

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1015-07 TO CONSTRUCT A FENCE AND VEHICULAR AND PEDESTRIAN ENTRY GATE FOR THE MOSAIC WALK COMMUNITY ON VIA TESSERA ADJACENT TO FIGUEROA STREET. THE SUBJECT PROPERTY IS LOCATED AT 22518-22606 S. FIGUEROA STREET.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Bizhan Khaleeli, on behalf of the Mosaic Walk Homeowners Association (HOA), with respect to real property located at 22518-22606 South Figueroa Street and described in Exhibit "A" attached hereto, requesting an installation of a vehicular and pedestrian gate for the Mosaic Walk community on Via Tessera adjacent to Figueroa Street.

A public hearing was duly held on December 11, 2007, at 6:30 P.M. at the Carson Community Center, 801 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. Any property located within a Design Overlay district is subject to the requirements contained in Section 9172.23, Site Plan and Design Review, of the Carson Municipal Code (CMC). The Planning Commission finds that:

- a) The General Plan designates the property as Medium Density Residential. The proposed gate/fence would not deter from the residential character of the Mosaic Walk community and the surrounding residential area.
- b) The proposed gate/fence will be compatible in architecture and design with existing features of the Mosaic Walk community in terms of site planning, land coverage, landscaping, appearance and scale of structures. The proposed gate/fence will be designed to be a harmonious and attractive development for the area.
- c) Mosaic Walk is a 4.37-acre community located in a residential area. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed gate/fence as conditioned.
- d) The proposed gate/fence will not impact on-street parking or reduce the number of onsite parking spaces required by the City. It will be adequate to deter "cut-through" vehicular traffic generated from sources outside of the Mosaic Walk community to an off-site destination. Circulation on the adjacent public streets will not be adversely impacted.

- e) The proposed project is for a residential community and will not have any signs unless required for safety purposes.
- f) The proposed gate/fence meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.
- g) Pursuant to the Redevelopment Plan for Redevelopment Project Area No. 4, the proposed project will be compatible with the surrounding neighborhood and an improvement to the Mosaic Walk community. Thus, the proposed gate/fence is consistent with the general intent of the Redevelopment Plan for the area.

Section 4. The Planning Commission further finds that the proposed gate/fence for the Mosaic Walk community will not have a significant effect on the environment. The property is located in a developed, suburban, residential area. The proposed project meets or exceeds all City standards for protection of the environment. Therefore, the proposed gate/fence is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15303(e).

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1015-07 to allow a vehicular and pedestrian entry gate to be installed on Via Tessera adjacent to Figueroa Street for the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF DECEMBER, 2007.

CHAIRMAN

ATTEST:

SECRETARY