



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 10, 2008

SUBJECT: Design Overlay Review No. 1270-08
Conditional Use Permit No. 694-08

APPLICANT: Verizon Wireless
Attention: Ramon Salazar
12225 South Street Suite 205
Artesia, CA 90701

OWNER: City of Carson
701 East Carson Street
Carson, CA 90745

REQUEST: To construct a 56-foot high unmanned wireless 'flagpole' facility for Verizon Wireless at Anderson Park in the OS (Open Space) zone

PROPERTY INVOLVED: 19101 South Wilmington Avenue

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Saenz
		Cannon			Verrett
		Graber			

Item No. 11C

I. Introduction

Date Application Received

- April 2, 2008: Design Overlay Review No. 1270-08 and Conditional Use Permit No. 694-08

Applicant

- Verizon Wireless; Ramon Salazar, representative; 12225 South Street Suite 205, Artesia, CA 90701

Property Owner

- City of Carson; 701 East Carson Street; Carson, CA 90745

Project Address

- 19101 South Wilmington Avenue (Anderson Park)

Project Description

- To install a 56-foot high, three-foot diameter, unmanned wireless 'flagpole' facility for Verizon Wireless at an existing city park. The United States flag will be displayed and will be maintained by the City of Carson Parks and Recreation Department.
- The flagpole will have six (6) Verizon Wireless antennas in two sets of three antennas at 45 feet and 51 feet above finished grade respectively.
- The facility includes 3 equipment cabinets within an 11 foot by 18 foot by 8 foot lease area.
- The flagpole and enclosure will be located adjacent to the eastern side of the existing park building.
- The proposal includes the following discretionary requests:
- *Site Plan and Design Review and Conditional Use Permit (Use)*: Pursuant to Section 9138.16.D, the facility is considered a major wireless telecommunication facility because it is a freestanding structure and the Planning Commission has the approval authority; and
- *Conditional Use Permit (Height)*: Pursuant to Section 9138.16.F, the facility exceeds the maximum height limit and approval of a conditional use permit in conformance with Section 9138.16.G is required by the Planning Commission.

II. Background

Current Use of Property

- The project site is located at John Anderson Jr. Memorial Park, which is 8 acres in size.

Previously Approved Discretionary Permits

- Zone Change Case 27-72: Approved in 1972 to change the zone from C-1 (Commercial) to R-1-5000 (Residential; 1 unit per 5000 square feet)

Public Safety Issues

- The Public Safety Department has not reported any current code enforcement cases associated with this property.



Parks and Recreation Department

- The City will be receiving revenues from the leasing of the land. The Parks and Recreation Department is currently working with the applicant on the details of the lease.

III. **Analysis**

Location/Site Characteristics/Existing Development

- The subject property is eight acres and located at 19101 South Wilmington Avenue in the City of Carson, between University Drive and Cashdan Street and west of Wilmington Avenue.
- Adjacent to the subject property to the north is the Dominguez Technology Center. To the south and west of the property are residential properties. Los Angeles County properties are located to the west across Wilmington Avenue.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned OS (Open Space). Properties to the north are within the Dominguez Technology Center Specific Plan. Properties to the south and west are zoned RS (Residential, Single-family).
- The subject property has a General Plan Land Use designation of Recreational Open Space. Properties to the north have a General Plan Land Use designation of Light Industrial. Properties to the south and west have a General Plan Land Use designation of Low Density Residential.

Applicable Zoning Ordinance Regulations

Pursuant to Section 9138.16(D), the proposed project is a freestanding structure and is considered a Major Wireless Telecommunication Facility subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23 and Conditional Use Permit (CUP) procedures as provided in Section 9172.21. Pursuant to Section 9138.16.F, the facility exceeds the maximum height limit and is subject to approval of a conditional use permit in accordance with Section 9138.16.G and Conditional Use Permit (CUP) procedures as provided in Section 9172.21.

The following table summarizes the proposed project's consistency with current site development standards for the OS zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Section	Compliant	Non-Compliant	Comments
Wireless Telecommunication Facilities Standards			
Section 9138.16A, "Purpose"	x		To minimize aesthetic impact of wireless telecommunication facilities through the use of carefully chosen site and design criteria.
9138.16D2, Procedural Standards: Major Wireless Telecommunication Facilities	x		As defined by Section 9138.16, the project is a major telecommunications facility and requires a Site Plan and Design Review permit per Section 9172.23.
9138.16E, Application Requirements	x		
9138.16F2b-d, Height	x		Facilities greater than 50 feet in height will require the approval of a Conditional Use Permit.
9138.16F2-F7, Wiring; Painting; Lighting; Noise; and, Signs	x		
9138.16.G, Minor Exceptions	x		Subject to Planning Commission approval of proposed height.
9138.16H, Required Findings	x		Subject to approval by the Planning Commission
OPEN SPACE ZONE REQUIREMENTS			
Section 9151.1 Uses Permitted	x		Permitted, subject to requirements of Section 9138.16
9156.23 Front Yard and Side Yard Abutting A Street	x		Reduced front yard allowed in order to maintain a larger contiguous open space on the interior portion of the lot



Procedures			
9172.21, "Conditional Use Permit"	x		CUP required for freestanding facility and 20% height increase up to 60'
9172.23, "Site Plan and Design Review"	X		DOR required for Major Wireless Telecommunication Facility

Environmental Effects of Telecommunication Facilities on Human Beings

The Federal Communications Commission (FCC) which regulates the use of telecommunication facilities has done studies on low level radiofrequency radiation but has not found that it causes harmful biological effects on human beings. In general, cities cannot regulate telecommunication facilities on the basis of environmental effects of radio frequency emissions if the emissions comply with the requirements of the Federal Communications Commission (FCC). Telecommunication providers are required to certify that their telecommunication facility complies with FCC guidelines regarding radiofrequency. Furthermore, cities cannot regulate radiofrequency interference (RFI) that interferes with the reception of television signals for nearby homes. The courts have held that the FCC has exclusive jurisdiction to regulate RFI.

Required Findings: Conditional Use Permit

Approval of a CUP is required for a Major Wireless Telecommunication Facility which is freestanding and exceeds the height limit by no more than 20 percent, up to 60 feet in an open space zone. Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.
6. Such other criteria as are specified for the particular use in other Sections of this chapter (Zoning Ordinance).

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and 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.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Required Findings: Wireless Telecommunications Facilities

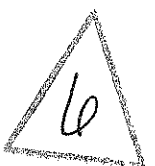
Pursuant to Section 9138.16 (G), Wireless Telecommunications Facilities, the Planning Division or Planning Commission may approve the development plan and conditional use permit for the proposal only if the following findings can be made in the affirmative:

1. Existing natural geographic conditions preclude an obstruction-free reception area and there is no other option, including relocation, available.
2. Relief from the development standards results in a more appropriate design which minimizes the visual impact of the facility.
3. The antenna height must be increased in order to accommodate the establishment of a co-located facility and there is no other option available.
4. Visual impacts are negligible because the facility is designed to architecturally integrate with the surrounding environment.

Pursuant to Section 9138.16(H), Wireless Telecommunications Facilities, the Planning Division or Planning Commission may approve the development plan and conditional use permit for the proposal only if the following findings can be made in the affirmative:

1. The proposed site is the best alternative after considering co-location with another facility and location at another site.
2. The proposed wireless telecommunication facility will be located and designed to minimize the visual impact on surrounding properties and from public streets, including adequate screening through the use of landscaping that harmonize with the elements and characteristics of the property and/or stealthing which incorporates the facility with the structure in which it will be mounted through use of material, color, and architectural design.
3. The proposed wireless telecommunication facility is not located on any residential dwelling or on any property which contains a residential dwelling, except as may be associated with a church, temple, or place of religious worship.

All of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision", Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", Section 9138.16 (G), "Wireless Telecommunications Facilities, Minor Exceptions" and Section 9138.16(H), "Wireless



Telecommunications Facilities, Required Findings” can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern: Zoning Requirements / Conditional Use Permit, Site Plan and Design Review and Wireless Telecommunications Facilities Findings

- Issue – Open Space Zone Requirements – Front Yard and Side Yard Abutting a Street: *Per Section 9156.23, each lot shall have a yard with a depth of twenty-five (25) feet from each abutting street unless otherwise approved by the Director for the purpose of maintaining a larger contiguous open space on the interior portion of the lot.*
 - Currently the recreation building is setback 25 feet from the eastern property line. The flagpole and equipment enclosure would encroach into the setback area 3 feet and 10 feet respectively. Staff finds that by locating the facility along the eastern setback of the park, useable recreational space would be maintained on the interior portion of the park. In addition, the facility will incorporate a stealth design and the enclosure would be painted to match the existing recreational building. By locating the facility in this area, staff believes that there visual impact to the surrounding are and uses would be further reduced in an area that is lower in elevation than the adjacent street, and where there are existing trees, utility poles and light standards.
- Issue – Design: Thickness
 - The flagpole is proposed to be 3 feet in diameter to accommodate the antennas which will be located inside the flagpole. Upon further discussions with the applicant, the diameter will be reduced from 3 feet to approximately 2 feet in size. A condition of approval will be included to require revised plans to be submitted showing this modification.

IV. Environmental Review

The proposed wireless telecommunications facility is exempt from the provisions of the California Environmental Quality Act – Section 15332 – In-Fill Development Projects.

V. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No. _____, entitled “A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1270-08 and Conditional Use Permit No. 694-08 to construct a 56-foot high unmanned wireless ‘flagpole’ facility at 19101 South Wilmington Avenue.”

