



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 26, 2008  
SUBJECT: Modification to Special Use Permit No. 106-74  
APPLICANT: Colony Cove Properties  
c/o James Associates  
255 N. El Cielo Rd. Suite 140-285  
Palm Springs, CA 92262  
REQUEST: To permit an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates) located on approximately 52 acres in the RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay) zone district.  
PROPERTY INVOLVED: 17700 Avalon Boulevard

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

## I. Introduction

On July 24, 2006, the applicant submitted an application for the addition of 21 mobile home spaces to the existing Colony Cove Mobile Home Estates, a 404-unit, renter occupied, mobile home park located at 17700 Avalon Boulevard. The applicant intends to provide additional parking and passive recreation areas and designate five of the mobile home spaces as affordable housing. The applicant will also contribute a portion of property to the Los Angeles County Fire Department to allow for an expansion to Fire Station No. 116. This application includes the following discretionary permit:

- Modification to Special Use Permit No. 106-74 – Addition of 21 mobile home spaces to existing 404-unit mobile home park.

## II. Background

The subject property is located on the east side of Avalon Boulevard, north of Victoria Street and south of Albertoni Street. The property is 52.46 acres in area and zoned RM-8-D (Residential, Multi-family – 8 Dwelling Units per Acre – Design Overlay). Colony Cove Mobile Estates, built in 1975, was authorized by Special Use Permit No. 106-74.

### *Surrounding Area*

Adjacent to the northwest of the subject site is a retail fast-food establishment, and to the southwest is a small retail strip center and public library. Along the south boundary of the subject property is Fire Station 116 and south, across Victoria Street, is California State University, Dominguez Hills. To the east is the Stevenson Village housing tract comprised of two-story, single-family residential homes. The north property line of the subject property faces Albertoni Street and the 91 Freeway.

The applicant has applied for a subdivision to convert the existing mobile home park to resident ownership. A moratorium is currently in effect prohibiting the consideration of any mobile home park conversions. Consideration of the request for the additional 21 units has no bearing on the pending subdivision application.

## III. Analysis

There were oil fields and oil wells in use prior to most of the development on and in the vicinity of the subject property. Oil wells previously occupied many of the proposed mobile home spaces. These wells have since been properly removed and capped pursuant to California Division of Oil and Geothermal Resources requirements, according to documents submitted by the applicant. These areas are considered safe for occupancy. Other proposed spaces are currently occupied by open areas, marked and unmarked guest parking areas, and trash enclosure locations. The applicant intends to clean up the vacant areas, grade them (if necessary), and prepare them for mobile home occupancy. This application is not for a subdivision of land, but to add additional mobile home spaces to the existing 52 acre lot.

The original permit was approved as a Special Use Permit, which was the predecessor to what is now called a Conditional Use Permit (changed in 1978). Although the entitlement nomenclature has changed, the findings remain the same, pursuant to CMC Section 9172.21.

*Findings: Modification to Special Use Permit No. 106-74*

- a). *The proposed use and development will be consistent with the General Plan*  
The General Plan Housing Element calls for the the promotion of a variety of housing types, including mobile homes, and the development of quality affordable housing. The proposed 21 units exceeds the maximum density allowed in the zone of 8 units per acre. The applicant intends to provide affordable housing opportunities for five of the 21 new spaces (25%). Pursuant to state housing guidelines, the maximum density for a zone may be exceeded provided the new development offers a minimum percentage of affordable housing. This proposal is compliant with this requirement. Thus, the development will facilitate achievement of goals and objectives of the General Plan.
- b). *The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development*  
The project site is 52.54 acres in area, flat, and square-shaped. The location is suitable for the use, and there are adequate facilities to serve the subject property and intended use.
- c). *There will be adequate street access and traffic capacity*  
Primary access to the subject property is via two driveways on the west side from Avalon Boulevard, which is a major thoroughfare running the length of the city and sufficient in width and capacity to serve the anticipated cumulative traffic impact created by the proposed mobile home expansion. Emergency vehicle access is provided by crash gates in two locations on the east side of the subject property along Rainsbury Avenue.
- d). *There will be adequate water supply for fire protection*  
There are many fire hydrants located throughout the subject property. There is adequate water supply for the hydrants and sufficient access for fire department equipment and personnel in the event of an emergency.
- e). *The proposed use and development will be compatible with the intended character of the area*  
The zoning for the property calls for multi-family residential uses, which the proposed use is compatible with. The proposed spaces will occupy existing areas within the mobile home park, which is consistent with the intended character of the area.
- f). *Such other criteria as are specified for the particular use in other Sections of this Chapter*  
The project is compliant with applicable zoning codes and other criteria as specified for the use in the zoning code.

