

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-

A A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 977-06 TO THE CARSON REDEVELOPMENT AGENCY AND APPROVING CONDITIONAL USE PERMIT NO. 648-06 AND CONDITIONAL USE PERMIT NO. 649-06 FOR A FREESTANDING 60-FOOT TALL WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A LIGHT STANDARD LOCATED AT 23410 CATSKILL 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, Royal Street Communications, with respect to real property located at 23410 Catskill Avenue, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) Nos. 648-06 and 649-07 and a recommendation for approval of Site Plan and Design Review (DOR) No. 977-06 to the Carson Redevelopment Agency to install a freestanding 60-foot tall, wireless telecommunications facility disguised as a light standard in Scott Park, a public facility, in the OS (Open Space) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on February 27, 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 Recreational Open Space which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility disguised as a light standard will be consistent with the surrounding light standards and the equipment shelter will utilize an existing structure. Thus, the proposed project is appropriate as it will not alter the intended open space character of the subject property;
- b) The project is compatible in design with existing light standards in the vicinity, including the aspects of land coverage, appearance and scale of structures. Using the existing maintenance structure for the proposed equipment area, undergrounding the necessary utilities, and utilizing a light standard as the support mechanism for the telecommunication facility will help facilitate a useful,

harmonious and attractive development of the area and will not alter the dominant open space character of the park;

- c) The subject property is 4.5 acres and generally flat. The applicant proposes to underground necessary telco and power lines to serve the proposed telecommunication facility and light standard. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development;
- 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 street parking adjacent to the subject site and access thereto is not affected by the proposed project. Safety and convenience of vehicular and pedestrian access will not be hindered by the proposed development;
- 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;
- 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 light standards in the vicinity. Landscaping served with automatic irrigation is provided adjacent to the equipment cabinet and wall enclosure location;
- h) The applicant had considered alternatives to collocate in the immediate area prior to this development proposal. Reasons including design and leasing issues and applicable zoning regulations prohibited collocation;
- i) The proposed wireless telecommunication facility is justified to exceed the 50-foot limitation by 10 feet insofar as the surrounding existing light standards exceed 50 feet in height. Accordingly, the proposed 60-foot height would best minimize the visual impact of the proposed facility; 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. 648-06, Conditional Use Permit No. 649-07 and recommends approval of Design Overlay Review No. 977-06 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 27th DAY OF FEBRUARY, 2007

CHAIRMAN

ATTEST:

SECRETARY