



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: January 11, 2010

SUBJECT: Design Overlay Review No. 1376-10
 Conditional Use Permit No. 837-10
 Conditional Use Permit No. 838-10

APPLICANT: Trillium for T-Mobile West
 Attention: Tim Miller
 5912 Bolsa Avenue
 Huntington Beach, CA 92649

OWNER: Public Storage
 Attention: Lori Kind
 701 Western Avenue
 Glendale, CA 91201-2349

REQUEST: To construct a 60-foot high unmanned wireless telecommunication facility designed as a eucalyptus tree for T-Mobile Wireless West in the ML-D (Manufacturing, Light; Design Review) zone.

PROPERTY INVOLVED: 1421 East Del Amo Boulevard

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

ITEM NO. 10A

I. Introduction

Date Application Received

- July 14, 2010: Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10

Applicant

- Trillium for T-Mobile West Corporation; Tim Miller, representative; 5912 Bolsa Avenue, Huntington Beach, CA 92649

Property Owner

- Public Storage; Attention: Lori Kind; 701 Western Avenue; Glendale, CA 91201-2349

Project Address

- 1421 E. Del Amo Boulevard

Project Description

- To install a 60-foot high, unmanned wireless 'monoecalyptus' facility for T-Mobile at an existing public storage facility.
- The monoecalyptus will have twelve antennas in three sets of four antennas at 60 feet above finished grade.
- The facility includes six (6) equipment cabinets within a 22 foot by 27 foot by 10 existing storage space.
- The monoecalyptus and enclosure will be located in the northern portion of the property.
- The proposal includes the following discretionary requests:
 - *Site Plan and Design Review No. 1376-10 and Conditional Use Permit No. 837-10 (Use)*: Pursuant to Section 9138.16.D, the facility is considered a major wireless telecommunication facility because it is a freestanding structure and requires Planning Commission review and approval; and
 - *Conditional Use Permit No. 838-10 (Height)*: Pursuant to Section 9138.16.F, the facility exceeds the maximum height limit of 50 feet and approval of a conditional use permit to increase the height by 20 percent in conformance with Section 9138.16.G is required by the Planning Commission.

II. Background

The item was heard at the November 9 and December 14, 2010 Planning Commission meetings. At the December 14 meeting, the Planning Commission approved the proposed project and instructed staff to continue the item to the January 11, 2011 meeting in order to prepare a resolution of approval.

III. Analysis

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 industrial 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.

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

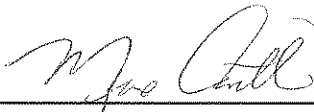
That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No. _____, entitled "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10 to construct a 60-foot high unmanned wireless telecommunication facility designed as a eucalyptus tree at 1421 East Del Amo Boulevard."

