



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 14, 2016

SUBJECT: Design Overlay Review No. 1581-15
Conditional Use Permit No. 983-15
Variance No. 55815

APPLICANT: Black & Veatch
Attention: Celeste Faber
12750 Center Court Drive, Ste. 600
Cerritos, CA 90703

OWNER: Glen F. Barton
400 Galleon Way
Seal Beach, CA 90740

REQUEST: To legalize an existing 50-foot high major telecommunications facility designed as a pine tree in the ML-D (Manufacturing, Light; Design Overlay) zone.

PROPERTY INVOLVED: 21350 S. Alameda Street

COMMISSION ACTION

____ Concurred with staff
____ Did not concur with staff
____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

Item No. 9B

I. Introduction

Applicant

Black & Veatch; Attention: Celeste Faber; 12750 Center Court Drive, Ste. 600; Cerritos, CA 90703

Property Owner

Glen F. Barton; 400 Galleon Way; Seal Beach, CA 90740

Project Address

21350 South Alameda Street

Project Description

The applicant is proposing to legalize an existing 50-foot high major wireless 'monopine' facility on a 0.06-acre property.

The application includes the following:

- Design Overlay Review (DOR) No. 1581-15 - The project site is zoned ML-D and per Section 9172.23 of the Carson Municipal Ordinance (CMC) requires site plan and design review for the design of a major wireless telecommunications facility.
- Conditional Use Permit (CUP) No. 983-15 - Pursuant to Section 9141.1 of the Carson Zoning Ordinance, a Conditional Use Permit is required for major wireless telecommunications system.
- Variance No. 558-15 - The applicant requests a variance from Section 9146.23 of the Carson Municipal Code to encroach into the required 20 foot front yard setback.

II. Background

DOR No. 917-05, CUP No. 600-05 and Variance No. 492-06 for the existing monopine were approved by the Planning Commission on July 25, 2006. The project was approved with Condition No. 8 as follows:

"To ensure future development of the site, a condition requiring development of the warehouse/office building within 5 years of the installation of the monopine will be required. This permit shall be effective for 5 years with an expiration date of July 25, 2011. To facilitate the continued operation of the monopine, a two (2) year extension of this permit may be authorized administratively if the subject property is developed or a determination is made that the telecommunication facility is not conflicting with any existing or anticipated plans for the Alameda Corridor. Upon expiration of the two (2) year extension, subsequent extensions

of this permit shall be approved by the Planning Commission. It is the intent of this Commission to facilitate the continued operation of the telecommunication facility."

Therefore, the approvals for this facility expired on July 25, 2011. In addition, Concrete Cutting International, in 2012, and Crown Castle, in 2014, attempted to upgrade the antennas for this facility; however, both times staff informed them the applications for the existing monopine had expired and new applications needed to be filed. Finally, on June 16, 2015, the applicant filed this request. Without the approval of the proposed project, the applicant would have to remove the telecommunication facility.

Current Use of Property

- Currently construction equipment is being stored on the property without permits. This type of storage is permitted in the ML-D zone subject to approval of a Design Overlay Review. Condition No. 14.a has been added to address this point.

Public Safety Issues

- None

III. Project Site and Surrounding Land Uses

The property is located on the southeast corner of Alameda Street and Madison Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light; Design Review)
Site Size	0.06 acres
Present Use and Development	Vacant site; construction equipment storage
Surrounding Uses/Zoning	North: Industrial I use zoned ML-D South: Industrial use zoned ML-D East: Residential use zoned RM-25 (Residential, Multi-family; 25 units per acre maximum) West: Railroad zoned MH (Manufacturing, Heavy)
Access	Ingress/Egress: Madison Street

IV. Analysis

Wireless Facility – Design

The proposed site is located in the front of the property along Alameda Street where it is least visible from the residential areas to the east. 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 pine tree. Additional trees planted along Alameda Street disguise the monopine and create a continuous line of trees that improves the overall appearance of the site. Conditions of approval 17 and 18 have been added to ensure the appearance of the facility is improved with new branches for the mono pine.

