



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 12, 2011

SUBJECT: Extension of Time for Modification No. 2 to Special Use Permit No. 106-74

APPLICANT/OWNER: Colony Cove Properties
c/o James Associates
255 N. El Cielo Rd. Suite 140-285
Palm Springs, CA 92262

REQUEST: A one-year time extension for Modification No. 2 to Special Use Permit No. 106-74 to permit an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates).

PROPERTY INVOLVED: 17700 South Avalon Boulevard

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

I. Introduction

The applicant, Colony Cove Properties, is requesting a one-year extension for Modification No. 2 to Special Use Permit No. 106-74, pursuant to Condition No. 1 of Planning Commission Resolution No. 10-2300. The property is located at 17700 South Avalon Boulevard and is zoned RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay).

II. Background

This application represents a second request for a one-year time extension for the same project (Modification No. 2 to SUP No. 106-74). An extension of time for Modification No. 1 to SUP 106-74 was approved by the Planning Commission on April 14, 2009 and expired on March 25, 2010. The applicant and the city were still negotiating terms of the affordable rental agreement at that time, and the applicant sought to extend the permit for a second time.

On April 13, 2010, the Planning Commission considered and approved Modification No. 2 to Special Use Permit No. 106-74, to permit an additional 21 mobile home spaces to the existing 404-unit mobile home park - Colony Cove Mobile Estates. The approval included a requirement (Condition of Approval No. 10 of Resolution No. 10-2300) for an affordable rental agreement for five (5) of the 21 units. The applicant submitted a request for a one-year time extension on February 10, 2011 to continue work on the affordable rental agreement. To date, certain issues related to this agreement have not been resolved.

III. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time for Modification No. 2 to Special Use Permit No. 106-74 until April 13, 2012; and
- **ADOPT** a minute resolution extending the approval to April 13, 2012.

IV. Exhibits

1. Letter from the applicant's attorney requesting an extension of time dated February 9, 2011
2. Planning Commission Resolution No. 10-2300 adopted on April 13, 2010.

Prepared by:



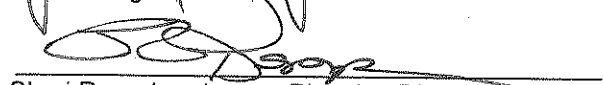
Steven C. Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadsman, Planning Division Manager

