



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED

NEW BUSINESS DISCUSSION: January 8, 2013  
SUBJECT: Modification No. 1 to Design Overlay Review No. 958-06  
APPLICANT: Hamid Pournamdari  
P.O. Box 1627  
Redondo Beach, CA 90278  
REQUEST: To modify the conditions of approval of Design Overlay Review No. 958-06 for a perimeter wall, fountain feature and stone veneer finish  
PROPERTY INVOLVED: 23601 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  |     |    | Goolsby  |
|     |    | Vice-Chair Verrett |     |    | Gordon   |
|     |    | Brimmer            |     |    | Saenz    |
|     |    | Díaz               |     |    | Schaefer |

**Item No. 12A**

## I. Introduction

The applicant, Hamid Pournamdari, is requesting to modify the conditions of approval to allow for a perimeter wall and to eliminate the construction of a water fountain feature and stone veneer finish along the base of the building for Design Overlay Review No. 958-06 for the property at 23601 S. Avalon Boulevard. The site is in the CN (Commercial, Neighborhood) zone.

On September 25, 2007, the Planning Commission approved Design Overlay Review No. 958-06 and Variance No. 485-06, which included the following:

- Design Overlay Review (DOR) for architectural design of an 8,478-square-foot two-story commercial building on a vacant lot;
- Variance to reduce the required front yard setback.

The proposed modifications were reviewed by the Planning Commission on November 13, 2012 and the item was continued to the meeting tonight.

## II. Background

At the November 13, 2012 Planning Commission meeting, the Planning Commission directed staff and the applicant to meet and discuss design issues which included wall design and signage and continued the item to the January 8, 2013 Planning Commission meeting. On November 19, staff left a voicemail for the applicant regarding a meeting with staff on December 6. Staff met informally with the applicant on November 27 and emailed a summary of what was required for the December 6 meeting. Staff met with the applicant on December 6 and requested submittal of a revised site plan and elevation showing:

- A revised wall design;
- Removal of a portion of the wall at the north corner;
- A revised monument sign design with a one-foot decorative base (per Section 9136.7 of the Carson Municipal Code), a maximum height of 10 feet, and a maximum of 6 tenant signs on the monument sign;
- Tenant space signage only allowed on the first floor with signage for second floor tenants allowed only on the monument sign

Staff also requested the applicant to submit:

- A materials board or photos of the wall materials proposed;
- Submittal of a variance application for encroachment of a building addition into the side yard setback



The applicant submitted a revised site plan and elevation on December 18, 2012 but has yet to provide the materials board or photos and a variance application. Staff has reviewed the revised site plan and elevation and has found it incomplete.

Staff is requesting to continue the item to the February 12, 2013 Planning Commission meeting in order for staff and the applicant to resolve design issues and other options.

III. Recommendation


That the Planning Commission:

- CONTINUE the item to February 12, 2013

IV. Exhibits

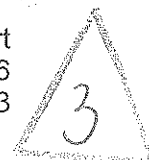
1. Excerpt Minutes of the November 13, 2012 Planning Commission Meeting

Prepared by:   
Max Castillo, Assistant Planner

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

Approved by:   
Sheri Repp-Loadsmán, Planning Officer

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Senior Planner Signo explained that they are required to have a designated spray booth.

There being no further input, Chairman Faletogo closed the public hearing.

Discussion ensued with regard to revising the performance schedule.

Planning Commission Decision:

Vice-Chair Verrett moved, seconded by Commissioner Saenz, to continue this matter to the November 27, 2012, Planning Commission meeting, giving the applicant and his representative more time to work with staff on developing revised performance standards for the completion of the work that needs to be completed. (This motion was ultimately withdrawn.)

By way of a substitute motion, Commissioner Schaefer moved, seconded by Commissioner Diaz, to revoke Conditional Use Permit No. 831-10. This motion died as follows:

- AYES: Diaz, Schaefer
- NOES: Brimmer, Faletogo, Goolsby, Gordon, Saenz, Verrett
- ABSTAIN: None
- ABSENT: None

By way of a substitute motion, Commissioner Brimmer moved, seconded by Chairman Faletogo, to adjust the timeline of the performance standards schedule, Nos. 5, 6, 7, 8, and 9, completing all the work on the performance standards list by April 24, 2013; that staff and the applicant work to come to a mutual agreement as to completing this work by the April 24, 2013 deadline; that if there is no agreement and the applicant cannot complete the work by that date, this matter will come before the Planning Commission for revocation.

Being in agreement with this motion, Vice-Chair Verrett withdrew her original motion, thus making Commissioner Brimmer's motion the only motion on the floor.

The motion carried as follows:

- AYES: Brimmer, Faletogo, Goolsby, Gordon, Saenz, Verrett
- NOES: Diaz, Schaefer
- ABSTAIN: None
- ABSENT: None

**11. CONTINUED NEW BUSINESS DISCUSSION**

**A) Modification No. 1 to Design Overlay Review No. 958-06**

**Applicant's Request:**

The applicant, Hamid Pournamdari, is requesting to modify the conditions of approval of Design Overlay Review No. 958-06 for a perimeter wall fountain feature and stone veneer finish for the property located at 23601 South Avalon Boulevard.



Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to CONTINUE the item to a date to be determined by the Planning Commission; or CONSIDER further action that would result in the timely processing of the application.

Hamid Pournamdari, applicant, noted that he is having financial difficulty in completing the work on this property.

Chairman Faletogo asked Mr. Pournamdari why he had not responded to staff's repeated calls/letters.

Mr. Pournamdari stated that he was busy dealing with family issues.

Chairman Faletogo stated that he likes the color of the building but pointed out that the onsite landscaping maintenance schedule needs to be improved.

Mr. Pournamdari stated that he has been having difficulty getting this building fully occupied both because of the poor economy and poor location. He noted for Commissioner Gordon that he did provide staff with a rendering of what he'd like to do with the perimeter wall.

Assistant Planner Castillo stated that there are some issues with the applicant's proposal and reiterated that he made multiple attempts to contact the applicant to discuss those issues.

The Commission urged the applicant to maintain open communications with staff to resolve the issues of concern.

Senior Planner Signo stated it is likely the applicant will need to obtain an encroachment permit to put any veneering on the perimeter wall.

Commissioner Brimmer suggested the applicant consider using anti-graffiti paint on the fence area, expressing her belief that slate would invite further graffiti.

Commissioner Diaz pointed out that the wall was installed without the benefit of a permit, adding that the wall is already cracked in certain areas; and he questioned if it is safe/sound.

Mr. Pournamdari stated he'd like to move forward with his tenant sign.

Chairman Faletogo stated that the applicant first needs to meet with staff.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to continue this matter to the Planning Commission's January 8, 2013, meeting. Motion carried, 7-1, with Commissioner Diaz voting no.

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