VI. Exhibits

1. Land use map
2. Photosimulations
3. Propagation Maps – T-Mobile
4. Alternative Site Analysis – T-Mobile
5. Resolution

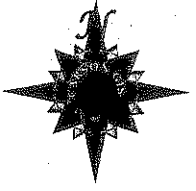
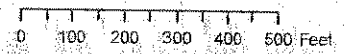
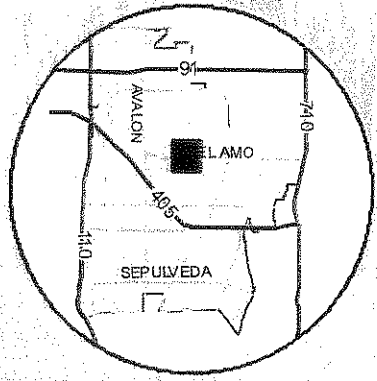
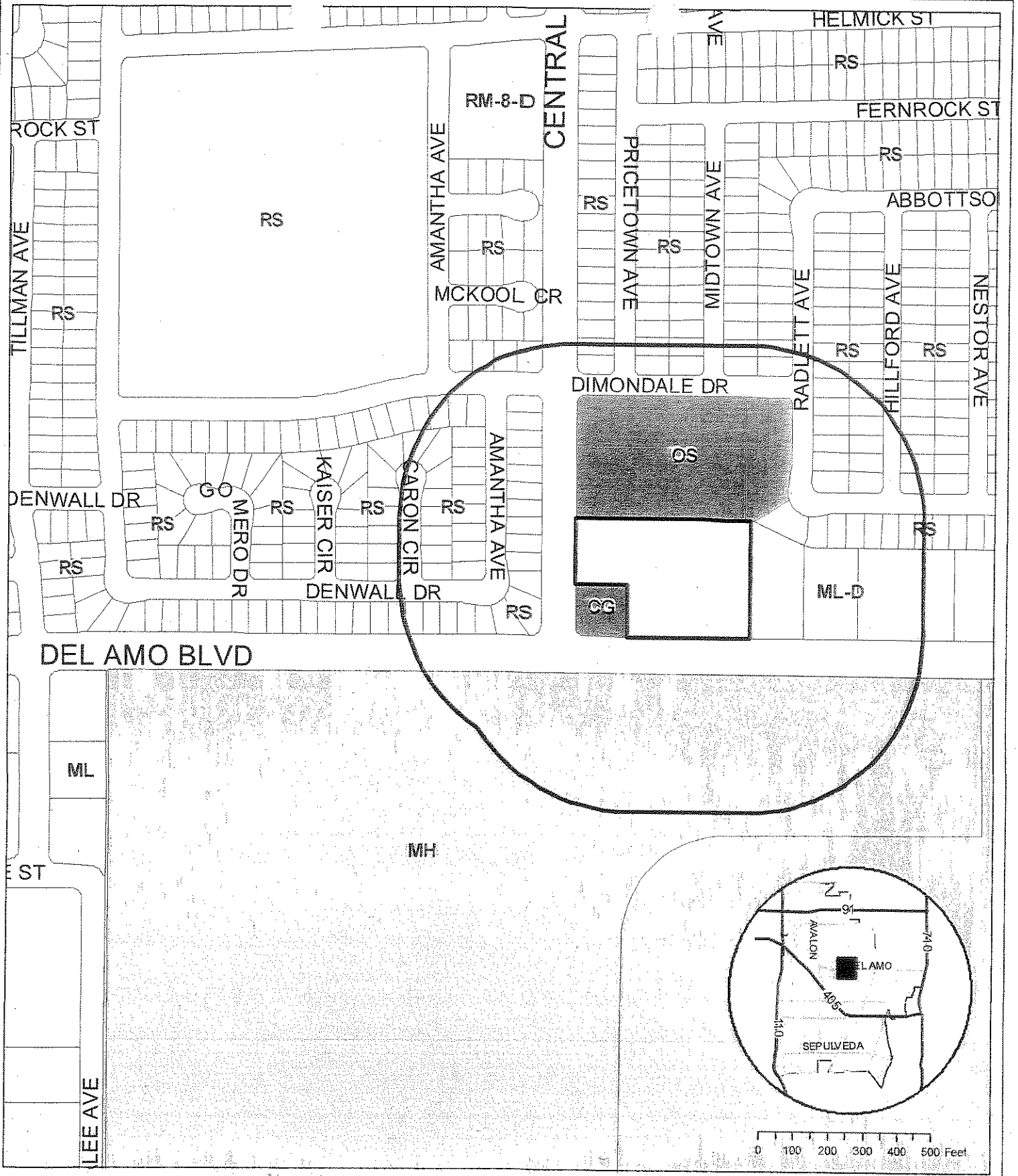


Prepared by: 
Max Castillo, Assistant Planner

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

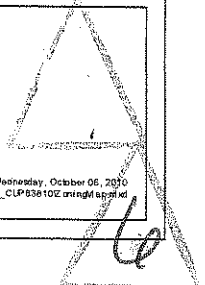
Approved by: 
Sheri Repp-Loadman, Planning Division Officer

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City of Carson
 500 Foot Radius Map
 1421 E Del Amo Blvd