VI. Exhibits


1. Land use map



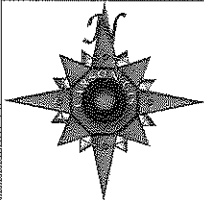
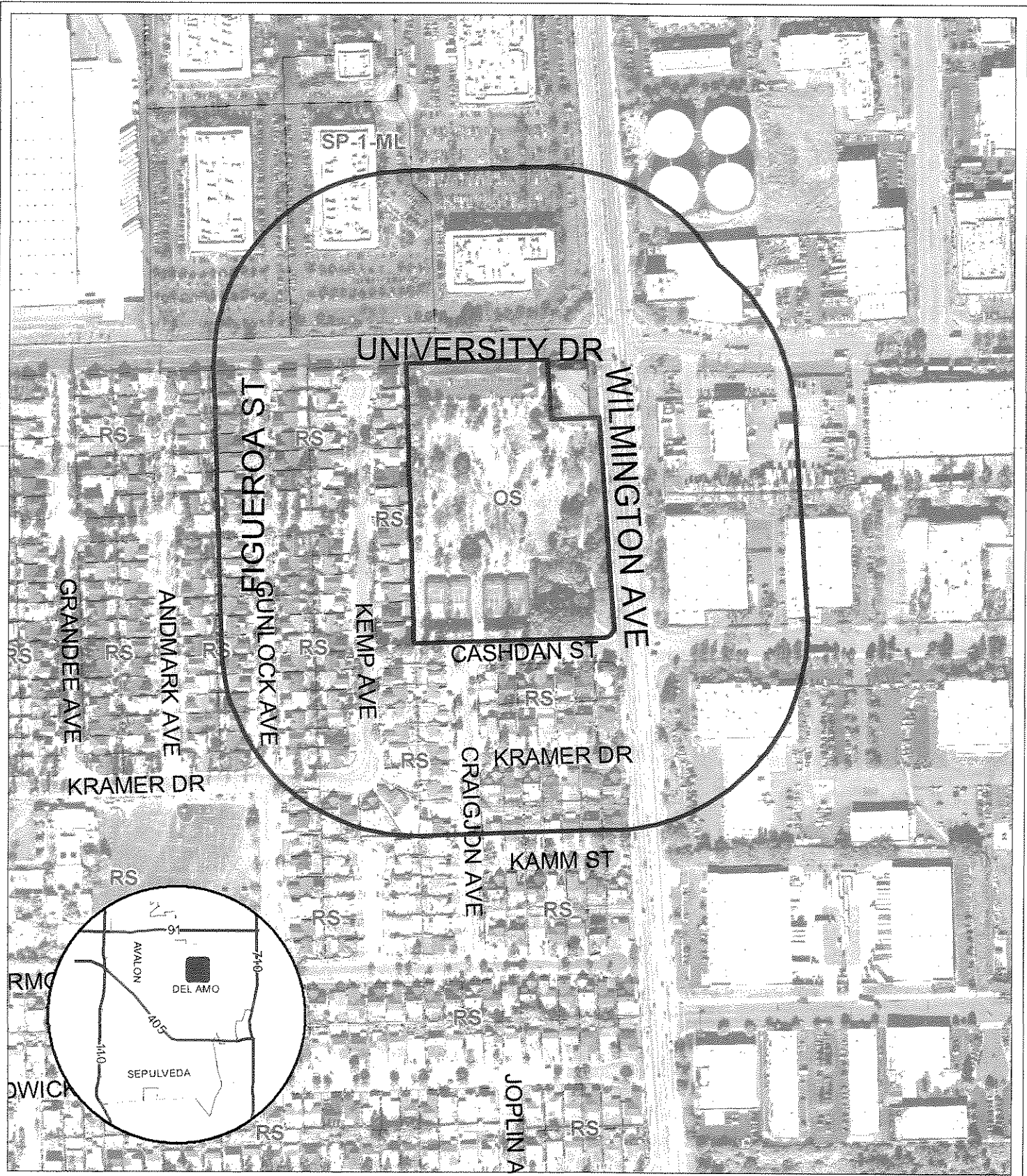
2. Photosimulations
3. Project Description – Verizon Wireless
4. Propagation Maps – Verizon Wireless
5. Resolution
6. Site plan, elevations, floor plans (C-1, D-1)

Prepared by: 
Max Castillo, Assistant Planner

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

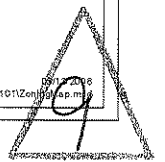
Approved by: 
Sheri Repp-Loadsman, Planning Division Manager

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City of Carson
500 Foot Radius Map
19101 S Wilmington

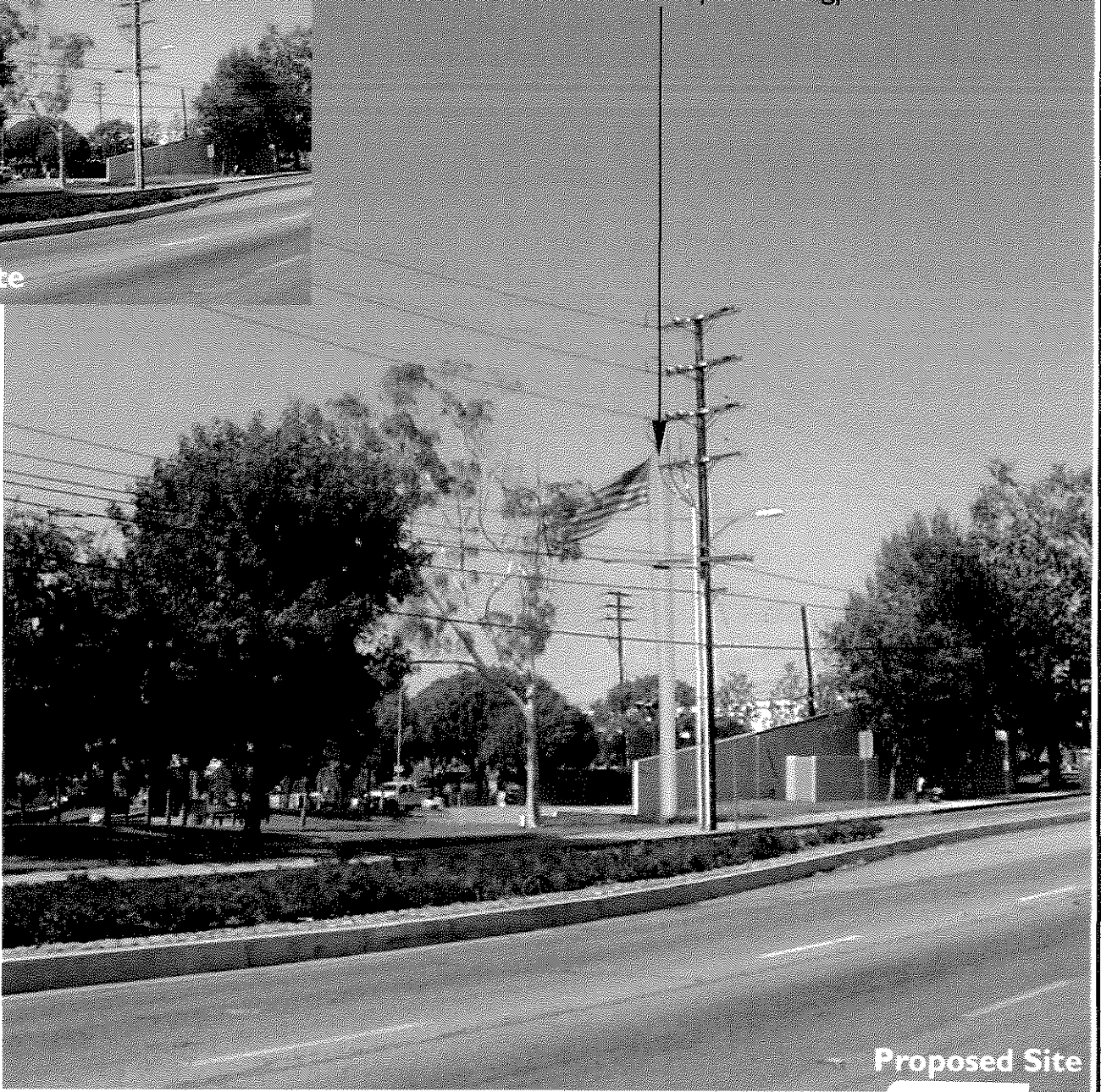
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Proposed Verizon Wireless Panel Antennas
Mounted Within Proposed Flagpole



Existing Site



Proposed Site

View Looking Northwest

Prepared by:



Project Name:

Dominguez University

Anderson Park

19101 S.Wilmington Ave. Carson, CA 90746

Prepared for:

Exhibit 2



10



Project Description for a Conditional Use Permit For an Unmanned Wireless Telecommunications Facility at 19101 S. Wilmington Avenue, Carson California 90746

Project Description

Introduction

Verizon Wireless (hereinafter, VW), a registered public utility, receives licensing and regulation from the California Public Utilities Commission (CPUC) and the Federal Communications Commission (FCC). VW is developing its wireless network across Southern California and across the nation. VW utilizes an all-digital high frequency system that operates between 1800 and 1900 MHz range. MMI Titan, LLC, Inc., (hereinafter, MMI) seeks a Conditional Use Permit, pursuant to the City's Municipal Code to establish a new wireless telecommunications facility located at 19101 S. Wilmington Avenue, Carson, California.

Project Overview

Efforts are currently underway in Los Angeles County to establish the required infrastructure for Verizon Wireless (VW). Verizon Wireless has retained the services of MMI-Titan Inc., (MMI) to facilitate the land use entitlement process. MMI is currently seeking approval of a Conditional Use Permit for the installation and operation of a new telecommunications facility or cell tower at the subject property designed as a new 54-foot flagpole. The existing use of the property is a park and is located in an Open Space Zone. The equipment cabinets will be located at grade level and will be completely screened from the public right of way by a new eight (8') foot concrete wall painted and textured to match the existing building.

VW proposes to establish a new PCS facility at the subject property designed as a 54-foot flagpole, located at the rear of the subject property. VW proposes to install a 54-foot flagpole that will consist of six (6) wireless antennas and an 11' X 18' lease area that will house the equipment cabinets and all other associated equipment. All antennas will be contained within the new flagpole. This project also proposes the addition of three (3) GPS antenna, mounted on the equipment within the enclosure. The intent of these antennas and the placement of this facility on the subject property is to provide coverage to the expanding community's needs for cell phone coverage in and around this area of Carson. This new facility will provide PCS coverage for those individuals who live, work and visit the surrounding community. All associated equipment will be housed and contained within the proposed equipment enclosure and thus, will not be visible from the public right of way. This type of structure will blend in with the natural environment because of the stealth design.

This facility was designed as a flagpole in order to have the least visual impact to the surrounding area and uses. In identifying the proposed location, Verizon Wireless' network deployment



personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the best siting option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs.

The specific location and design of the proposed project is illustrated in further detail on the provided drawings and photo simulations.

Operational Overview

The proposed communications facility will transmit at a frequency range of between 1800 and 1900 MHz. A typical PCS site operates on standard telephone lines and commercial electrical power.

The transmitted signals from the site will consist of non-ionizing waves generated at less than 1 $\mu\text{W}/\text{cm}^2$, which is significantly lower than the maximum allowable public exposure of **1000 $\mu\text{W}/\text{cm}^2$** as set by the American National Standards Institute (ANSI) and Institute of Electrical and Electronic Engineers (IEEE). The current ANSI/IEEE standards for protection against radio frequency/microwave (RF/MW) fields are set at 50 times below a level that scientists believe may pose a health risk to human populations.

Once the wireless telecommunications facility is constructed and operational, VW customers will receive 24-hour service seven (7) days a week. Apart from initial construction activity, the facility gets serviced from a VW technician on a periodic basis. It is reasonable to expect that routine maintenance/inspection of the facility will occur once every month to two months. Beyond this intermittent service, VW requires 24-hour access to the facility to ensure that technical support is immediately available if and when warranted.

Overview of Coverage Objectives

Radio frequency (RF) engineers at VW have identified the proposed facility as an integral site in improving VW's PCS network coverage in and around the Carson community. VW's radio frequency engineers' objectives are to increase coverage, as well as to add increased capacity to their expanding network with regards to the increased need for cell phone coverage in this part of Carson. Please see the enclosed propagation maps which show a dramatic improvement in coverage to the network and subject property.

Overview of Site Design/Location Criteria

The network of VW cell sites throughout the region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit VW from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed PCS location, VW network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the best siting option with regard to other key criteria that include, but are not limited to: accessibility,



utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs.

Compatibility with Other Site Development Standards

The location, size, design, and operating characteristics of the proposed communications facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses.

The equipment associated with the telecommunication structure operates quietly or virtually noise free and is located and pointing towards the rear of the property.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The telecommunications facility is unmanned and only requires periodic maintenance, which equates to approximately one trip per month or two. The proposed communication facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare.

The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). A committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH, and EPA) developed ANSI. In 1992 ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (**1,000 $\mu\text{W}/\text{cm}^2$**). The typical exposure level of a PCS facility is less than 1 microwatt per centimeter squared (**<1 $\mu\text{W}/\text{cm}^2$**).

The radio frequency emissions emitted by the proposed VW PCS facility will fall within the portion of the electromagnetic spectrum that transmits non-ionizing electromagnetic emissions. At the low levels associated with this type of wireless technology, these emissions are not harmful to living cells. Everyday products that have non-ionizing electromagnetic emissions include radios, television broadcasts, CB radios, microwave ovens, and a variety of common security systems. Conversely, items that emit ionizing electromagnetic emissions include ultraviolet light, medical x-rays and gamma rays.

Data currently available on the effects of electromagnetic transmission on public health indicate that there is no likelihood of negative impacts to public health and safety.



Additional Information

Verizon Wireless Findings:

1. The proposed location will be desirable to the public convenience or welfare.

The proposed location will be desirable to the public convenience. Installation of the proposed wireless telecommunications facility will help provide a seamless integration of a communication network; an inherently beneficial use where the general public will benefit by the improved service. The number of dropped and blocked calls in the area surrounding the site will be reduced. Further, the existing VW customers, and those who are on the other end of the wireless telephone call, will have better service once this site goes on air.

VW is a public utility, licensed and regulated by CPUC and FCC. Approval is critical because federal law mandates that wireless carriers provide adequate coverage in areas where a carrier has a license. Further, this site sits in a strategic location on the subject property in a densely populated area

Wireless telecommunications systems have proven to be an invaluable communications tool in the event of emergencies (such as traffic accidents and fires), and natural disasters (earthquakes, floods, etc.) where normal landline communications are often disrupted, overlooked or inaccessible during and after such events have occurred. Wireless technology is utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunications systems have also proven to be invaluable tools in business communications and everyday personal use.

2. The location is proper in relation to adjacent uses or the development of the community.

The location is proper in relation to adjacent uses or development of the community by providing a needed service to the local and regional community. The proposed installation is a logical and appropriate supplemental use of the property. Operation of the wireless facility can be accomplished without disrupting or changing the operation and character of the principal permitted use of the property. The proposed facility will be unmanned, have no impact on circulation systems, and generate no noise, no odor, smoke or any adverse impacts to adjacent land uses. As such, the proposed project is proper in relation to adjacent uses and will not be detrimental to improvements adjacent to or in the vicinity of the property on which it is located.

