



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: April 10, 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. 130th 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	
		Cottrell - Chairperson			Saenz
		Pulido - Chairman			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

Item 11B

I. Introduction

Applicant

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

Property Owner

- Same as applicant

Representative

- Manuel / Tanya Lam; 4632 W. 130th 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 May 8, 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 May 8, 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

Mc/d95806p3/v48506p3