



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED

NEW BUSINESS DISCUSSION: March 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

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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
		Diaz			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 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, January 8, 2013 and February 12, 2013 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. The item has been continued from several Planning Commission meetings because staff had repeatedly been unable to contact the applicant. Staff met informally with the applicant on November 27 and emailed a summary of what was required. Staff met with the applicant several times after and on March 1, 2013, staff accepted a complete application.

The applicant submitted a revised site plan and elevation as well as a variance application for encroachment of a building addition into the side yard setback. Staff is requesting to continue the item to the March 26, 2013 Planning Commission meeting in order to consider tonight's item and the variance application concurrently.

## III. Recommendation

That the Planning Commission:

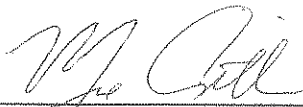
- CONTINUE the item to the March 26, 2013, Planning Commission meeting to allow concurrent consideration with Variance No. 541-13, to permit a dental office addition in the required side yard area of a commercial center in the CN (Commercial, Neighborhood) zone.



IV. Exhibits

1. None

Prepared by:




Max Castillo, Assistant Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadsman, Planning Officer

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