacts associated with fault ruptures and be subject to ground shaking. However, these impacts are considered less than significant in that the project would need to meet Uniform Building Code standards for seismic safety as conditions of approval.

c) *Seismic-related ground failure, including liquefaction?**Less Than Significant Impact*

Ground failure/Liquefaction: Additionally, the project site is near the outer limits of the identified liquefaction zone as depicted in Figure XX and hence may be subject to seismic related ground failure.

d) *Landslides?**No Impact*

The project site is not located near an area suspect of differential settlement, as in a landfill. No impacts are anticipated.

e) *Differential settlement?**No Impact*

The project site is located well beyond the limits of the Wilmington oil fields that are a site of historical subsidence. No impacts are identified.



f) Subsidence?

No Impact

Excavation and grading associated with the project will occur within state depth feet of the surface that is above the groundwater table. No subterranean walls are to be installed, hence, no impacts are anticipated.

g) Shallow or perched groundwater?

No Impact

There are no substantial slopes that exist at the project site. The project site is relatively flat. The project will not result in unstable slope conditions.

h) Slope Instability?

No Impact

The project site is characterized by name type of soil soils that have a low shrink/swell potential. No impacts are anticipated.

i) Shrink/Swell potential?

Less Than Significant Impact

Shrink/Swell Potential: The project site is underlain with describe soils which have a moderate to low shrink-swell potential and hence a finding of less than significant impacts.

VII. HAZARDS AND HAZARDOUD MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact

The project does not involve the storage or use of hazardous substances, which have the potential to result in accidental explosion or release of hazardous substances. The proposed project does not involve the routine transport of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact

Implementation of the proposed project would not use or emit any hazardous or actively hazardous materials, substances, or waste. No impacts are anticipated.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact

Implementation of the proposed project would not use or emit any hazardous or actively hazardous materials, substances, or waste. In addition, the project site is not located within a one-quarter mile of an existing school, no impacts are anticipated.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §15962.5 and, as a result, would it create a significant hazard to the public or environment?

No Impact

A hazardous materials record search include name of record search and when it was conducted was



conducted by the project. The project is not located on a hazardous materials list compiled pursuant to Government Code Section 65962.5. No impacts are anticipated.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact

The project is not located within an airport land use plan or where such a plan has been adopted. The project site is not located near or within a public airport or public use airport, and would not result in safety hazards to people residing or working in the project area. No new health hazards would be created.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact

The project is not located within an airport land use plan or where such a plan has been adopted. The project site is not located near or within a public airport or public use airport, and would not result in safety hazards to people residing or working in the project area. No new health hazards would be created.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact

The project would comply with applicable emergency response and evacuation plans of the City of Carson. The project would have direct access for emergency vehicles and would not interfere with emergency vehicle access.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact

The project site is surrounded by a predominantly built-out environment. No flammable vegetation exists on the site or within close proximity of the site. No impacts are anticipated to brush, grass or trees.

VIII. HYDROLOGY AND WATER QUALITY – Would the project:

a) Violated any water quality standards or waste discharge requirements?

No Impact

The proposed project will not violate any water quality standards or waste discharge requirements because it does not involve any 'point source' discharge. Any 'non-point source' discharge would be sufficiently minimized in accordance with the National Pollutant Discharge Elimination System (NPDES) permit to the County of Los Angeles and 85 cities, which includes the City of Carson. No impact to on-site water quality is anticipated.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?



No Impact

The proposed project does not involve direct withdrawal of groundwater and will not interfere with groundwater recharge because the amount of pervious surface area will not change. Therefore, the proposed project would have no impact on groundwater supplies.

c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?*

No Impact

The proposed project will not alter the existing drainage pattern of the site or area and therefore, will have no impact on erosion, siltation or flooding on-site or off-site.

d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?*

No Impact

The proposed project will not create or increase runoff nor provide additional sources of pollutant runoff and therefore, would not impact the capacity or quality of existing or planned storm water drainage systems.

e) *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?*

No Impact

The proposed project will not provide additional sources of pollutant runoff and therefore, would not impact water quality.

f) *Otherwise substantially degrade water quality?*

No Impact

N/A

g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

No Impact

f. The proposed project will not be located within a 100-year flood zone as mapped on a Federal Flood Hazards Boundary or Flood Rate Insurance Map or other flood hazard delineation map. Therefore, there would be no impact to people or structures with regard to risk of loss, injury, or death involving flooding.

h) *Place within a 100-year flood hazard area structures that would impede or redirect flood flows?*

No Impact

N/A

i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?*

No Impact

The proposed project site is not located downstream from any levee or dam. No impacts are identified.

j) *Inundation by seiche, tsunami, or mudflow?*



No Impact

N/A

IX. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?