Wireless Facility Siting - Colocation

The height of the antenna could accommodate future co-location of other telecommunications facilities on the proposed 'monopine' facility. The facility has been designed to facilitate additional antennas. The location was selected because of its' position relative to existing antennas, providing favorable coverage for the immediate area, as well as the owner's interest to provide a lease for the facility. It was also determined that the proposed location is preferred because of its proximity to Alameda Street and the nearby residential neighborhood (Exhibit No. 2)

Wireless Facility – Noise

CMC Section 9138.16F.7 requires wireless facilities to attenuate and screen noise if the facility is located within 100 feet of residential. The proposed site is located in the front of the subject property along Alameda Street where it is furthest from the residential areas to the east and closer to Alameda Street and the railroad property to the west. A 6-foot CMU wall serves to mitigate noise from wireless equipment enclosed in equipment cabinets. Additional trees planted along Alameda Street also create a continuous line of trees that serves to buffer the residential area from Alameda Street and the railroad property to the west.

Variance – Setback Distance

The previously approved Variance, similar to the previously approved DOR and CUP, has expired. Therefore, the applicant proposes a 6 feet 9 inch setback from the front property line along Alameda Street similar to the previously approved plan. The required setback is 20 feet. In response, the applicant has requested a variance to reduce the front setback.

According to CMC Section 9172.22(D) – *Commission Findings and Decision [for a Variance]*,

After the hearing, the Commission shall, by resolution, render its decision to approve or disapprove a Variance. A Variance from the terms of this Chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this Chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. (California Government Code Section 65906.) In

making its decision, the Commission shall adopt written findings with respect to this requirement.

Staff believes there are special circumstances applicable to the property which warrant approval of the requested variance. The property is small (approximately 4,800 square feet) and is shaped as a parallelogram making development on the property difficult as compared with other industrially-zoned properties. Therefore, the proposed variance can be supported.

Permit Expiration

Staff is still concerned, as it was the case in 2006, regarding the long term development of the site. This lot and all lots along the Alameda corridor are very small, therefore, difficult to develop. Approving a telecommunication facility that occupies approximately 750 square feet of the property would almost guarantee the property will not be developed with a building. In staff's opinion, the noise impacts to the existing residences will be greatly reduced if a building is built on this and similar properties along the Alameda corridor. Therefore, staff has added Condition of Approval No 14.b to require removal of the monopine by June 14, 2019 with a 2 year extension subject to the discretion of the Planning Manager.

V. Environmental Review

Pursuant to 15301 - Existing Facilities - of the California Environmental Quality Act (CEQA) Guidelines, there will be no expansion to the monopine beyond that existing at the time of the Lead agency's determination and is therefore, Categorically Exempt.

VI. Public Notice

Public notice was posted to the project site on May 25, 2016. Notices were mailed to property owners and occupants within 500 feet by June 2, 2016. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