3. The use will not be detrimental to the character of the development in the immediate neighborhood.

Typically, the primary issue in siting wireless telecommunications facilities is how to balance the applicant's needs for improving its wireless telecommunications network with the City's goals to reduce visibility of the antennas and not unnecessarily add to the height, mass, and bulk to buildings and structures. In the instant case, VW proposes to locate its wireless facility within a new 54-foot flagpole within the park; this site is surrounded by heavy industrial uses and various residential properties. To that extent the location of the wireless site, the design and the setbacks all ensure that there will not be any detriment to the character of the development in the neighborhood.



4. The proposed location will be in harmony with the various elements and objectives of the General Plan.

The proposed project is in harmony with the general goals and the intent of the Plan in that the proposed antennas will be compatible with the architecture of the building and the surrounding neighborhood. The proposed use does not significantly alter the positive characteristics of the surroundings (i.e., scale, height of the existing building, bulk and appearance).

To support the existing population and population growth, Carson needs a strong and expanding economy, healthy neighborhoods, and a tax base that can support the basic public services necessary to maintain and improve quality of life of its residents. In order for the City to provide services that the public expects, it must embrace the vision of becoming a sustainable city: one which manages its infrastructure and public services in a manner that avoids depletion or permanent damage of its natural resources and avoids missed opportunities to benefit from wise management of its resources (i.e. public right-of-way and airwaves).

The telecommunications industry is building infrastructure for the 21st Century's information economy. "Telecommunications is an emerging field with the potential to significantly alter the way Southern Californians communicate, work and commute. The concentration of business and population in [Carson] and rapid technological advances offer the opportunity to provide an integrated network serving as the regional hub for public and private users" (Framework Element, December 1996, Chapter 9, Infrastructure and Public Services).

Unlike other land uses, which can be spatially determined through the General Plan Land Use Element or other elements, the location requirements of wireless telecommunications facilities are more dynamic and not easily predetermined. Technical requirements such as service area, topography, the surrounding built and natural environment, alignment with neighboring telecommunication facilities and customer demand all help to determine a location for a wireless site. The federal and local government has adopted regulations and standards in order to provide for growth in this industry while regulating it to protect adjacent properties from adverse impacts.





**Conditional Use Permit for a New
Wireless Telecommunications Facility Located
19101 South Wilmington Ave, Carson, California 90746**

Additional Information: Propagation Maps

The proposed project is for the installation and operation of an unmanned Verizon Wireless telecommunications facility. The applicant for the proposed project is Verizon Wireless and they have no existing sites in the general area. All the existing sites in the area are extremely limiting due to the overall natural topography and geography of the area. Attached are three propagation maps, which compare and illustrate the coverage, gained with the proposed site and the existing coverage without the site and a snapshot of the standalone coverage as an isolated site.

Verizon's network deployment personnel selected this site in order to meet the technical objectives of RF engineering, which concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project location is the best site for the RF engineers because it fills and provides optimum coverage, please see attached propagation maps for further details.

This facility was designed as a flagpole in order to have the least visual impact in an open space zone, which is surrounded by heavy industrial uses. Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of wireless telecommunications facilities are based on technical requirements, which include service area, geographical elevations, alignment with neighboring sites and customer demand components. Placement within the urban geography is dependent on these requirements. Accordingly, wireless telecommunication facilities have been located adjacent to and within all major land use categories including residential, commercial, industrial, open space, etc. proving to be compatible in all locations.

The proposed facility at the subject location will not be detrimental to the character of development in the neighborhood for the following reasons. It will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents, within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This proposed wireless telecommunications



facility will operate in full compliance with all state and federal regulations including the Telecommunications Act of 1996.

A. Evidence showing a clear and convincing need for this facility

The proposed facility will provide an integral link in Verizon Wireless proposed Los Angeles County network and designed to provide coverage to individuals who work, live and travel in the Carson community. At present, Verizon Wireless is experiencing capacity problems as well as in-building coverage within the commercial and residential community surrounding this area.

Since their introduction, wireless telecommunications systems have proven to be an invaluable communications tool in the event of emergencies (traffic accidents, fires, etc.) and natural disasters (earthquakes, floods, etc.) where normal land line communications are often disrupted, overlooked, or inaccessible during and after an event has occurred. This service and similar technology are utilized by numerous governmental and quasi-governmental agencies that provide emergency service. Wireless telecommunications systems, including cellular telephones, have also proven to be invaluable tools in business communications and everyday personal use. In this sense, wireless telecommunications system networks are desirable in the interest of public convenience, health, safety, and welfare, and thus are proper in relation to the development of the community. The proposed project will/does not incur automobile use or pedestrian access. Once in operation this telecommunications, facility will provide 24-hour service to customers seven (7) days a week. Please see the attached propagation maps for further information.

B. Compliance with the City noise standards, especially relating to generators and air conditioning compressors that may be installed and/or used at the subject site.

The location, size, design, and operating characteristics of the proposed facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with the City's noise standards in that: The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free and there are no proposed plans to operate or use generators. The proposed equipment does not emit fumes, smoke, or odors that could be considered objectionable.

