

**NOTICE OF PUBLIC HEARING
APPLICATION FOR A CAPITAL IMPROVEMENT RENT INCREASE
CARSON GARDENS TRAILER LODGE**

The Carson Mobilehome Park Rental Review Board ("Board") will conduct a public hearing concerning a capital improvement rent increase application filed by the owner of Carson Gardens Trailer Lodge, located at 437 W. Carson Street, Carson, CA 90745 ("Park"). The applicant, affected owners of mobilehomes in mobilehome parks in the City, their representatives and any interested person may offer any testimony that is relevant to the application at the date, time, and place of the hearing, which is as follows:

DATE: Wednesday, July 9, 2025

TIME: 6:30 P.M. (Board meeting start time; the hearing will commence as soon thereafter as practicable)

PLACE: **CARSON CITY HALL**
Helen Kawagoe Council Chambers
701 East Carson Street, 2nd Floor
Carson, CA 90745

APPLICANT: Carson Gardens MHP, LP

The owner of Carson Gardens Trailer Lodge is requesting a temporary capital improvement rent increase of **\$19.41** (or 3.52% to 3.80%) for ten (10) years, per space, per month, for all 97 rental spaces in the mobilehome park, for reimbursement of \$225,965.00 of expenses related to replacement of streets and two concrete flow lines. The Park owner is also requesting reimbursement of the City's application fee and recovery of interest as provided in the City's mobilehome space rent control ordinance (Carson Municipal Code Article IV, Chapter 7) and guidelines; these amounts are requested to be added to the bolded rent increase amount specified above.

The amount of the rent increase that the Board ultimately approves, if any, may differ from the amount requested, depending on the Board's decision following the public hearing. **To be clear, a rent increase HAS NOT YET BEEN APPROVED by the City; no decision will be made until the public hearing has been completed.**

An electronic copy of the application for the capital improvement rent increase request and supporting documentation and may be requested via email from Tara Matthews, Interim Housing Program Manager. The staff report with exhibits will be available in electronic format not later than the afternoon of Thursday, July 3, 2025, and may be requested from Ms. Matthews. Ms. Matthews may be contacted via email at tmatthews@carsonca.gov or via telephone at (310) 952-1708. If you would like to review a hard copy of the documentation at City Hall, call Ms. Matthews to schedule an appointment.

Please note that, in the event that you challenge the approval or denial of the capital improvement rent increase request, your challenge may be limited to the issues raised at the public hearing or addressed in correspondence delivered to the Board prior to the public hearing.

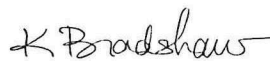
Written statements, photographs, documents, or other evidence relating to the application may be submitted (i.e., postmarked or sent via email in the manner detailed below) by June 30, 2025, per Carson Municipal Code §4704.020(d)). Letters may be either mailed to City Hall (Community Development Department, Attn: Tara Matthews, 701 E. Carson Street, Carson, CA 90745) or emailed to tmatthews@carsonca.gov. Letters or documents submitted to the Board should include the following information: sender's name, name and address of the mobilehome park, space number, and telephone number of the resident. Letters that are not legible may not be included in the exhibits to the staff report to the Board.

Per Carson Municipal Code §4704.020(f), the applicant, affected owners of mobilehomes in mobilehome parks in the City, their representatives and any interested person may offer documents, written declarations, photographs or other written or documentary evidence for the first time at the hearing only if good cause is shown why such evidence could not, with reasonable diligence, have been filed with the Community Development Department in the manner stated above ten (10) days prior to the hearing (i.e., by June 30, 2025) and that the material was filed with the Department as soon as possible.

This notice is issued pursuant to Carson Municipal Code §4704.020(e).

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Planning Department at 310-952-1761 at least 48 hours prior to the meeting.

DATED: This 24th day of June, 2025



Dr. Khaleah K. Bradshaw
City Clerk

cc: Mobilehome Park Rental Review Board Members