



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: July 10, 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 and was continued to June 26, 2012 to allow staff time to consider the objections raised by the applicant's attorney, Mr. Duane Montgomery, to the new conditions of approval added by staff. These conditions were written to protect the future occupants/owners of the added units as these units are in close proximity to abandoned oil wells.

Mr. Montgomery indicated that the City has no jurisdiction regarding adding conditions of approval regarding oil wells since the conditions concerned infrastructure, condition and maintenance of the park's facilities. Mr. Montgomery further stated that these types of regulations are governed by Department of Housing and Community Development (HCD).

Staff contacted HCD regarding Mr. Montgomery's comments. HCD regulates many aspects of mobile home parks; however, HCD indicated that the City has the authority to add conditions of approval in regards to the oil wells. Therefore, staff requested Department of Conservation Division of Oil, Gas and Geothermal (DOGGR) to review and comment on this project. Staff did not receive DOGGR's response in time for the June 26, 2012 Planning Commission hearing. Therefore, the item was continued to the July 10, 2012 meeting.

II. Background

On June 27, 2012, staff received DOGGR's response letter that identified 11 abandoned oil wells on the entire Colony Cove Mobile Homes Park. Six (6) of these abandoned oil wells are located within the new lots created by Tentative Parcel Map No. 067049. The remainder of the oil wells are scattered within the park. The applicant has requested additional time to review DOGGR's response letter and has requested a continuance to September 11, 2012. As a courtesy, staff will remind the residents within the park of the upcoming September 11th hearing date.

III. Recommendation


That the Planning Commission:

- **CONTINUE** the Public Hearing to September 11, 2012

IV. Exhibits

None

Prepared by:


Saied Naaseh, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner