



**NOTICE OF PUBLIC HEARING
APPLICATION FOR A FAIR RETURN ON INVESTMENT RENT INCREASE
RANCHO DOMINGUEZ MOBILE ESTATES**

The Carson Mobilehome Park Rental Review Board (“Board”) will conduct a public hearing concerning a Fair Return on Investment Rent Increase Application filed by the owner of Rancho Dominguez Mobile Estates, located at 435 E. Gardena Boulevard, Gardena, CA 90248. You and/or a representative of the park or park residents may be present and heard at the date, time, and place of the hearing as follows:

- DATE:** Wednesday, January 22, 2025
- TIME:** 6:30 P.M. (Board meeting start time; the hearing will commence as soon thereafter as practicable)
- PLACE:** **Juanita Millender-McDonald Community Center**
801 East Carson Street, Hall B and C
Carson, CA 90745
- APPLICANT:** Carter-Spencer Enterprises LLC

The owner of Rancho Dominguez Mobile Estates is requesting a fair return on investment rent increase of **\$217.26** (or 46.28% to 49.49%) per space, per month for all 81 rental spaces in the mobilehome park. This rent increase request and application is for the 2023 income and expense year. **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.** The approved rent increase amount may differ from (but not exceed) the amount requested, depending on the Board’s decision following the public hearing.

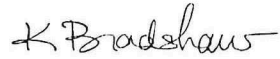
A copy of the application for the fair return rent increase request and supporting documentation is available in electronic format and may be requested via email from Tara Matthews, Interim Housing Program Manager. Ms. Matthews may be contacted via email at tmatthews@carsonca.gov or via telephone at (310) 952-1708. The staff report with exhibits will be available in electronic format not later than the afternoon of Thursday, January 16, 2025, and may be requested from Ms. Matthews.

Please note that, in the event that you challenge the approval or denial of the fair return 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 January 12, 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.

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: The 7th day of January 2025



Dr. Khaleah K. Bradshaw
City Clerk

cc: Mobilehome Park Rental Review Board Members