EXHIBIT NO. 1

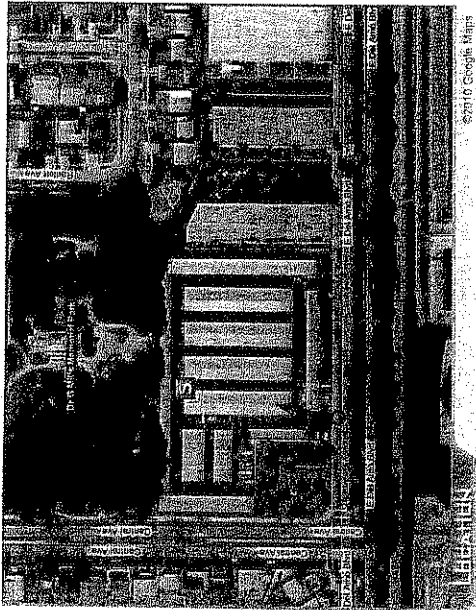


T-Mobile

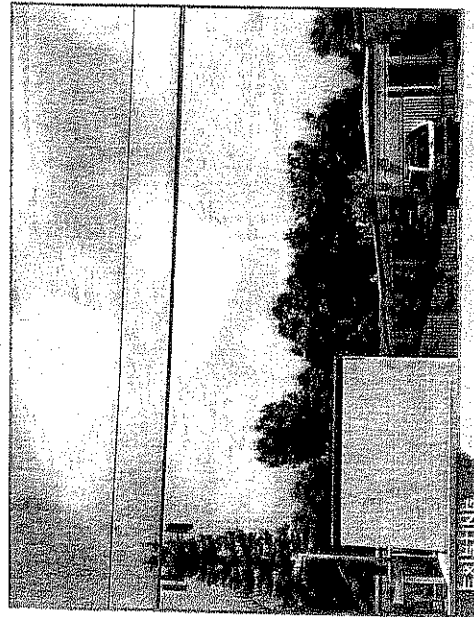
LA 33756C
DEL AMO RL

1421 EAST DEL AMO BOULEVARD CARSON CA 90746

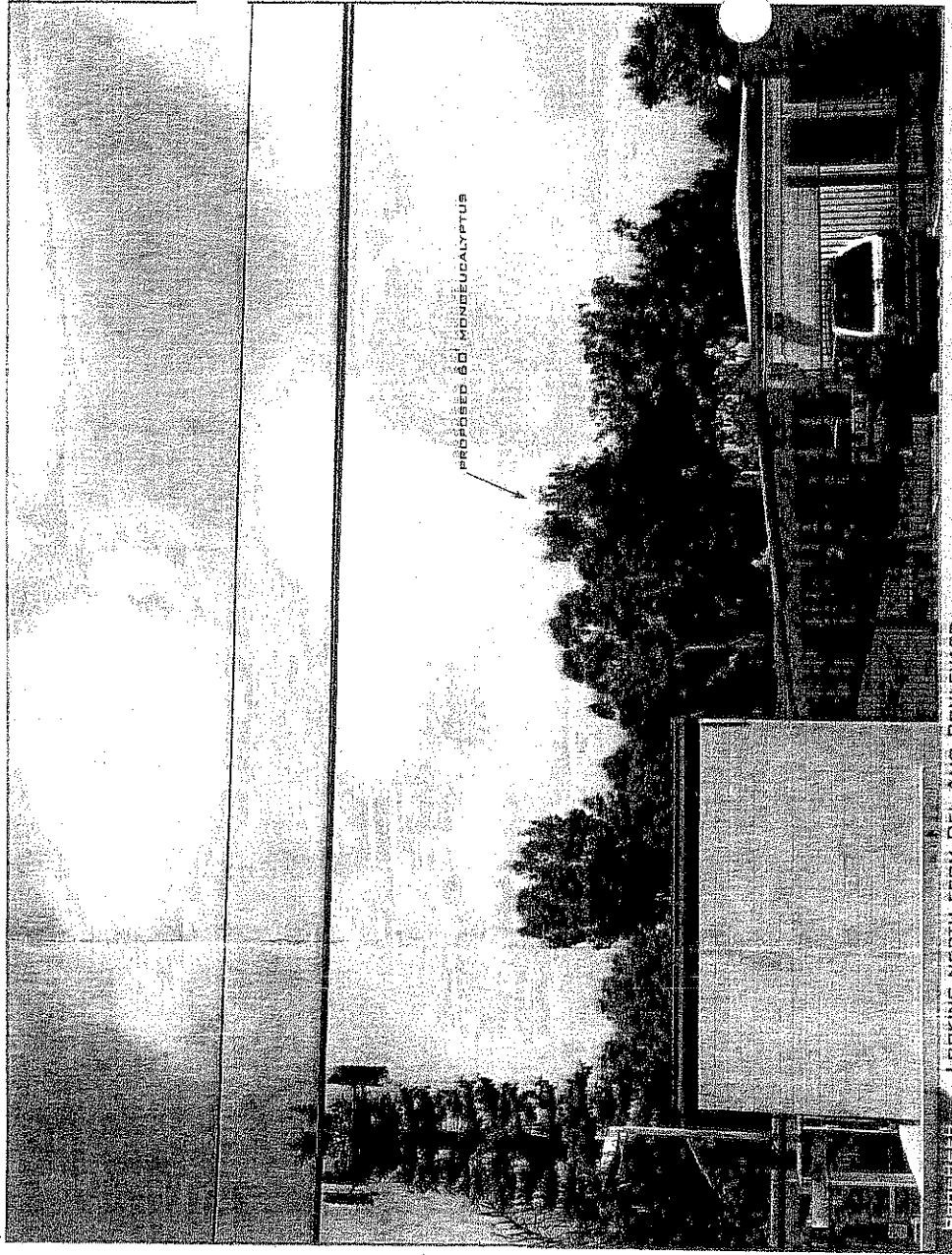
ARTISTIC
engineering
AESims.com
877.9AE.SIMS



©2010 Google Maps



EXHIBIT



PROPOSED 60' MONDEUCADYPTUS

PROPOSED LOOKING NORTH FROM DEL AMO BOULEVARD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

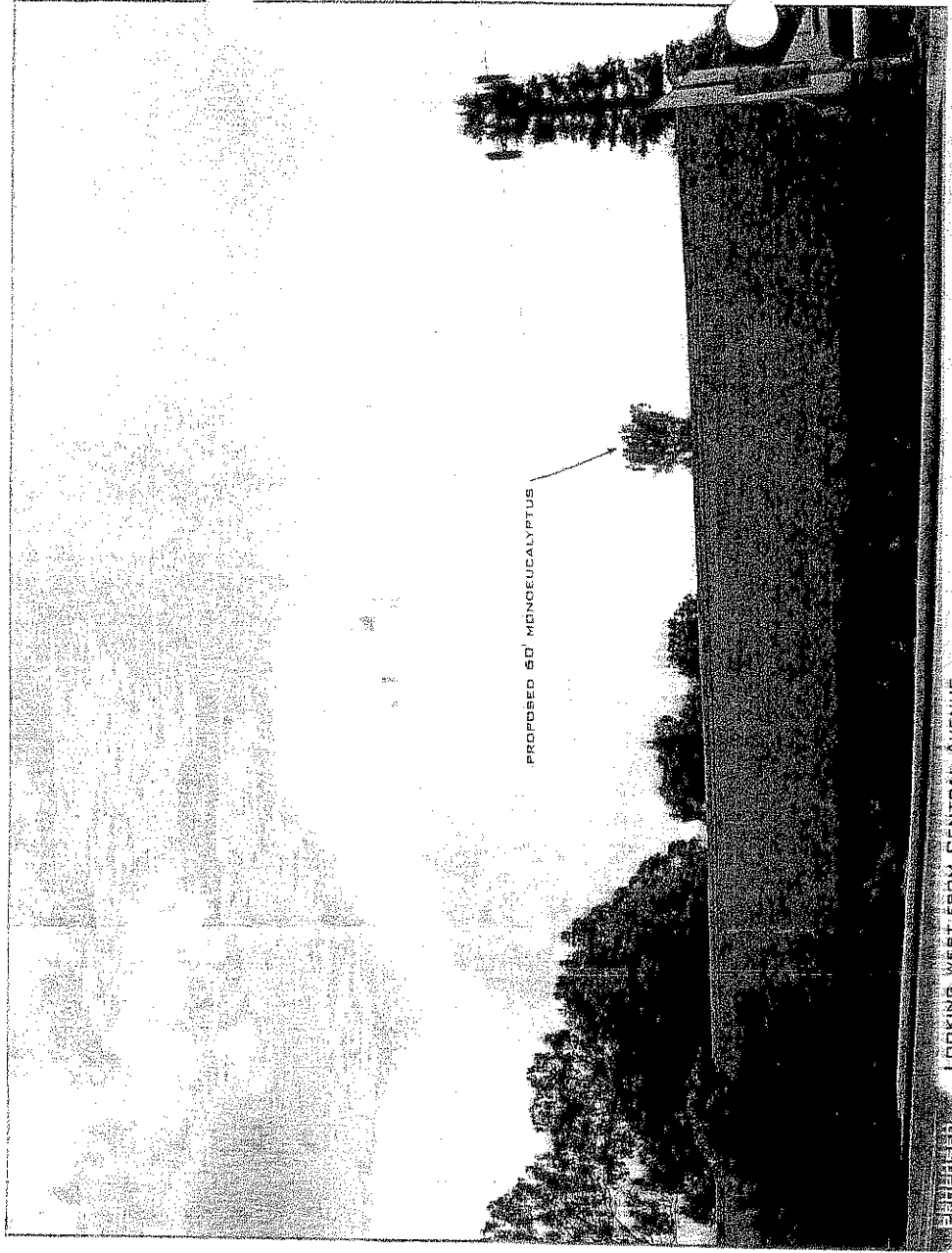
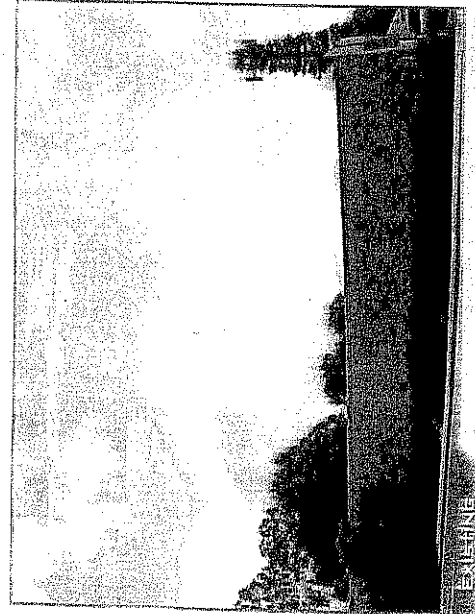
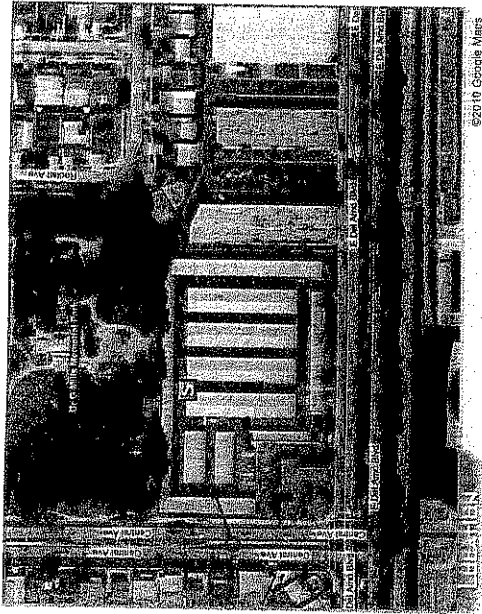
EXHIBIT NO. 2 -



LA 33756C
DEL AMO RL

1421 EAST DEL AMO BOULEVARD CARSON CA 90746

T-Mobile



LOOKING WEST FROM CENTRAL AVENUE

ARCHITECT OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROPERTY APPLICANT.

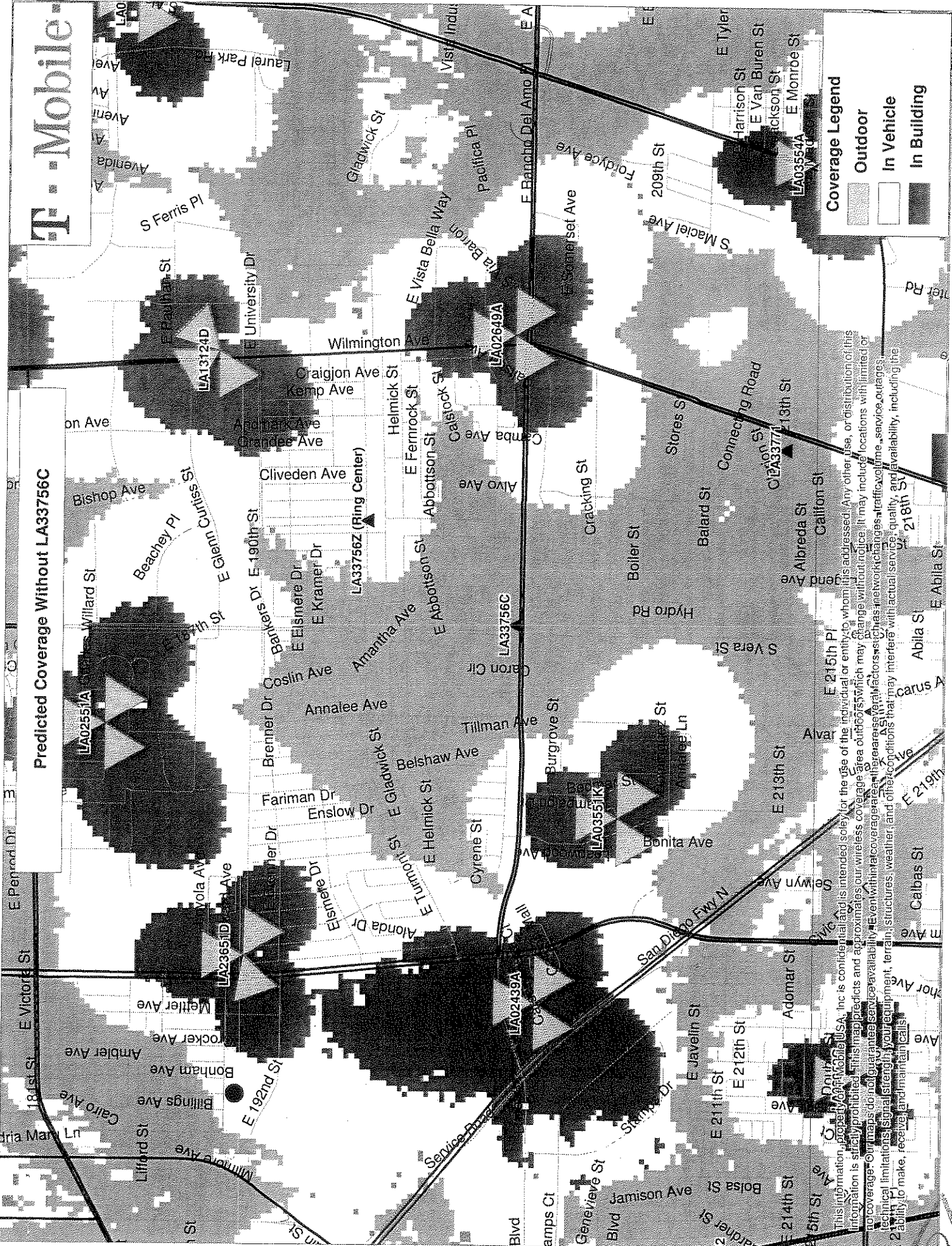
8

T-Mobile

Predicted Coverage Without LA33756C

Coverage Legend

- Outdoor
- In Vehicle
- In Building



This information is provided for informational purposes only and is not intended to be used as a guarantee of service. Coverage is predicted and not guaranteed. Actual coverage may vary due to factors such as network changes, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather and other conditions that may interfere with actual service quality and availability, including the ability to make, receive and maintain calls.