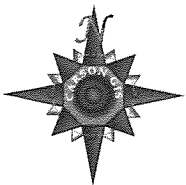
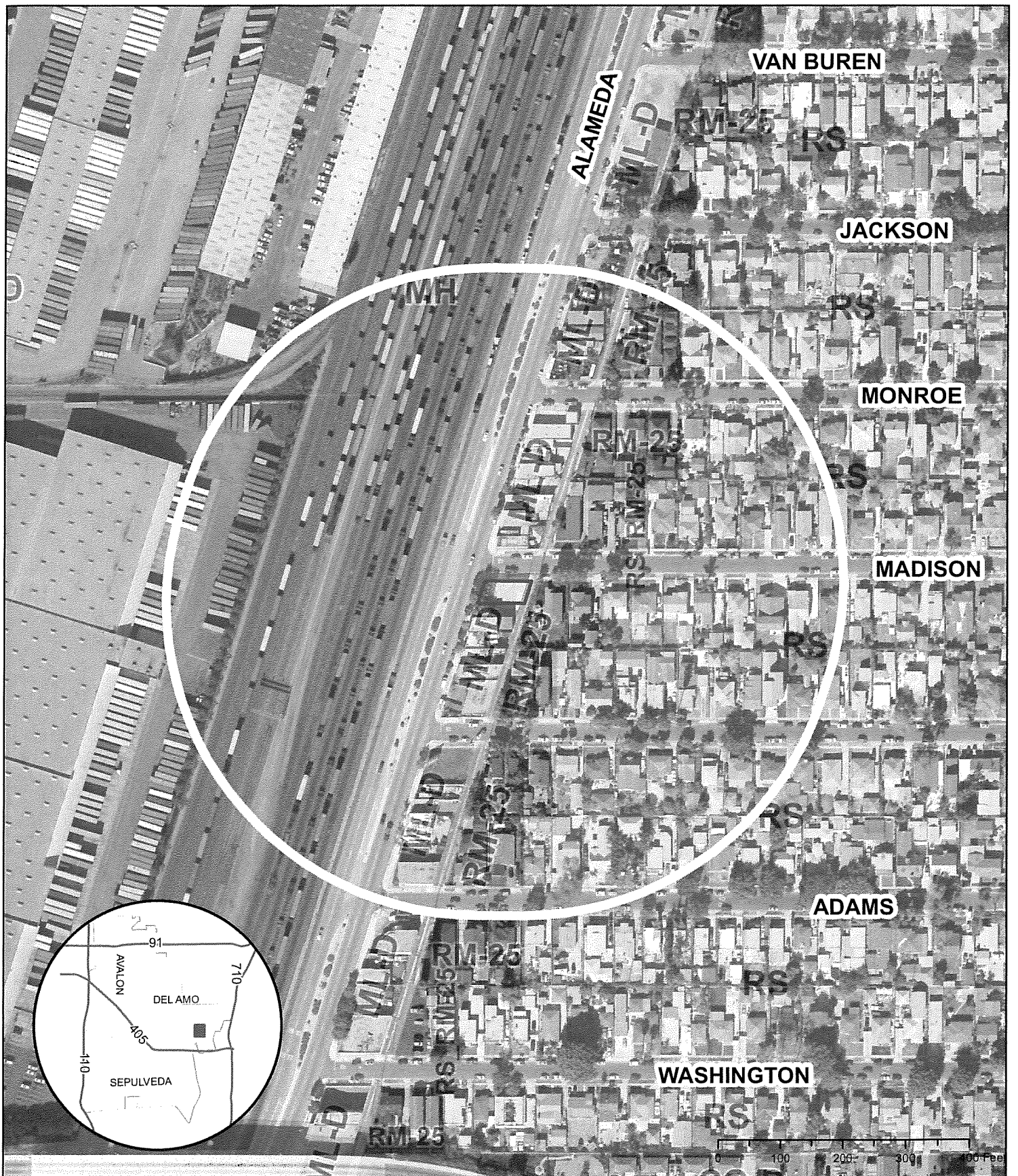
- WAIVE further reading and ADOPT Resolution No._____, entitled "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 1581-15, Conditional Use Permit No. 983-15 and Variance No. 558-15 to legalize an existing 50-foot high major telecommunications facility designed as a pine tree a at 21350 South Alameda Street."