C. Project filling in a "blind spot" in service.

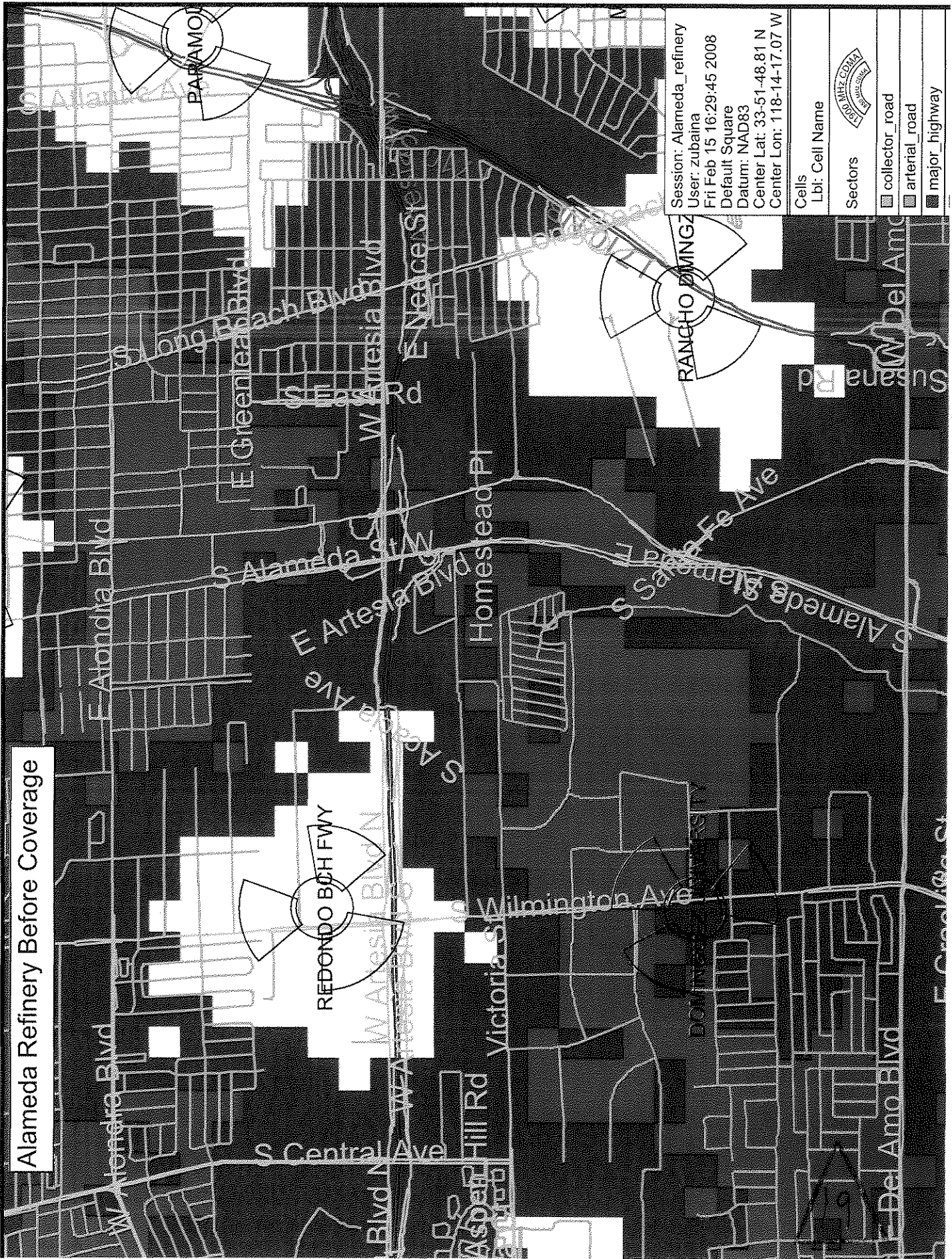
In identifying the proposed location, Verizon Wireless' network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but also concurrently provides the best option with regard to other key criteria that include, but are not limited to accessibility, utility connections,



zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs. The proposed project is filling a vacant area of coverage; please see attached propagation maps for further details.



Alameda Refinery Before Coverage



Session: Alameda_refinery
User: zubaina
Fri Feb 15 16:29:45 2008
Datum: NAD83
Center Lat: 33-51-48.81 N
Center Lon: 118-14-17.07 W

Cells
Lbi: Cell Name

Sectors
collector_road
arterial_road
major_highway

Alameda Refinery After Coverage



Session: Alameda_refinery
User: zubaina
Fri Feb 15 16:28:45 2008
Default Square
Datum: NAD83
Center Lat: 33-51-48.81 N
Center Lon: 118-14-17.07 W

Cells	Lbl: Cell Name
	collector_road
	arterial_road
	major_highway



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1270-08 AND CONDITIONAL USE PERMIT NO. 694-08 TO CONSTRUCT A 56-FOOT HIGH UNMANNED WIRELESS 'FLAGPOLE' FACILITY AT 19101 SOUTH WILMINGTON 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, Verizon Wireless, with respect to real property located at 19101 South Wilmington Avenue, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review and Conditional Use Permit to construct a 56-foot high unmanned wireless 'flagpole' facility in the OS (Open Space) zone.

