



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 26, 2012

SUBJECT: Modification No. 3 to Special Use
Permit No. 106-74

APPLICANT: Nader Qoborsi
Foresight Engineering, Inc.
17621 Irvine Blvd.
Tustin, CA 92780

OWNER: Colony Cove Properties (c/o Duane Montgomery)
1299 Ocean Avenue, Suite 900
Santa Monica, CA 90041-1000

REQUEST: Modification No. 3 to Special Use Permit No. 106-74 to grant a one-year time extension for permitting an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates)

PROPERTY INVOLVED: 17700 S. Avalon Boulevard

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

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

ITEM NO. 10A

I. Introduction

This item was originally scheduled for the June 12, 2012 Planning Commission hearing. On June 11, 2012, staff received a letter from the applicant's attorney contesting a number of the conditions of approval that were added by staff. These conditions were written to protect the future occupants/owners of the added units since these units are within close proximity to the capped oil wells. In addition, the applicant's attorney indicated that the city has no jurisdiction regarding adding conditions of approval regarding oil wells since the conditions concern infrastructure, condition and maintenance of the park's facilities. The attorney requested that Condition Nos. 69, 70, and 71 be removed.

II. Background

Staff has contacted California Department of Housing and Community Development (HCD) regarding the attorney's comments. HCD regulates many aspects of mobile home parks. However, HCD has indicated that the city has authority to add conditions of approval in regards to oil wells. Therefore, staff has requested Department of Conservation Division of Oil, Gas and Geothermal (DOGGR) to issue their comment letter/conditions of approval. Staff has not received DOGGR's response and is requesting a continuance to the July 10th Planning Commission hearing.

III. Recommendation

That the Planning Commission:

- **CONTINUE** the Public Hearing to July 10, 2012

IV. Exhibits

1. None

Prepared by:



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Reviewed by:

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