

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 985-07, CONDITIONAL USE PERMIT NO. 653-07 AND CONDITIONAL USE PERMIT NO. 654-07 FOR A FREESTANDING 36-FOOT HIGH WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A EUCALYPTUS TREE (MONO-EUC) LOCATED AT 23601 S. MAIN 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, Joe Thompson, with respect to real property located at 23601 Main Street Address and described in Exhibit "A" attached hereto, requesting approval to construct a 36-foot high, unmanned wireless telecommunications facility disguised as a Eucalyptus tree (mono-euc) on an approximate one-acre lot in the CG-D (Commercial, General – Design Overlay) zone.

A public hearing was duly held on June 12, 2007, at 6:30 P.M. at the Carson 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 Sections: 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision; 9172.21(D) – Commission Findings and Decision; 9133 – Conditional Use Criteria; and, 9138.16(H), Wireless Telecommunication Facilities – Required Findings of the Carson Municipal Code; the Planning Commission finds that:

- a) The subject property is designated as General Commercial within the Land Use Element of the General Plan. Surrounding properties to the north have General Plan Land Use designations of General Commercial and Low Density Residential. Adjacent to the east of the subject property is Main Street. Properties to the east have General Plan Land Use Designations of Low Density Residential. The adjacent property to the south has a General Plan Land Use designation of General Commercial. There are no specific plans for the area. The project site is located in the southwest area of the City of Carson facing east along Main Street, north of Sepulveda Boulevard and south of 223rd Street. Surrounding uses include: offices uses to the north and a medical clinic to the south; single family residences to the west and across Main Street to the east. The proposed use is a permitted use in the CG-D zone and will be compatible with these surrounding uses in that it will not significantly impact the adjacent properties, in terms of noise, dust, odor, aesthetics or other

environmental considerations. The proposed project is appropriate as it will not alter the intended general commercial use of the subject property;

- b) The proposed mono-eucalyptus and related equipment, power and telephone company cabinetry will occupy a lease area of approximately 400 square feet. The cell facility and equipment enclosure are proposed along the north property line adjacent to the west side of the church, in place of the existing trash area. A new trash area will be constructed, pursuant to applicable CMC sections, adjacent to the west side of the new equipment and cabinetry enclosure. This new trash area location is presently used for parking. The adjacent property to the north has a building built close to the subject property's north property line, next to the proposed development area. There are no windows on the south side of this building, which is approximately 20-25 feet in height. There are three, two-story, single-family residences located to the west of the parking lot area of the church. The proposed development is intended to resemble a eucalyptus tree which will have a maximum height of 36-feet. As such, the aesthetic impacts will be lessened, thus helping to achieve a harmonious and attractive development of the area;
- c) The applicant intends to restripe the parking area adjacent to the project location in a manner consistent with applicable zoning codes. Access to the facility for routine maintenance or emergency repair is made possible by an easement for ingress and egress that will be recorded against the subject property. This easement will provide access to the project site from Main Street. The proposed facility will not impact traffic in the vicinity, except for the occasional maintenance vehicle, and possibly during the construction phase of the project. Safety and convenience of vehicular and pedestrian access will not be hindered by the proposed development;
- d) Apart from the required safety, directional or informational signs, no product advertising signs are proposed for the project. The proposed facility is intended to simulate a pine tree, in terms of size, shape and appearance. The use of synthetic rubber bark and leaves will be effective in helping to stealth the facility;
- e) The applicant considered alternative sites, such as 393 E. Walnut Avenue and 23621 Main Street, but could not locate due to the negative impact on existing parking at those sites. Determining factors in site selection include the ability to lease the necessary property, ability to construct the proposed site, conformance to the zoning code, and the ability to provide adequate radio-frequency coverage and connect to surrounding network sites. The subject site was chosen based on these determinants;
- f) The subject property is approximately one acre in size, rectangular and flat. The site is already developed as a church. The site is located off of a major street and is surrounded by developed properties that are served by adequate infrastructure and utilities. Thus, there are adequate utilities to provide and

maintain service to the proposed use. The applicant intends to underground required power, telephone, and other utilities to their respective sources;

- g) The proposed use will not negatively impact in the vicinity of the subject site, in terms of parking, traffic, noise and safety. The intended character of the area is for all types of commercial activities not grouped in commercial centers, with which the proposed use is compatible;
- h) 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 resemble a eucalyptus tree. The synthetic tree branches, colored to simulate real branches, will feature synthetic leaves. The pole will be wrapped in a synthetic rubber material designed to resemble bark;
- i) The proposed project is designed to resemble a eucalyptus tree. There are other mature trees in the vicinity with heights much greater than the proposed use. Large trees, approximately 30-feet in height line the south property line of the subject property. The proposed mono-eucalyptus will be constructed to a height to approximate existing trees in the vicinity. As such, efforts have been made to architecturally integrate the proposed project with the surrounding environment; and
- j) 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 Sections 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision; 9172.21(D) – Commission Findings and Decision; 9133 – Conditional Use Criteria; and, 9138.16(H), Wireless Telecommunication Facilities – Required Findings of the Carson Municipal Code can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed installation of a wireless telecommunications facility on a developed commercial property does not have the potential for causing a significant effect on the environment and is found to be categorically exempt, pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 985-07, Conditional Use Permit No. 653-07 and Conditional Use Permit No. 654-07, 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 12th DAY OF JUNE, 2007

CHAIRMAN

ATTEST:

SECRETARY