

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW 1011-07, CONDITIONAL USE PERMIT 609-06 AND CONDITIONAL USE PERMIT 676-07 TO COLLOCATE AN UNMANNED WIRELESS TELECOMMUNICATION FACILITY ON AN EXISTING 235-FOOT HIGH RADIO TOWER AT 17900 SOUTH CENTRAL 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, Core Communications, represented by John Koos, with respect to real property located at 17900 South Central Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review and Conditional Use Permits to permit and collocate an unmanned wireless facility on an existing 235-foot high radio tower in the CG (Commercial, General) zone and within Redevelopment Project Area No. 4. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for freestanding major wireless telecommunication facilities located less than 100 feet from a residential zone. (CMC Section 9138.16.D).
- Conditional Use Permit (CUP) for telecommunication facilities that exceed the maximum height limit (CMC Section 9138.16.F).
- Conditional Use Permit (CUP) for existing telecommunication facilities that have become legal, non-conforming uses (CMC Section 9182.21-22).

A public hearing was duly held on November 13, 2007, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notices of time, place and purpose of the aforesaid meeting were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearings. At the meeting of November 13, 2007, the public hearing was continued until November 27, 2007.

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

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as General Commercial which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding commercial and residential uses and is appropriate for the subject property as proposed, subject to the conditions of approval,
- 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. The radio tower already has very large antennas near the top of the tower as well as some cell antennas similar in size to the proposed antennas. The six proposed antennas will not degrade the visual character of the site. A condition of approval shall require evaluation of the telecommunication facility in seven (7) years or 2015 to allow the City to develop and implement any further improvements to the site as deemed necessary by the Planning Commission to buffer the surrounding residential neighborhood from the existing tower.

- 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 commercial and residential uses and the proposed project is compatible with those uses. The site is 38,700 square feet in size, and is flat;
- 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. 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 wireless telecommunication facility will replace existing antennas and is located and designed to minimize the visual impact on surrounding properties and from public streets, including stealthing which incorporates the facility with the structure in which it will be mounted through use of material, color, and architectural design. To further improve aesthetics on the site, conditions of approval are included to require: 1) the applicant to paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department; 2) the applicant shall replace chain link fencing along Central Avenue with a wrought iron fence and all existing barb wire shall be removed; and 3) to the extent feasible, the applicant shall provide landscaping around the perimeter of the property. Prior to issuance of a building permit a landscaping plan must be approved by the Planning Division;
- g) 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", Section 9138.16(G), "Wireless Telecommunication Facilities, Minor Exceptions" and Section 9138.16(H), "Wireless Telecommunication Facilities, Required Findings" are made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Site Plan and Design Review and Conditional Use Permits will not have a significant effect on the environment. The existing facility will not alter the predominantly character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be exempt under the general rule of CEQA, Section 15301.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1011-07, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-06 with respect to the property described in Section 1 hereof, subject to the conditions and plans set forth in Exhibit "B" and "C" respectively 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 NOVEMBER, 2007

CHAIRMAN

ATTEST:

SECRETARY