



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 11, 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 90401-1000

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

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#### COMMISSION ACTION

\_\_\_\_\_ Concurred with staff  
\_\_\_\_\_ Did not concur with staff  
\_\_\_\_\_ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Saenz
		Brimmer			Schaefer
		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 and subsequently to July 10, 2012 to allow staff and applicant address newly drafted conditions of approval relating to proximity of the proposed units to the abandoned oil wells. Staff and the applicant have made progress in drafting this language; however, additional time is needed to finalize the conditions.

II. Background

On August 9, 2012, the applicant requested additional time to review the draft conditions of approval. These conditions were written to protect the future occupants/owners of the added units since these units are within close proximity to the abandoned oil wells.

III. Recommendation

That the Planning Commission:

- **CONTINUE** the Public Hearing to October 9, 2012

IV. Exhibits

1. None

Prepared by: \_\_\_\_\_  
Saied Naaseh, Associate Planner

Reviewed by: \_\_\_\_\_  
John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_  
Sheri Repp, Planning Officer