Predicted Coverage With LA33756C

Coverage Legend

- Outdoor
- In Vehicle
- In Building

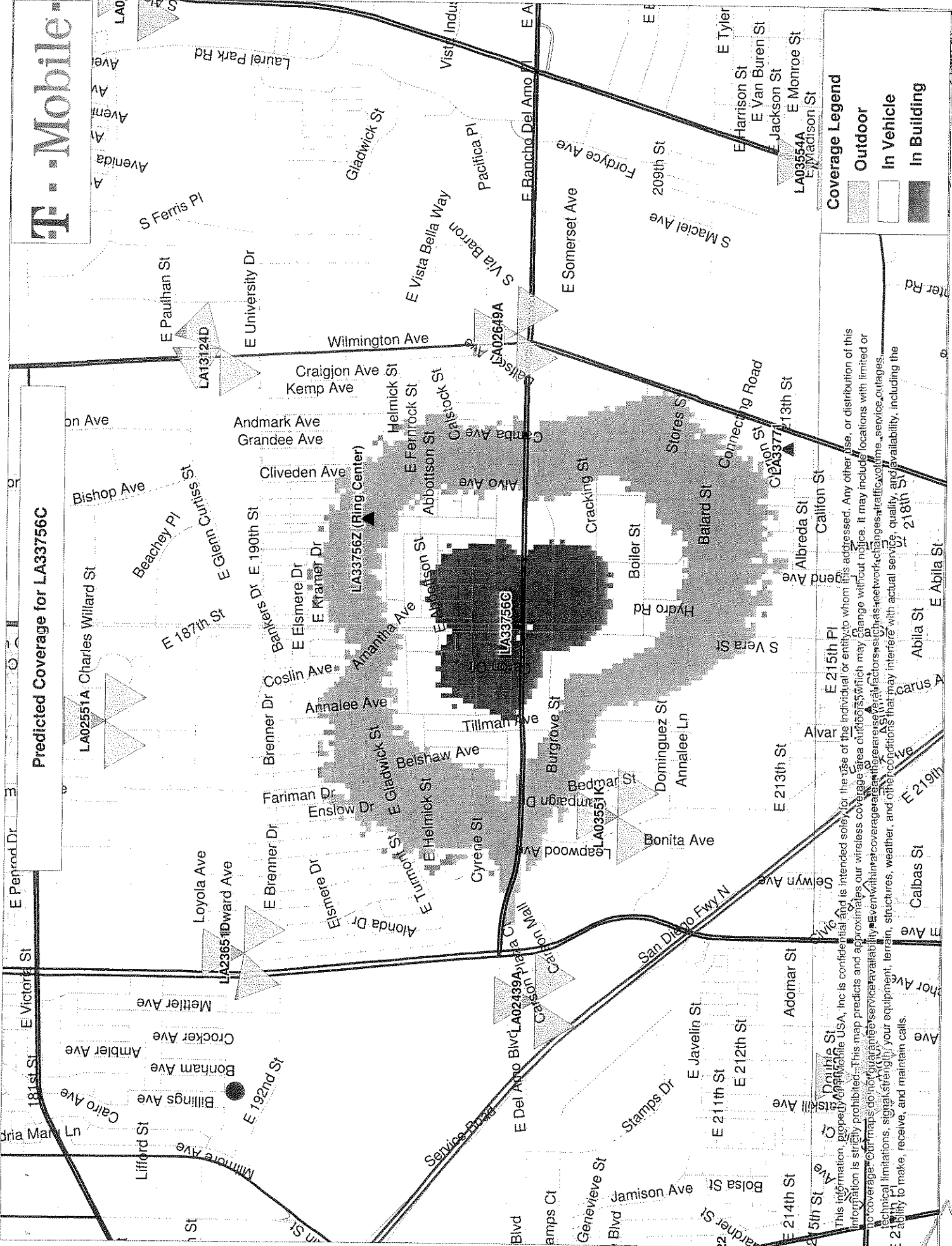
This information is provided for informational purposes only and is not intended for use by any individual or entity for the purpose of selling, leasing, or distributing services. Any other use, or distribution of this information is strictly prohibited. This map predicts and approximates our wireless coverage area only. Coverage may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within our coverage area, there are several factors that can affect coverage, including but not limited to: tower locations, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service quality and availability, including the ability to make, receive and maintain calls.

T-Mobile

Predicted Coverage for LA33756C

Coverage Legend

-  Outdoor
-  In Vehicle
-  In Building



This information, property of T-Mobile USA, Inc is confidential and is intended solely for the use of the individual or entity to whom this information is strictly prohibited. This map predicts and approximates our wireless coverage area outdoors which may change without notice. It may include locations with limited or no coverage. Our maps do not guarantee service availability. Even within our coverage area, there are factors such as network congestion, traffic volume, service outages, technical limitations, signal strength, your equipment, terrain, structures, weather, and other conditions that may interfere with actual service, quality, and availability, including the ability to make, receive, and maintain calls.



Alternative Site Analysis

1421 E. Del Amo

Zone: ML-D

APN: 7380-010-001

The Radio Frequency (RF) Engineer for T-Mobile had specific requirements, which were to cover the area located around Del Amo & Surrounding neighborhoods. T-Mobile found that the subject property included an ideal spot for T-Mobile to locate their facility. The proposed facility has been designed to fully comply with all applicable setbacks, height restrictions, and other such restrictions. The proposed facility has been designed so that it will not adversely affect the aesthetics, functionally and/or use of the existing property. T-Mobile has explored other properties in the area and have found them not viable due to various things such as RF compatibility, leasing issues, zoning regulations, etc. Therefore, T-Mobile is currently proposing the wireless facility due to the high demand for the needed coverage and to adequately service the surrounding area and residents. T-Mobile had explored other properties in the area and have found them not viable due to various things such as RF compatibility, leasing issues, etc...The other properties explored were:

- Intersection of Central Ave. and Turmont St. (Central Light Standard) – The proposed project was on a right-of-way, City of Carson is on a moratorium on right-of-ways.
- 1421 Del Amo (Del Amo Collocation) – The project was proposed onto an existing monopine, when further investigated it was determined that the existing monopine tree had no space available for T-mobile's antennas and equipment.