VIII. Exhibits

1. Land Use Map
2. Capacity Maps
3. Draft Resolution
4. Development Plans (Submitted under separate cover)

Prepared by: Max Castillo, Assistant Planner

MC / d158115_c98315_v55815_21350SAIameda_p



City of Carson
500 Foot Radius Map
21350 S. Alameda Street

EXHIBIT NO. 1



Date Printed: Wednesday, July 15, 2015

Predicted LTE 700 Coverage without LA03554A

T-Mobile

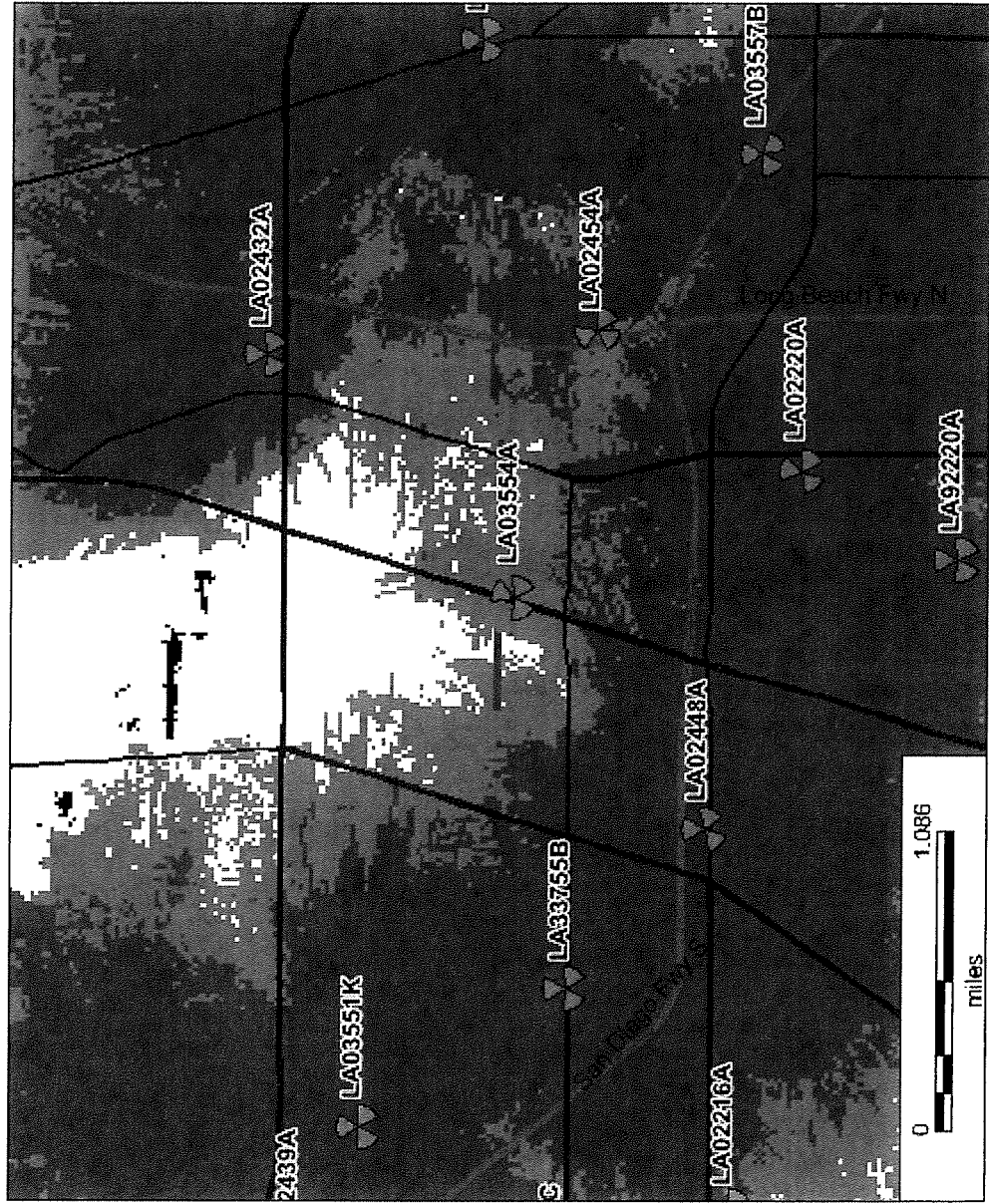
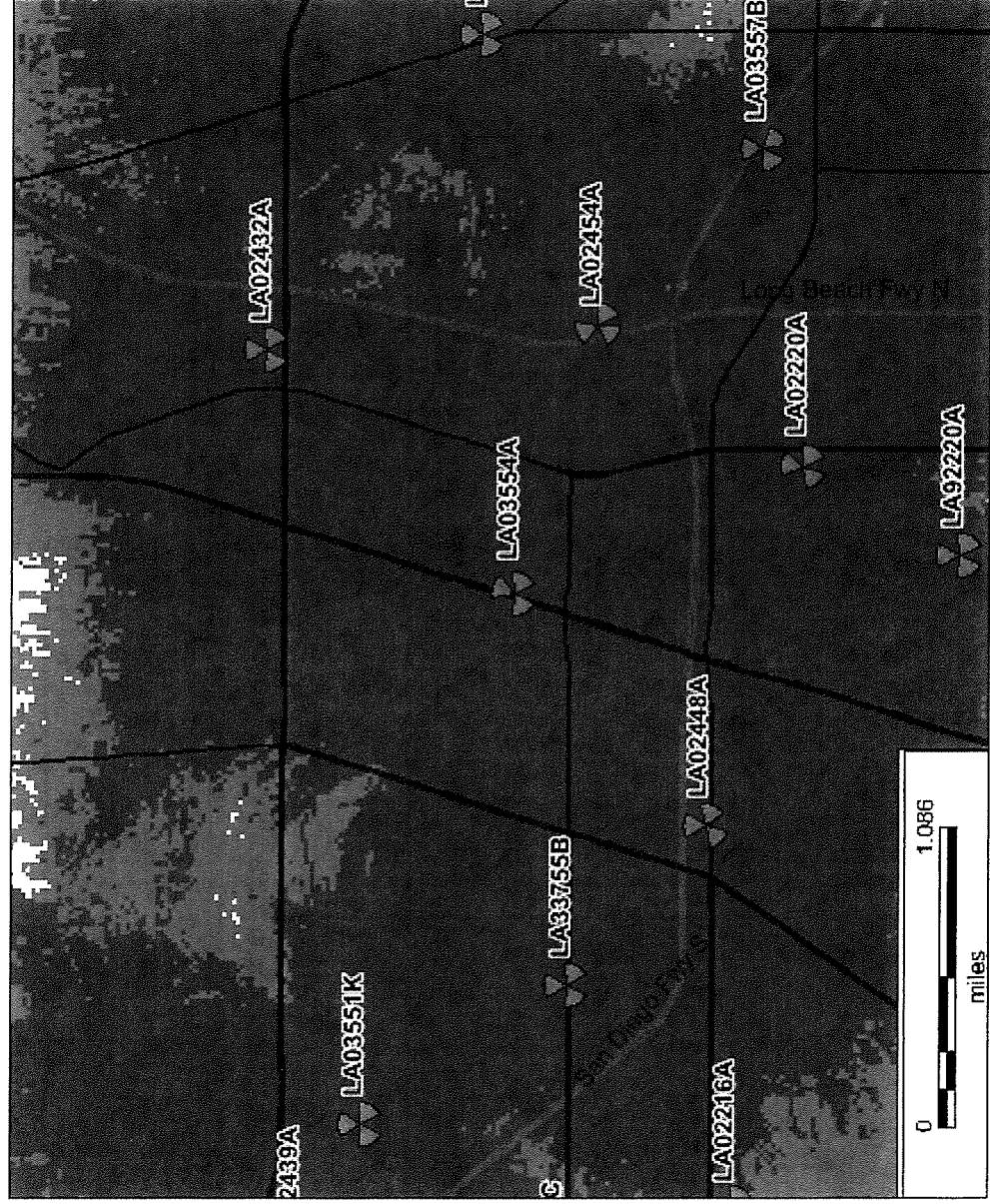