No Impact

The project involves the construction of an analyst to describe project and related facilities at an existing analyst to describe existing site. No land use changes are proposed as part of the project. The project is consistent with the City of Carson General Plan and zoning designation and would have no effect on an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact

The zoning designation for the project site is Analyst to insert and the General Plan designation for the site is Analyst to insert. The City of Carson is the lead agency for the project. No land use incompatibilities or conflicts with the existing plans and policies would result. The project is consistent with the City of Carson General Plan and zoning designation and would have no effect on an established community.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact

There are no natural resources with the project vicinity or the City of Carson. The project is not located within a habitat conservation plan or natural community conservation plan. No impacts are anticipated.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact

The project site is not located within a mineral rich area nor does it involve any mining practices. It is located in MPZ-insert zone number which states that provide definition. No impacts are identified.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No Impact

There are no known locally important mineral resources at the project site. The project would have no effects on the availability of a mineral resource.

XI. NOISE:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?



No Impact

The proposed project does not introduce a new noise source during operation and construction of the project involves minimal heavy equipment and therefore noise level standards would not be exceeded. No noise impacts are anticipated.

b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

No Impact

The proposed project does not involve any major ground disturbing activities that would increase groundborne vibration or groundborne noise levels. No impacts are identified.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact

The proposed project does not introduce a new land use or noise source in the area and, therefore, projected ambient noise levels would be the same as existing levels. No permanent noise impacts are identified.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact

The proposed project does not involve the use of heavy construction equipment which would temporarily increase ambient noise levels. No temporary noise impacts are identified.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

The proposed project is not located within an airport land use plan. No impacts are identified.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact

There are no private airstrips in the City of Carson. The project would not expose people to excessive noise levels. No impacts are identified

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact

The project would not increase the number of new workers for construction operations. Existing maintenance staff would be assigned to the proposed project during the construction period. Project operation would not require additional staffing. Local and regional population projections would not be affected by the project. The project site is located in an industrial, urbanized area with major infrastructure in place. The project would not induce growth in those areas, or in the region.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?



Less Than Significant With Mitigation Incorporated

The project would require the acquisition and displacement of residential and commercial properties for the construction and operation of the roadway project. In order to mitigate displacement impacts the applicant will be required to provide adequate replacement dwellings to the displaced person(s). All eligible displaced persons will have the freedom of choice on the selection of comparable replacement housing.

c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

Less Than Significant With Mitigation Incorporated

The project would require the acquisition and displacement of residential and commercial properties for the construction and operation of the roadway project. In order to mitigate displacement impacts the applicant will be required to provide adequate replacement dwellings to the displaced person(s). All eligible displaced persons will have the freedom of choice on the selection of comparable replacement housing.

Mitigation Measures for Population and Housing

Mitigation Measure PH-1: Prior to issuance of construction permit, the applicant shall provide tenants with at least 60 days notice to vacate the premises OR Analyst specify the applicant shall provide tenants with an amount of money equivalent to the first month's rent at their new residence, not to exceed the amount currently required by State law. The applicant shall also submit a covenant to the Community Development Department for review and approval stating intent to vacate or relocate tenants. The applicant shall submit copy of notice to vacate OR proof of relocation payment to the Community Development Department prior to issuance of construction permit.

XIII. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a.) *Fire protection?*

No Impact

Fire Protection - Construction and operation of the project would not increase the demand for fire protection services. The project is located in an already developed area serviced by the state fire station located at provide address. Compliance with the City's standard building code for fire protection would ensure the avoidance of a major fire event. No impacts are identified.

b.) *Police protection?*

No Impact

Police Protection - The project is located in an already developed area serviced by the state police station located at provide address. The project is not of sufficient size and scope to place an increase demand on police resources. No impacts are identified.

c.) *Schools?*

No Impact

Schools - The proposed project does not involve the generation of new residents to the area; hence, an increase in students is not anticipated. No impacts to school facilities is expected.



*d.) Parks?**No Impact*

Parks - The proposed project will not generate an increase in population; hence, there will not be an increased demand on parkland. In addition, the project does not involve the conversion of open space to another land use. No impacts to parks are expected.

*e.) Other public facilities?**No Impact*

Other public facilities - The proposed project would not generate an increase in population either temporarily i.e., sport event, concert or permanently i.e., housing and, hence, would not place a greater demand on existing library and medical services.