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1376-10, CONDITIONAL USE PERMIT NO. 837-10 AND CONDITIONAL USE PERMIT NO. 838-10 TO CONSTRUCT A 60-FOOT HIGH UNMANNED WIRELESS TELECOMMUNICATION FACILITY DESIGNED AS A EUCALYPTUS TREE AT 1421 EAST DEL AMO BOULEVARD

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, Trillium for T-Mobile West Corporation, represented by Tim Miller, with respect to real property located at 1421 East Del Amo Boulevard, and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10 to construct a 60-foot high unmanned wireless telecommunication facility designed as a eucalyptus tree for T-Mobile Wireless West in the ML-D (Manufacturing, Light; Design Review) zoning district. The project includes twelve (12) panel antennas. The new antennas will be located at 60 feet above ground level. Six equipment cabinets will be located within a 22 foot by 27 foot existing storage space adjacent to the proposed tower.

Section 2. A public hearing was duly held on November 9, December 14, 2010 and January 11, 2011, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

Section 3. 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 by 10 feet (20 percent) 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 Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding industrial 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 proposed project will blend with existing trees in the area, particularly those to the north at Mills Park.

- 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 a residential and industrial 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.
- e) The proposed height of the antenna will allow co-location of other telecommunications facilities on the proposed 'monoecalyptus' facility. The facility has been designed to facilitate additional antennas. A collocation report was prepared which indicates that two (2) other freestanding facilities in the vicinity were considered for collocation but were not chosen due to conditions which include radio frequency (RF) compatibility, leasing issues, and a lack to cover the service area.
- f) The facility will be disguised as a eucalyptus tree and will blend with existing landscaping in the area as seen from a distance. Mills Park to the north has many mature trees with other trees along the street and further south.
- 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 as a eucalyptus tree.
- h) 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 proposed facility will not alter the industrial 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. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10 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 11th DAY OF JANUARY, 2011.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

LEGAL DESCRIPTION OF COMMERCIAL PARCEL AT THE NORTH-
EASTERLY CORNER OF PROPOSED DEL AMO BOULEVARD AND
PROPOSED CENTRAL AVENUE.
September 17, 1905.

PARCEL 1:

That portion of the 1326.58 acre allotment in the Rancho San Pedro County of Los Angeles, State of California, allotted to Susana Dominguez by Final Decree of Partition of said Rancho, entered in Superior Court Case No. 5000, in and for the county of Los Angeles, described as follows:

Commencing at the intersection of the center line of Proposed Del Amo Boulevard with the center line of proposed Central Avenue, as said intersection is shown on County Surveyor's Map B-617 page 4 as on file in the County Engineer's office of said county; thence along the center line of said Central Avenue, shown as North $0^{\circ} 03' 31''$ West 80.99 feet; thence at right angles to said center line, North $89^{\circ} 56' 29''$ East, 50.00 feet to a point in a line that is parallel with and distant 50.00 feet Easterly, as measured at right angles, from the center line of said Central Avenue, said point being the true point of beginning; thence along said parallel line North $0^{\circ} 03' 31''$ West 110.00 feet; thence North $89^{\circ} 56' 29''$ East 100.79 feet; thence South $0^{\circ} 03' 31''$ East 337.28 feet to a line that is parallel with and distant 14.00 feet Northerly, as measured at right angles, from the center line of said Del Amo Boulevard; thence along said parallel line South $89^{\circ} 57' 08''$ West 470.81 feet to a tangent curve concave Northeasterly and having a radius of 27.00 feet; thence along said curve 42.41 feet through a central angle of $89^{\circ} 59' 21''$ to a point on a line tangent to said curve, said point being the true point of beginning.

EXCEPT from that portion of said land lying Westerly of a line which is parallel with and 200 feet Easterly measured at right angles, from said proposed center line of Central Avenue, that portion thereof lying Southerly of a line which is parallel with and 204 feet Northerly, measured at right angles from said proposed center line of Del Amo Boulevard.

AUG 31 '66

2182



CITY OF CARSON
ECONOMIC DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1376-10
CONDITIONAL USE PERMIT NO. 837-10
CONDITIONAL USE PERMIT NO. 838-10

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10, 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. 1376-10, Conditional Use Permit No. 837-10, and Conditional Use Permit No. 838-10. 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.

NOISE

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



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

14. 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

15. 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.

