



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: October 23, 2012

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

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

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

REQUEST: A one-year time extension for 21 additional mobilehome spaces at the Colony Cove Mobile Estates mobilehome park and adding conditions of approval to address the existing abandoned oil wells on the property

PROPERTIES 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

The applicant, Colony Cove Properties, is requesting approval of Modification No. 3 to Special Use Permit No. 106-74 to grant a one-year time extension and add conditions of approval to address the existing abandoned oil wells on the site. Special Use Permit No. 106-74 was originally approved to permit 21 additional mobilehome spaces to the existing 404-unit Colony Cove Mobile Estates. The property is located at 17700 South Avalon Boulevard and is zoned RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay). This project was continued from the October 10, 2012 meeting to provide additional time for staff to finalize the Conditions of Approval.

II. Background

Staff is requesting additional time to finalize the conditions of approval as they relate to oil wells. This item is recommended to be continued to the November 13, 2012 meeting.

III. Recommendation

That the Planning Commission:

- **CONTINUE** the Public Hearing to November 13, 2012

IV. Exhibits

None

Prepared by: \_\_\_\_\_

Saied Naaseh, Associate Planner

Reviewed by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

Sheri Repp-Loadsman, Planning Officer