A public hearing was duly held on June 10, 2008, 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.

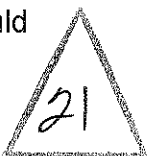
Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as Recreational Open Space which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding park 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.

The flagpole is proposed to be 3 feet in diameter to accommodate the antennas which will be located inside the flagpole. Upon further discussions with the applicant, the diameter will be reduced from 3 feet to approximately 2 feet in size. A condition of approval will be included to require revised plans to be submitted showing this modification.

Currently the recreation building is setback 25 feet from the eastern property line. The flagpole and equipment enclosure would encroach into the setback area 3 feet and 10 feet respectively. Staff finds that by locating the facility along the eastern setback of the park, useable recreational space would be maintained on the interior portion of the park. In addition, the enclosure would



be painted to match the existing recreational building. By locating the facility in this area, staff believes that there visual impact to the surrounding are and uses would be further reduced in an area that is lower in elevation than the adjacent street, and where there are existing trees, utility poles and light standards.

- 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 residential and industrial uses and the proposed project is compatible with those uses. The site is flat and located in an open space 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. Safety and convenience of vehicular and pedestrian access is provided with the existing on-site driveway and parking lot along the northern property line.
- e) The United States flag will be displayed and will be maintained by the City of Carson Parks and Recreation Department. There are no other 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 height of the antenna will allow co-location of other telecommunications facilities on the proposed 'flagpole' facility. The facility has been designed to facilitate additional antennas.
- g) The facility will be disguised as a flag pole and will blend with existing landscaping in the area as seen from a distance;
- 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 as a flag pole;
- 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", 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 Permit will not have a significant effect on the environment. The proposed facility will not alter the predominantly recreational 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 15332.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1270-08 and Conditional Use Permit No. 694-08 with respect to



the property described in Section 1 hereof, subject to the conditions and plans set forth in Exhibit "B" 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 10th DAY OF JUNE, 2008

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

Legal Description

The land referred to herein is situated in the State of California, County of Los Angeles, City of Carson, and described as follows:

Parcel 1:

Lot 366 of Tract No. 27522, in the City of Carson, County of Los Angeles State of California, as per map recorded in Book 700, Page(s) 6 to 12 inclusive of Maps, in the office of the County Recorder of said County.

Beginning at a point on the north line of said lot distant north $87^{\circ}58'56''$ east 370.34 feet from the northwest corner of said lot; thence north $87^{\circ}58'56''$ east along said line a distance of 100.87 feet to the beginning of a tangent curve concave to the southwest having a radius of 25.00 feet; thence along said curve through a central angle of $87^{\circ}57'55''$ an arc distance of 38.38 feet, to a tangent point on the east line of said lot; thence south $4^{\circ}03'09''$ east along said east line a distance of 132.87 feet to a point; thence south $87^{\circ}58'56''$ west parallel with said north line, a distance of 125.00 feet to a point; thence north $4^{\circ}03'09''$ west parallel with said east line, a distance of 157.00 feet, more or less, to the point of beginning.

Parcel 2:

That portion of Lot 366 of Tract No. 27522, in the City of Carson, County of Los Angeles State of California, as per map recorded in Book 700, Page(s) 6 to 12 inclusive of Miscellaneous Maps, in the office of the County Recorder of said County, not included within the following described land:

Beginning at a point on the north line of said lot distant north $87^{\circ}58'56''$ east 370.34 feet from the northwest corner of said lot; thence north $87^{\circ}58'56''$ east along said line a distance of 100.87 feet to the beginning of a tangent curve concave to the southwest having a radius of 25.00 feet; thence along said curve through a central angle of $87^{\circ}57'55''$ an arc distance of 38.38 feet, to a tangent point on the east line of said lot; thence south $4^{\circ}03'09''$ east along said east line a distance of 132.87 feet to a point; thence south $87^{\circ}58'56''$ west parallel with said north line, a distance of 125.00 feet to a point; thence north $4^{\circ}03'09''$ west parallel with said east line, a distance of 157.00 feet, more or less, to the point of beginning.

(End of Legal Description)

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1270-08
CONDITIONAL USE PERMIT NO. 694-08

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1270-08 and Conditional Use Permit No. 694-08, said permits shall be declared null and void unless an extension of time is requested prior to their expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.



8. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than 180 days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.
9. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1270-08 and Conditional Use Permit No. 694-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

AESTHETICS

10. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.
11. All electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.
12. The diameter of the "flagpole" facility shall be reduced from 3 feet to 2 feet in size. Prior to Building and Safety plan check submittal, revised plans shall be submitted to the Planning Division showing this modification.
12. The United States flag will be displayed on the "flagpole" facility and will be maintained by the City of Carson Parks and Recreation Department.

NOISE

13. All wireless telecommunication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
14. Backup generators shall only be operated during power outages and for testing and maintenance purposes.



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

15. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

16. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

