



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED

NEW BUSINESS DISCUSSION: February 12, 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 regarding a perimeter wall, fountain and stone veneer finish
PROPERTY INVOLVED: 23601 S. Avalon Boulevard

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
		Diaz			Schaefer

Item No. 11B

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 in the parking lot and stone veneer finish along the base of the building. The property is located at 23601 S. Avalon Boulevard and 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; and
- Variance request to reduce the required front yard setback.

The proposed modifications were reviewed by the Planning Commission on November 13, 2012 and January 8, 2013 and the item was continued to the meeting tonight.

II. Background

Staff has repeatedly been unable to contact the applicant and is requesting that the Planning Commission allow 30 days from tonight's meeting to allow staff and the applicant to resolve design issues. If a mutually acceptable design has not been agreed to by the March 12, 2013 Planning Commission meeting, staff requests that the Planning Commission deny the proposed modification application at the March 12 meeting and the existing illegal conditions would be reported to the City's Code Enforcement Department for further action.

III. Recommendation

That the Planning Commission:

- CONTINUE the item to the March 12, 2013 Planning Commission meeting


IV. Exhibits

1. None

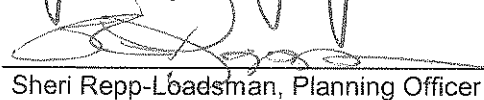
Prepared by:


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Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadman, Planning Officer

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