*Issue of Concern: Affordable Housing Opportunities*

The applicant is requesting to add 21 additional mobile home spaces to the existing 404-unit park, for a total of 425 units. The density allowed pursuant to the property's RM-8-D zoning designation is eight units per acre, which is a maximum of 420 units. As previously stated, state housing guidelines allow the maximum density for a zone to be exceeded provided the new development offers a minimum percentage of affordable housing. The applicant is proposing to have 25 per cent of the new units deemed affordable, which is consistent with the State requirement. The level of affordability is to be determined by agreement with the city. The actual location of the affordable units is to be dispersed among the new spaces in the park, so that there is equal distribution of affordable units in the park. It is anticipated that someday the applicant will apply for a subdivision conversion of the existing mobile home park to provide home ownership opportunities for the residents. If this happens, the affordable units created by the approval of the 21 unit expansion will remain affordable after the subdivision occurs, although the actual location of the affordable units may differ from their location prior to the subdivision. In either case, the rent plus the monthly cost of the unit must not exceed income levels as defined by an agreement with the city. The applicant may have to subsidize the purchase of the unit to qualify as an affordable unit. The details of the program have not been finalized.

MITIGATION: Conditions of approval have been added to the attached resolution to ensure that five of the 21 new units remain affordable for low-income renters, until such time that a subdivision conversion occurs, and affordable, at levels to be determined by an agreement with the city, for potential homeowners if and when a subdivision conversion is completed.

*Issue of Concern: Land Dedication*

The southern border of the subject property is adjacent to Los Angeles County Fire Station No. 116. The rear yards of two of the proposed spaces are adjacent to the east side of the fire station. The Fire Department has recently submitted an application for expansion of the fire station by adding a new truck bay to the east side of the existing building and additional employee parking areas along the east property line. In order to accommodate the fire department's proposed expansion the applicant has agreed to adjust the subject property lot lines to provide 39-feet to the fire station.

MITIGATION: A condition of approval has been added to the attached resolution which requires that the applicant adjust the subject property lot lines to accommodate the 39-feet of land to facilitate the fire department expansion.

*Issue of Concern: Mobile Home Park Community Concerns*

The applicant held a community meeting with Colony Cove residents December 12, 2007, in the Colony Cove community center. Staff held a subsequent meeting with park community stakeholders on January 22, 2008 and conducted individual meetings with interested residents. Residents raised a variety of issues, which include the following:

- a). Guest parking concerns, in terms of the number of spaces and location of guest parking areas;
- b). Rent control issues for the 21 additional units;
- c). Potential contamination from oil well debris and residue from previous oil well usage in vicinity;
- d). Trash enclosure locations and issues related to collection methods and times;
- e). Storage and location of maintenance facilities for homeowner's association, including emergency response vehicle ("people-mover") and related equipment;
- f). Capital improvement cost issues;
- g). Parks and open space – location and quantity;
- h). Traffic issues, potential modifications to existing patterns.

