



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** February 27, 2007

**SUBJECT:** Design Overlay Review No. 958-06 and Variance No. 485-06

**APPLICANT:** Hamid Pournamdari  
P.O. Box 1627  
Redondo Beach, CA 90278

**REPRESENTATIVE:** Manuel / Tanya Lam  
4632 W. 130<sup>th</sup> St.  
Hawthorne, CA 90250

**REQUEST:** To construct an 8,074 square foot two-story commercial retail center building on a vacant property in the CN (Commercial, Neighborhood) zoned district. A variance is requested to reduce the required front yard setback from 20 feet to 10 feet along Avalon Boulevard.

**PROPERTY INVOLVED:** 23601 S. Avalon Blvd.

### COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		<b>Cottrell - Chairperson</b>			<b>Saenz</b>
		<b>Pulido – Vice Chair</b>			<b>Tyus</b>
		<b>Faletogo</b>			<b>Verrett</b>
		<b>Graber</b>			<b>Wilson</b>
		<b>Hudson</b>			

**I. Introduction**

*Applicant*

- Hamid Pournamdari; P.O. Box 1627; Redondo Beach, CA 90278

*Property Owner*

- Same as applicant

*Representative*

- Manuel / Tanya Lam; 4632 W. 130<sup>th</sup> St.; Hawthorne, CA 90250

*Project Address*

- 23601 S. Avalon Blvd.

*Project Description*

- To construct an 8,074 square foot two-story commercial retail center building on a vacant property in the CN (Commercial, Neighborhood) zoned district.
- A variance is requested to reduce the required front yard setback from 20 feet to 10 feet along Avalon Boulevard

**II. Background**

Staff is requesting to continue the item to the March 27, 2007 Planning Commission meeting in order for staff and the applicant to resolve design issues and other options for the project and the property.

**III. Recommendation**

That the Planning Commission:

- CONTINUE the Public Hearing to March 27, 2007

**IV. Exhibits**

1. None

**Prepared by:** \_\_\_\_\_  
Max Castillo, Assistant Planner

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

**Approved by:** \_\_\_\_\_  
Sheri Repp-Loadsman, Planning Division Manager

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