XIV. RECREATION:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact

The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities because an increase in population is not anticipated. The proposed project does not infringe on existing recreational facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact

The proposed project would not require or involve the construction or expansion of recreational facilities.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact

The proposed project would not involve an increase in either short-term or long-term vehicle trips to the site. Existing traffic flows would remain the same. No impacts are identified.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact

The proposed project does not involve any activities that would be in direct conflict with the Circulation Element of the General Plan. No impacts are identified.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact

The proposed project would not involve an increase in either short-term or long-term vehicle trips



to the site. Existing traffic flows would remain the same. No impacts are identified.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact

N/A

e) Result in inadequate emergency access?

No Impact

The proposed project does not involve the design and/or construction of any roadway feature that would pose a hazard or unsafe driving conditions. No impacts are identified.

f) Result in inadequate parking capacity?

No Impact

The proposed project is located in an area with sufficient emergency access to accommodate safe passage and construction and operation of the project. No impacts are identified.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact

The proposed project does not involve the discharge of any chemical or known pollutant and hence wastewater treatment requirements would remain the same.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction which could cause significant environmental effects?

No Impact

The proposed project involves describe project. The proposed project would not generate additional wastewater nor would it require water in amounts that would impact existing facilities. No impacts are identified.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction which could cause significant environmental effects?

No Impact

The proposed project would not increase impermeable surfaces than what currently exists on site. Hence, the amount of storm water run-off would remain the same and no new storm water facilities would be needed. No impacts are identified

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact

The proposed project does not require substantial increase in water usage. The project is consistent with the projected land use development as identified in the City of Carson General Plan. Under the General Plan, it is assumed that there is sufficient water resources and supply to accommodate planned development water demand through 2015. No impacts are identified.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's



existing commitments?

No Impact

The proposed project would not result in the generation of water in excess of the capacity of the current wastewater treatment provider. The proposed project involves describe project in brief.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact

The proposed project would not generate any solid waste during either construction or operation of the proposed project. No impacts are identified.

g) Comply with Federal, State, and local statutes and regulations related to solid waste?

No Impact

The proposed project would comply with all federal, state and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endanger plant or animal or eliminate important examples of the major periods of California history or prehistory?

No Impact

N/A

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact

N/A

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact

N/A

Mitigation Measures for Project

Mitigation Measure PH-1: Prior to issuance of construction permit, the applicant shall provide tenants with at least 60 days notice to vacate the premises OR Analyst specify the applicant shall provide tenants with an amount of money equivalent to the first month's rent at their new residence, not to exceed the amount currently required by State law. The applicant shall also submit a covenant to the Community Development Department for review and approval stating intent to vacate or relocate tenants. The applicant shall submit copy of notice to vacate OR proof of relocation payment to the Community Development Department prior to issuance of construction permit.

57

**CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
CARSON APPROVING RELOCATION IMPACT REPORT NO. 3036-07 FOR
THE CLOSURE OF BEL ABBEY MOBILEHOME PARK PURSUANT TO
CONDITIONS PROVIDING RELOCATION ASSISTANCE TO DISPLACED
RESIDENTS**

**THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, Sandy Shadrow, with respect to real property located at 200 E. Gardena Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Relocation Impact Report (RIR) No. 3036-07 application to close Bel Abbey Mobilehome Park. The applicant contemplates developing the property for industrial development purposes.

A public hearing was duly held on November 25, 2008 at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

Section 3. The Planning Commission finds that:

- a) Bel Abbey Mobilehome Park was established in approximately 1950, prior to the incorporation of the City of Carson. The park contains fifty (50) spaces with forty-nine (49) of those spaces being currently occupied. The mobilehome units in the park range between 480 to 1,800 square feet in size. The park has a small swimming pool with no other amenities. The property is paved. Limited guest and resident parking results in the fire lane being utilized for parking. The overall condition of the park is fair considering the age of the infrastructure and structures. The monthly rate charged for each space at the time of the preparation of the Relocation Impact Report (August 20, 2008) was between \$230 and \$300. There have been no rent increases since the current owner purchased the property in 2003.
- b) The subject property is located within the Carson General Plan Light Industrial land use designation, is currently zoned ML (Manufacturing, Light), and is 3.2 acres in size. The property is located within Redevelopment Project Area No. 1.
- c) On April 28, 1987, the Carson Planning Commission determined that "the termination day of August 30, 1987, had resulted in insufficient time for each mobilehome tenant to realize a reasonable rate of return on their fixed investment and allowed more time to complete the RIR as required by CMC Section 9128.21. Additionally, the Planning Commission granted one final 20 year extension of the Park's legal nonconforming status to allow the residents to realize a reasonable rate of return on their investments.

