



CITY OF CARSON PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: January 8, 2007
SUBJECT: Design Overlay Review No. 1015-07
APPLICANT: Bizhan Khaleeli
2025 Paseo Del sol
Palos Verdes Estates, CA 90274
REQUEST: To add two vehicular gates for Mosaic Walk on Via
Mattonella and Via Tessera in order to establish a
gated community.
PROPERTY INVOLVED: 22518-22606 South Figueroa Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Graber
		Hudson – Vice-Chair			Saenz
		Cannon			Verrett

Item No. 10A

I. Introduction

This item was continued by the Planning Commission at its regularly scheduled meeting of December 13, 2007. The applicant, Bizhan Khaleeli, on behalf of the Mosaic Walk homeowner association (HOA), is proposing to add two (2) gates for the Mosaic Walk community: one gate to be located on Via Mattonella on the Shadwell Street side; and another gate on Via Tessera on the Figueroa Street side. The subject property is located at **22518-22606 South Figueroa Street**.

At the December 13, 2007 meeting, the Planning Commission directed staff and the applicant to consider other options that will satisfy all the requirements of all parties. The previous proposal was supported by the Fire Department but did not provide an island call box for guests that staff supported.

The applicant has revised the plan to provide a one-way entrance on Via Mattonella on Shadwell Street with a call box on the driver's side. The gate on Via Tessera is unchanged.

Background

On June 3, 2003, the City Council held a public hearing approved the following:

- General Plan Amendment No. 02-12-071 to change the land use designation from Low Density Residential (8 du/ac allowed) to Medium Density Residential (12 du/ac allowed); and
- Zone Change Case No. 02-12-141 to change the zone from RS (Residential, Single-Family) to RM-12-D (Residential Multiple-Family – 12 units per acre – Design Overlay).

On June 24, 2003, the Planning Commission approved the following request:

- Design Overlay Review No. 02-12-809, which was for the architectural design of the homes as required for properties within a Design Overlay Review district. Mosaic Walk was approved to be an integral part of the existing neighborhood, particularly to the north which contains single-family homes. As such, there were no gates proposed, nor was the community designed to accommodate vehicular entry gates;
- Conditional Use Permit No. 02-12-535, for construction of multiple family residences (CMC Section 9121.1);
- Tentative Tract Map No. 54179 for division of airspace for 45 condominium units.

On December 11, 2007, the Planning Commission considered vehicular gates for the community and directed allowed staff and the applicant to consider another option to

be reviewed by the Fire Department, Sheriff's Department, and the City Traffic Engineer.

II. Recommendation

That the Planning Commission:

- **CONTINUE** this item to January 22, 2008 to allow staff to work with the applicant, Fire Department, Sheriff's Department, and City Traffic Engineer to arrive at a design that is satisfactory to all parties.

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

Reviewed and Approved by: _____
John F. Signo, AICP, Senior Planner