



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

UNFINISHED BUSINESS: April 24, 2007

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 Resolution denying Tentative Parcel Map No. 27014 to allow the conversion of Carson Harbor Village Mobile Home Park from a rental park to a resident owned park

PROPERTY INVOLVED: 17701 Avalon Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

Item No. 10A

I. Introduction

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

II. Background

The Planning Commission held public hearings on this request on November 14, 2006, December 12, 2006, January 9, 2007, January 23, 2007 and March 13, 2007. The Planning Commission voted 6-1 with one absence and one excused for conflict of interest to deny the request. Staff was requested to bring a resolution to deny to the Planning Commission for their approval.

III. Analysis

The City Attorney's office is preparing a resolution to deny the Tentative Parcel Map No. 27014. The applicant has requested that the resolution be brought to the Commission on May 8, 2007 because they are not able to attend the meeting on April 24, 2007. Staff will bring the resolution to the Planning Commission on May 8, 2007 for action.

IV. Recommendation

That the Planning Commission:

- Continue to May 8, 2007

Prepared by: _____
Chris Ketz, Planning Consultant

Approved by: _____
Sheri Repp, Planning Manager