- d) On April 8, 2003, the Planning Commission met and indicated intent to allow the mobilehome park to operate until August of 2017. The Planning Commission continued the matter on the May 27, 2003 meeting to allow consideration of a Resolution to confirm an approval to extend the legal, nonconforming status.
- e) On May 27, 2003, the Planning Commission discussed the difficulties in extending the park's termination date and approved to continue the matter indefinitely, allowing all parties to conduct further negotiations. As a result, the Planning Commission did not approve the extension to August 30, 2017 and the park was still required to close by August 2007. Further, the city never gave "official notice" to the residents that the park's closure date of August 2007 had changed.
- f) On June 17, 2003, the mobilehome park property owners: Mr. James R. Peters and Mrs. Joan T. Peters provided a written notice to the city requesting that the city immediately stop all further action on this issue and allow the park to remain open until August 30, 2007.
- g) On October 11, 2004, the City Council adopted the General Plan Update. The public hearing process for the General Plan Update included specific discussion and analysis of various study areas to determine if the land use designation was appropriate or should be changed to reflect city goals and objectives. Both the Bel Abbey Mobilehome Park located at 200 E. Gardena Boulevard and another mobilehome park located at 425 E. Gardena Boulevard were evaluated from the perspective of a residential use located in the industrial land use designation. Both the Planning Commission and City Council determined that the land use designation should remain industrial and that the mobilehome park uses should be amortized pursuant to the CMC.
- h) On September 4, 2007, the city sent notice to the park owner re-affirming that the extension for the legal non-conforming mobilehome park use had expired on August 30, 2007. Further, the notice identified that the owner had to file an application with the city and obtain approval of a "relocation impact report" pursuant to CMC Section 9128.21.
- i) On August 20, 2008, the park owner Sandy Shadrow submitted the Relocation Impact Report for the proposed closure of the Bel Abbey Mobilehome Park.
- j) In preparation for the November 25, 2008 Public Hearing, and in accordance with applicable City and State regulations, staff provided notification to all park tenants, legal owners (if other than the tenant), the applicant, and the City Attorney, as appropriate, including copies of the public hearing notice, RIR, field appraisal documentation and moving estimates. The transmittals were made by registered mail, personal delivery or first class mail in accordance with the requirements outlined in Section 9128.21 of the Municipal Code. Notifications of the public hearing were transmitted a minimum of thirty (30) days prior to the November 25, 2008 Public Hearing. Notification was also sent via a courtesy advisory letter dated November 12, 2008 provided in both English and Spanish, and delivered regular mail. .
- k) On October 22, 2008, the public hearing notice was posted throughout the city in locations designated for such postings, including the public county library and city parks.

The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

Section 4. The Planning Commission further finds that the closure of Bel Abbey Mobilehome Park use permitted by the approval of RIR No. 3036-07 will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The cessation of the mobilehome use will not alter the industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment, with the relocation benefits adopted as part of this resolution to mitigate the economic impact to the residents resulting from the park closure.

On October 22, 2008, the Public Notice-Negative Declaration was posted in five (5) public locations throughout the city designated for such postings and filed with the County of Los Angeles Registrar-Recorder Office.

Section 5. Based on the evidence, both written and oral, received at the Public Hearing, the Planning Commission hereby further finds that:

- a) The fair market value of mobilehomes in place is dependent on several factors, including the location, condition and amenities of the park. In this instance, the park is located in the ML (Manufacturing, Light) zone, and is bordered on all sides by uses typical of the manufacturing zone, including warehouse uses. The industrial character of the surrounding neighborhood, along with the size, age, quality, amenities and condition of the mobilehome unit, are also factors in determining the fair market value of the unit.
- b) Section 9128.21 of the Carson Municipal Code requires appraisals of the mobilehomes in the park as part of the contents of a RIR application. This appraisal information was utilized by the Planning Commission to establish the values of the mobilehome units and determine adequate benefits to mitigate the adverse impacts of the park closure on its tenants.
- c) The purpose of the RIR Ordinance is to protect resident owners with considerable investments in their homes (which include the costs of improvements, maintenance and financing) and to assist them in obtaining replacement housing when the park closes. The RIR Ordinance is also intended to allow the park owner to change the use of the property without incurring unreasonable burdens.
- d) The purpose of the City's Rent Control Ordinance is to protect mobilehome tenants from excessive rents. The Ordinance is also intended to permit the park owner to receive a fair profit from the operation of their mobilehome park. Concerns have been raised at RIR hearings in the past that the City's Mobilehome Park Space Rent Control Ordinance may have a tendency to increase the fair market value (based upon comparable sales) of mobilehome units placed in a park located in the City. No such evidence has been provided at the previous RIR hearings to document the existence, or amount of any such effect, and no such evidence was submitted in connection with this application. The applicant has not applied for a rent increase since purchasing the property in 2003.
- e) The issues, as discussed above, raise questions concerning whether the "Comparable Sales" appraisal method or the "Depreciated Replacement Cost" appraisal method is the most appropriate appraisal methodology in