The applicant addresses these issues as follows:

- a). The zoning code requires one guest parking space for every four units. There are 108 existing guest parking spaces, including nine disabled parking spaces. The development plans include an additional 32 guest parking spaces, for a total of 144 guest parking spaces, including 18 parking spaces for the disabled. The applicant has worked with staff and community stakeholders to provide the new guest parking in dispersed locations among the park so that guest parking is accessible by visitors to all areas of the park. Numerous revisions were made to the proposed site plan to accommodate various requests concerning the quantity and location of guest parking. Staff believes that the current layout is sufficient to meet the stated needs of the residents.
- b). Currently, Colony Cove Mobile Estates is required to maintain affordable rental rates for the 404 existing units pursuant to the Carson Rent Stabilization Ordinance. Any new units are exempt from rent control and will be offered at market rate rents, except for the five new units that the applicant will provide as affordable housing for income levels to be determined by agreement with the city. If approved then, 409 of the 425 mobile home units will be required to maintain affordable rental rates.
- c). The applicant has provided documentation of "no further action" letters for each of the former oil well sites from the State Department of Oil and Geothermal Resources, which is indicative of proper capping and abandonment of those sites. According to the applicant, the sites have been found to be free of contaminants and safe for residential occupation.
- d). Residents were concerned with the lack of adequate waste disposal facilities, including recycling bins in the park, and the dilapidated condition of existing trash enclosures. Staff has worked with the applicant to revise the development plans to include trash enclosure locations and details. The applicant has agreed to provide additional trash enclosures throughout the park, including a larger trash and recycling area located near the community center. Conditions of approval have been added to the attached resolution to ensure that existing trash

enclosures are upgraded to current municipal code standards, and new trash enclosures and recycling areas are provided.

- e). Certain members of the homeowner association currently house emergency equipment and related paraphernalia in their homes and carport. Years ago, a luggage moving vehicle was donated to the homeowner's association which is currently housed in a resident's carport. The association maintains this vehicle for use in the event of a major catastrophe or other emergency. It is referred to as the "people-mover". According to park residents, discussions with the property manager resulted in a tentative agreement to provide a location in the new development plan for a maintenance shed for storage of emergency equipment and general storage for the association, and a covered carport for the "people-mover". The applicant has provided space along the new parking area in the northwest corner of the property for the equipment shed and a covered carport space.
- f). Any request for a capital rent increase will be reviewed pursuant to the standard procedures utilized by the Mobilehome Rent Review Board.
- g). According to Condition of Approval No. 10, in Exhibit "B" of Planning Commission Resolution No. 74-277 approving Special Use Permit No. 106-74, the recreation facility shall be no less than one-hundred square feet per mobile home unit in size. The additional 21 proposed units would increase this amount by 2,100 square feet. The applicant has identified a number of pocket parks adjacent to proposed guest parking areas, which are located throughout Colony Cove. Benches and tables will be provided in each park. The total square footage of new open-space park areas exceeds 12,000 square-feet. Staff considers this sufficient to meet the intent of that condition.
- h). There were issues raised concerning the existing traffic patterns in the park and the cumulative traffic impacts associated with 21 additional units. Although staff does not anticipate increased traffic from the park as a result of the additional units, the city Traffic Engineer provided an assessment of potential traffic outlets from the park which would help to mitigate any potential traffic impacts. There were two alternatives suggested, which included a new driveway onto Albertoni Street from Madison Drive on the north side of the park, and from Villa West on the east side of the park onto Rainsbury Drive. Both alternatives were not feasible, according to the Traffic Engineer, as they would cause deleterious effects over and above those which may result from using the existing entrance and exit from Avalon Boulevard. Staff suggests that the applicant leave the traffic control pattern in its current state.

#### **IV. Environmental Review**

Based upon analysis of the environmental impact of the proposed project, a Negative Declaration has been prepared, pursuant to CEQA regulations. The 20-day period for public review and comment on this Negative Declaration ended February 26, 2008. No comments have been received by the Planning Department regarding the Negative Declaration.

**V. Conclusion**

This project will provide an increased amount of affordable housing opportunities, rental housing, sufficient upgrades to the existing mobile home park, and help to facilitate the achievement of General Plan Housing Element goals and objectives.

**VI. Recommendation**

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **APPROVE** Modification to Special Use Permit No. 106-74; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A Resolution of the Planning Commission of the City of Carson approving Modification to Special Use Permit No. 106-74 for the addition of 21 mobile home spaces to an existing 404-unit mobile home park located at 17700 Avalon Boulevard."

**IV. Exhibits**

1. Site Plan, Floor Plan, Elevations (under separate cover)
2. Land Use Map
3. Resolution
4. Initial Study and Negative Declaration

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