



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 22, 2008

SUBJECT: Design Overlay Review No. 1006-07; Conditional Use Permit No. 673-07; and Conditional Use Permit No. 674-07

APPLICANT: SFC Communications – Ms. Sandra Jacobs
65 Post
Irvine, CA 92618

OWNER: Bhullar Properties, LLC
208 Still Water Lane
San Jose, CA 95139

REQUEST: Approval to construct a free standing 36-foot high telecommunication facility disguised as a light pole behind an existing shopping center. The subject property is zoned CN (Commercial, Neighborhood).

PROPERTY INVOLVED: 615 E. University Drive

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

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

I. Introduction

The applicant, SFC Communications, on behalf of their client, Global Tower, LLC who represents Metro PCS, is proposing to install a 36-foot high (to top of pole) telecommunication facility disguised as a light pole behind an existing one story commercial shopping center. The subject property, located at 615 E. University Drive, is zoned CN (Commercial, Neighborhood) and has a General Plan land use designation of General Commercial.

Pursuant to Section 9136.12 of the Carson Municipal Code (CMC), the maximum height limit for all buildings and structures in the CN (Commercial, Neighborhood) zone shall not exceed 30 feet. Per Section 9138.16 (Wireless Telecommunication Facilities) an additional 20 percent increase is allowed with a Conditional Use Permit. Design Overlay Review and a Conditional Use Permit are required for all free standing major wireless telecommunication facilities.

II. Background

The proposed 36-foot high telecommunication facility will be located behind an existing one story commercial shopping center located at the northeast corner of Avalon Boulevard and University Drive. The discretionary permit process requires that staff look at the entire property for code compliance. While the shopping center appears to be in relatively good condition, there are certain code violations which must be addressed and corrected prior to the issuance of a building permit. The Code Enforcement Division has identified several on-going site violations and is recommending that they be corrected prior a favorable recommendation, Exhibit 1.

The applicant is requesting that staff continue this item to the February 26, 2008, Planning Commission meeting in order to address and negotiate these violations with the property owner.

III. Recommendation

That the Planning Commission:

- **OPEN** the public hearing, take testimony; and
- **CONTINUE** this item to the February 26, 2008, Planning Commission meeting.

IV. Exhibits

1. Code Enforcement Letter dated January 7, 2008

Prepared by: _____
Rocio Lopez, Planner

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

Approved by: _____
Sheri Repp-Loadsman, Planning Division Manager