reviewing the adverse impacts of park closures on displaced mobilehome tenants. As a result of numerous public hearings before the Planning Commission and City Council on other park closure proposals, it has been determined that the mandate of the City's RIR Ordinance and Section 65863.7 of the California Government Code that the relocation benefits imposed not exceed the "Reasonable Costs of Relocation" provide reasons for the use of the Depreciated Replacement Cost appraisal method. This appraisal method is based on a guide, such as the Marshall & Swift Manual. This manual is used to establish the cost of replacing the home and then appraising the then depreciated cost based on the age and condition of the dwelling. This eliminates any value that might be attributable to the Rent Control Ordinance. The use of the Depreciated Replacement Cost appraisal method results in a value for the mobilehome and no value for the underlying land except to the limited extent that it assumes that the unit can be located on another theoretical site in Southern California.

- f) The applicant provided an appraisal for the consideration of the Planning Commission at the November 25, 2008 meeting. The appraisal was prepared by Desmond, Marcello & Aamster during July of 2007 utilizing the Depreciated Replacement Cost appraisal method. The appraisal was considered to establish the values on which the recommended benefits were based.
- g) The size of each mobilehome, the date of manufacture and appraised on-site and off-site value for the mobilehome units are presented in the RIR report. However, the on-site value is illusory because the Park owner is required by law to close the Park. As a result the law would preclude anyone from selling their mobilehome in the Park, making the "on-site value" both misleading and legally unobtainable. The perceived loss in value caused by the termination of the mobilehome park use and resulting park closure caused the city in 1987 to extend the CUP's termination date for 20 years so that the mobilehome owners would be able to amortize their investments. Any mobilehome owner that has sold their unit since 1987 should have properly advised the prospective buyer of the mobilehome that the park was closing. As such, any resell of units should have been at discounted rates since the new residents could not expect to have unlimited residency.

Section 6. Based on evidence, both written and oral, received at the public hearing, the Planning Commission further finds that:

- a) In preparation of the RIR document, the applicant, with assistance from Overland, Pacific & Cutler, Inc. Relocation Consultants conducted a survey of vacant mobilehome spaces in Los Angeles and Orange County (or 50 mile radius from the Park) identified 42 available spaces in family parks (and an additional 43 spaces in senior parks) that may potentially accept mobilehomes from the Park. Green Systems indicated that mobilehome manufactured prior to 1980 will not likely be accepted at any of the Southern California mobilehome parks. Based on that criterion only five mobilehomes are anticipated to be moved to another park. Overland, Pacific & Cutler advised that, based on their relocation experience, any mobilehome older than 10 years will not be able to find a park to move into.



