



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: December 12, 2006

SUBJECT: Tentative Parcel Map No. 27014
Carson Harbor Village Mobile Home Park

APPLICANT: Carson Harbor Village, Ltd.
10100 Santa Monica Boulevard Suite 2030
Los Angeles, CA 90067

REQUEST: To approve Tentative Parcel Map No. 27014 to allow the conversion of Carson Harbor Village Mobile Home Park from a rental park to a resident owned park

PROPERTY INVOLVED: 17701 Avalon Boulevard

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairperson			Saenz
		Pulido – Vice-Chair			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

I. Introduction

The applicant is proposing Tentative Parcel Map No. 27014 to allow Carson Harbor Village Mobile Home Park to be converted from a rental park to a resident owned park. Carson Harbor Village Mobile Home Park is a 420 space mobile home park located on the west side of Avalon Boulevard south of Albertoni Street and north of Victoria Boulevard.

II. Background

On November 14, 2006, the Planning Commission held a public hearing on this request. The public hearing was opened and testimony taken. The applicant requested that the case be continued to December 12, 2006 to allow the applicant time to discuss the conditions of approval with the staff and the Homeowners Association Board for Carson Harbor Village (Board). A meeting was held with the staff, the applicant and the Board. There are still some unresolved issues. The applicant has requested, in writing, to continue the hearing until January 9, 2007 to allow further time to resolve the outstanding issues.

III. Recommendation

That the Planning Commission continue the public hearing to January 9, 2007.

Prepared by: _____
Chris Ketz, Planning Consultant

Approved by: _____
Sheri Repp, Planning Manager