

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 07-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 625-06, CONDITIONAL USE PERMIT NO. 652-07 AND RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 948-06 TO THE CARSON REDEVELOPMENT AGENCY FOR A FREESTANDING 57-FOOT TALL WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A PALM TREE (MONOPALM) LOCATED AT 20770 LEAPWOOD AVENUE**

**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, T-Mobile, with respect to real property located at 20770 Leapwood Avenue, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit Nos. 625-06 and 652-07 and a recommendation for approval of Site Plan and Design Review (DOR) No. 948-06 to the Carson Redevelopment Agency to install a freestanding 57-foot tall, wireless telecommunications facility disguised as a palm tree (monopalm) on a developed property in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1.

A public hearing was duly held on February 13, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 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.** Pursuant to Section 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision and Section 9138.16(H), Wireless Telecommunication Facilities – Required Findings of the Carson Municipal Code, the Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding light industrial uses and is appropriate for the subject property as proposed;
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area;
- c) The site is also adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily light industrial uses and the proposed

project is compatible with those uses. The subject property is 1.3 acres in size, flat and located in an industrial area;

- d) The proposed telecommunication facility will only require monthly maintenance visits and is otherwise not occupied, therefore the off-street parking requirements are not applicable and circulation on the adjacent public streets will not be adversely impacted. Existing parking spaces on the subject site and access thereto is not affected by the proposed project. Safety and convenience of vehicular and pedestrian access is provided with the on-site private driveway;
- e) There are no signs intended for the proposed project other than those required for safety purposes, which will meet the requirements of the Municipal Code;
- f) The proposed site is located in the northwest corner of the subject property, which is an interior lot located behind a large warehouse building on an adjacent lot fronting Leapwood Avenue, which makes the project location less visible from the public right-of-way. Furthermore, the proposed telecommunication facility will be stealthed to match existing date palms in the area, thus it is the best location for the telecommunication facility;
- g) The proposed wireless telecommunication facility is located and designed to minimize the visual impact on surrounding properties and from public streets, including stealthing which includes disguising the facility to match existing date palms in the vicinity. Landscaping adjacent to the equipment cabinet and wall enclosure will be maintained with automatic irrigation;
- h) The applicant had considered alternatives to collocate in the immediate area prior to this development proposal. Reasons including radio-frequency (RF) compatibility, leasing issues and applicable zoning regulations prohibited collocation nearby; and
- i) The proposed wireless telecommunication facility meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.21(D), Conditional Use Permit, Section 9172.23(D), Site Plan and Design Review, Approval Authority and Findings and Decision and Section 9138.16(H), Wireless Telecommunication Facilities – Findings can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed Conditional Use Permits and Design Overlay Review will not have a significant effect on the environment. The proposed facilities will not alter the predominantly industrial-park character of the surrounding area and meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be exempt under the general rule of CEQA, Section 15061(b)(3).

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 625-06, Conditional Use Permit No. 652-07 and recommends approval of Design Overlay Review No. 948-06 to the Carson Redevelopment Agency with

respect to the properties 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 13<sup>th</sup> DAY OF FEBRUARY, 2007**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**