- b) The applicant contacted professional moving companies to determine the potential moving expenses related to relocating the mobilehomes at Bel Abbey Mobilehome Park. The two companies submitting estimates include Green Systems and Whitt Construction. Both firms have substantial experience in moving mobilehomes. The moving estimates ranged from \$4,500 for a standard-single wide and \$6,100 for a standard-double. The estimated costs include the units tear down, set up and transport fee within a 50 mile radius. The amounts recommended were based upon previous mobilehome closure moving-related benefits from the most recent available mobilehome park closures.
- c) The applicant's August, 2008 survey of rental apartment housing found 219 units available in Gardena, Hawthorne, Inglewood, Lawndale, Westchester, Lomita and Long Beach area. Unit size ranged from singles to three bedroom/two bath. The monthly rents ranged from \$695 for the least expensive one-bedroom unit, to \$950 for the least expensive two-bedroom unit, to \$1,295 for the least expensive three bedroom unit. The most expensive unit identified in the survey was a three-bedroom unit offered for \$2,800.
- d) The applicant's August, 2008 survey of 584 mobilehome units available for sale in the Los Angeles, Orange, Riverside and San Bernardino counties. The prices ranging from \$7,000 to \$100,000.
- e) Current monthly rate charged for each space is between \$230 and \$300, with the last approved rent increase having occurred in Fall 1991. Displaced tenants will incur higher rents for replacement mobilehome space, apartment rentals or other housing.
- f) The units at Bel Abbey Mobilehome have been appraised by Desmond, Marcello & Amster and are valid as of July 23, 2007. Appraisals at "Depreciated Replacement Values" range from \$2,650 to \$11,500 (Fair Market Value/Off-Site).
- g) Neither the Rent Control Ordinance nor the RIR Ordinance is intended to protect increases in market value (when the unit is in place within a park) which are in excess of the amount required to obtain replacement housing, greater than the investment made by the tenants, or greater than the remaining mortgage obligations, if those obligations exceed the actual investments. If the mobilehome owner is unable to relocate the mobilehome to a comparable park and does not receive the value of the mortgage obligation, the tenant will lose the value of the investment while still having a portion of the remaining mortgage to pay to the lien holders. If the mobilehome owner purchased after 1987, there was significant knowledge of the intended park closure. As such, any investment made by the tenant should have been proportional to the anticipated time to continue residency in the mobilehome park. All mobilehome owners are assumed to have amortized their investments.

Section 7. Based on the aforementioned findings, the Commission hereby finds that the relocation assistance proposed in the applicant's RIR is adequate. Therefore, the Planning Commission approves Relocation Impact Report No. 3036-07 pertaining to the closure of Bel Abbey Mobilehome Park, with respect to the property described in Section 1 hereof, subject to the conditions set forth as follows:

- a) Moving Estimates: If the mobilehome unit can be moved the owner will pay the cost to move a mobilehome owner's trailer/mobilehome, personal



property, legally constructed rooms, awnings, steps, skirting and other items and all costs associated with the connection of the trailer/mobilehome to utilities and if the relocation takes one or more days, pay the cost of lodging the owner in a local motel until the relocation of his or her unit is complete.

- b) Estimates for the Moving of Personal Effects: While the Park owner has no obligation under law to mitigate relocation costs for tenant-occupied households, the owner will provide each tenant household a maximum of \$1,500 for the moving of their personal belongings. An extra \$1,000 will be provided to those household that contain one or more elderly (62 years of age or older) and /or disabled.
- c) For mobilehomes that cannot be moved, all mobilehome owner/occupants who have resided in their mobilehome in the Park continually since prior to the date the RIR was filed with the City, shall be provided compensation equal to the appraised off-site value and a lump sum of \$1,800 for a one bedroom mobilehome, \$2,200 for a two bedroom mobilehome and \$2,600 for a three bedroom mobilehome as rental assistance in the form of first and last month's rent for subsequent housing. Additionally, each mobilehome owner/occupant will be compensated for moving their personal belongings with a maximum benefit of \$1,500. An extra \$1,000 will be provided to those households that are elderly (62 years of age or older) and/or disabled.
- d) Resident Owner Relocation Benefits plus Off-Site Value: The following lists the relocation benefits plus payment of appraised off-site value proposed to be paid by the Park owner for the mobilehome owner/occupants at the Bel Abbey Mobilehome Park. These benefits are based upon not being able to move the units based on their structural old moving age which precludes their relocation to other mobilehome parks in Southern California or surrounding counties. The Park owner proposes the following financial payment of "Last Resort":

Bel Abbey Mobile Home Park Owner / Tenant Benefits/Last Resort				
Unit No.	Tenant/ Vacant/ Elderly/ Disabled	Appraised Value (Off-Site Value) (rounded)	Relocation Benefits (Moving & Relocation) <small>*Varies based on size of unit & disabled/elderly)</small>	Total Payment Value & Relo. Total Value & Relo.
1		\$5,700	\$4,100	\$9,800
2		\$7,850	\$3,700	\$11,550
3		\$4,600	\$3,700	\$8,300
4		\$5,600	\$3,700	\$9,300
5		\$5,350	\$3,700	\$9,050
6		\$5,750	\$4,100	\$9,850
7		\$8,000	\$4,100	\$12,100
8		\$9,100	\$3,300	\$12,400
9		\$4,400	\$3,700	\$8,100
10	Tenant	\$3,750	\$1,500	\$1,500
11	Tenant	\$5,800	\$1,500	\$1,500
12		\$6,900	\$4,100	\$11,000



13		\$5,000	\$4,100	\$9,100
14		\$4,500	\$4,100	\$8,600
15		\$6,350	\$4,100	\$10,450
16	Elderly	\$7,150	\$4,700	\$11,850
17	Elderly	\$7,100	\$4,700	\$11,800
18		\$3,900	\$3,700	\$7,600
19	Elderly	\$8,300	\$5,100	\$13,400
20		\$4,650	\$3,700	\$8,350
21	Tenant	\$7,850	\$1,500	\$1,500
22	Vacant	\$4,250		\$4,250
23		\$11,500	\$3,700	\$15,200
24		\$3,000	\$3,700	\$6,700
25		\$8,400	\$3,700	\$12,100
26	Tenant	\$5,600	\$1,500	\$1,500
27		\$4,650	\$3,700	\$8,350
28		\$7,500	\$3,700	\$11,200
29		\$3,950	\$3,700	\$7,650
30	Elderly	\$6,450	\$5,100	\$11,550
31		\$4,300	\$4,100	\$8,400
32		\$4,600	\$3,700	\$8,300
33		\$6,600	\$4,100	\$10,700
34	Elderly	\$8,100	\$4,700	\$12,800
35		\$6,550	\$4,100	\$10,650
36		\$5,700	\$4,100	\$9,800
37		\$5,300	\$4,100	\$9,400
38		\$3,750	\$3,700	\$7,450
39	Disabled	\$3,400	\$5,100	\$8,500
40		\$4,100	\$3,700	\$7,800
41		\$2,900	\$3,700	\$6,600
42		\$4,300	\$4,100	\$8,400
43		\$4,500	\$3,700	\$8,200
44		\$2,200	\$4,100	\$6,300
45		\$4,250	\$4,100	\$8,350
46		\$8,250	\$4,100	\$12,350
47		\$5,200	\$4,100	\$9,300
48		\$2,650	\$3,700	\$6,350
49		\$5,250	\$3,300	\$8,550
50		\$4,000	\$3,700	\$7,700

e) **Bonus Relocation Benefit:** In addition to the above proposed payment, the Park owner will agree to a bonus relocation benefit if the mobilehome owner/occupants are able to relocate within 90 days of the approval and adoption by the Planning Commission of the RIR resolution. This bonus relocation benefit would be negotiated on a case by case basis depending on the special needs/requirements of each mobilehome owner/occupant.

f) **Relocation Specialist Services:** Overland, Pacific and Cutler, Inc. or another relocation specialist designee of the applicant's approved by the Planning Division, shall assist the tenants at Bel Abbey Mobilehome Park in finding appropriate housing. The relocation specialist must make the relocation services

available to all tenants during sufficient hours to adequately serve the need of those being displaced from the park continuing up to the time the park is closed, whether at the conclusion of the six-month closure period, or longer (if the time period is extended with the City's approval). The services of the relocation specialist shall be paid for by the applicant.

The duties of the relocation specialist shall include, but not be limited to, the following:

1. Development of a program to conduct meetings with individual tenants to completely review the relocation benefits adopted by the City and determine the tenant's specific needs.
2. Survey mobilehome parks located in this region within a fifty (50)-mile radius of Bel Abbey Mobilehome Park to determine the current availability of new and used mobilehomes which may be for rent or purchase in comparable parks.
3. Survey the aforementioned areas to determine the availability of comparable apartments and condominiums (similar to the tenant's current unit in terms of the number of rooms) for rent or purchase, if sufficient mobilehome spaces are not available in comparable parks.
4. Provide referral services to federally assisted housing or wherever referrals to social service agencies are needed.
5. Maintain individual files on each mobilehome space in the park to document the progress of the relocation process, including benefit payment receipts, written offers of comparable mobilehome spaces, and other related information.
6. Administer the payment of relocation benefits to ensure the efficient and orderly disbursement of payments to residents. Provide documentation of the same to the City as required.
7. Verify whether any of the tenants qualify for additional benefits based upon age (62 years of age or older) or disability. In the event there are such qualifying households, ensure that they are informed about the availability of these additional benefits.

g) Comparable Space Provision: It is the applicant's responsibility, and that of the applicant's representatives, to make every reasonable effort to relocate the residents of each space in the park during the six (6) month park closure period to comparable space within a fifty (50)-mile radius. The alternate park must meet the following criteria:

1. Provide a space adequate to relocate the resident's existing mobilehome and all movable appurtenances.
2. The management of the alternate park must be willing to accept the resident's home as acceptable for relocation in regard to the age, style and physical condition of the unit.
3. The amenities of the alternate park must be equal or greater than Bel Abbey Mobilehome Park; however, the amenities should not be so extensive that the new rents are unreasonably higher because of added on-site facilities in the new park.

A handwritten number '65' is enclosed within a hand-drawn triangle in the bottom right corner of the page.

4. Although location in a rent-controlled community is not a requirement, the rents should be reasonable, and in reasonable conformity with rents for similar parks in the general area.
5. Regulations governing resident age and lifestyle issues, such as permission to keep pets on premises, should not restrict the displaced household from enjoying a similar lifestyle at the new park.
6. The parking facilities at the alternate park must be adequate to accommodate the resident's existing vehicles.
7. The alternate park should provide reasonable proximity to comparable shopping and medical facilities for the convenience of the relocated residents.
8. Any disputes about the adequacy or the comparability of the alternate park, including the type of services available in the community in which the alternate park is located, shall be submitted to the Planning Division for resolution.

It is noted that mobilehomes generally have no practical use when they cannot be placed in mobilehome park. This is because their main value is derived from their use as residences in a permanent location.

The relocation specialist shall allow the resident a minimum of five (5) days to visit the alternate comparable park and make a decision regarding whether to accept the new location. It is the responsibility of the relocation specialist to document in writing all offers for comparable spaces. If it is determined that due to the age or physical condition of the mobilehome/trailer coach/travel trailer unit it cannot be relocated, the tenant (owner of unit) shall be eligible for Last Resort Benefits. If the tenant (owner of unit) refuses to accept a valid, documented offer to relocate a movable unit to a comparable park within six-(6) month park closure period, the eligible tenant (owner of unit) shall forfeit all rights to claims for Last Resort Benefits. In this case, the tenant is eligible only for the appropriate lump sum (moving expenses) payment, and additional Dislocation Benefit payments for the elderly or disabled, if applicable.

h) Conclusion:

In order to proceed with the park closure, the applicant shall agree to all conditions as outlined in the adopted Planning Commission Resolution. In this case, the applicant shall complete the execution, recordation and filing of the Affidavit of Acceptance documentation with the Office of the Los Angeles County Recorder and with the Planning Division within thirty (30) days of that date that the Resolution becomes final (as noted above). If the affidavit of Acceptance is not filed within the thirty (30) days specified, the approval of this Resolution shall lapse.

Prior to the issuance of the Notice of Termination by the applicant, the park tenants eligible for relocation benefits (as specified in the adopted Planning Commission Resolution) may submit written requests to the applicant to the applicant and/or the relocation specialist to receive appropriate relocation benefits. Upon receipt of the written request, the applicant or relocation specialist shall be required to disburse the requested payments to the tenant within three (3) business days of the time they vacate the park. These relocation benefits may be disbursed prior to the actual vacation of the park provided that the displaced tenant provides assurances to the satisfaction of the Planning Division that



adequate arrangements have been made to vacate the park and that advance funding is needed to pay the relocation expenses.

Within three (3) business days of the date that the applicant transmits the Notice of Termination to the park tenants, the applicant shall deposit funds into an interest bearing account to cover the initial relocation-related benefit payments. This account shall be established per the directions of the Economic Development Department, City of Carson.

If relocation payments to the tenants are delayed, the applicant shall pay each household an additional relocation benefit of \$75 per diem for each calendar day in excess of the initial three (3) business day's payment period. This additional relocation benefit is provided for lodging and any other expenses which may occur as a result of the delay in disbursement of the relocation benefits during the actual move of the displaced tenant to a new location. If the delay prevents relocation to a space in a comparable mobilehome park, the tenant (owner of unit) shall be entitled to Last Resort Benefits.

The Planning Commission finds that the above described measures for mitigating the adverse impacts of the park closure on the displaced tenants are reasonable and do not exceed the reasonable costs of relocation.

The subject mobilehome park shall not be closed until all tenants (resident and non-resident) have received the relocation assistance set forth above. No tenant may be required to move prior to the end of the six (6)-month closure period, which commences after each tenant is given the Notice of Termination, as required by Section 798.56 and 798.57 of the California Civil Code. Said notice shall not be given prior to the date the adopted Planning Commission Resolution becomes final. This Resolution shall be final at the termination of the fifteen (15) day appeal period, if an appeal had not been filed within that period.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 25TH DAY OF NOVEMBER, 2008.

CHAIRMAN

ATTEST:

SECRETARY



67

ORDER NO. 873175-89

EXHIBIT "A"
(LEGAL DESCRIPTION)

THE EAST 5 ACRES OF LOT 8 OF BASSET TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WEST 80 FEET THEREOF.