EXHIBIT NO. 2

8

Predicted LTE 700 Coverage with LA03554A

T-Mobile



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1581-15, CONDITIONAL USE PERMIT NO. 983-15 AND VARIANCE NO. 558-15 TO LEGALIZE AN EXISTING 50-FOOT HIGH MAJOR TELECOMMUNICATIONS FACILITY DESIGNED AS A PINE TREE A AT 21350 SOUTH ALAMEDA 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, Celeste Faber of Black & Veatch, with respect to real property located at 21350 South Alameda Street and described in Exhibit "A" attached hereto, requesting approval to legalize an existing 50-foot high major telecommunications facility designed as a pine tree in the ML-D (Manufacturing, Light; Design Overlay) zone. The request includes:

- Design Overlay Review (DOR) No. 1581-15 - The project site is zoned ML-D and per Section 9172.23 of the Carson Municipal Ordinance (CMC) requires site plan and design review for the design of a major wireless telecommunications facility.
- Conditional Use Permit (CUP) No. 983-15 - Pursuant to Section 9141.1 of the Carson Zoning Ordinance, a Conditional Use Permit is required for major wireless telecommunications system.
- Variance No. 558-15 - The applicant requests a variance from Section 9146.23 of the Carson Municipal Code to encroach into the required 20 foot front yard setback.

A public hearing was duly held on June 14, 2016, 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. In regards to CMC Sections 9172.23(D), Site Plan and Design Review, the Planning Commission finds that:

- a) The subject property is approximately 0.06 acres and is designated as Light Industrial within the Land Use Element of the General Plan. The project site is located in the eastern area of the City of Carson, facing Alameda Street and Madison Street. There are no specific plans for the area. The properties to the north, south and west have a General Plan designation of Light and Heavy Industrial, to the east is High Density Residential. The proposed use is a permitted use in the ML-D zoning district 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.

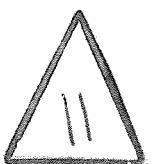
EXHIBIT NO. 3



- b) An existing driveway approach for egress and ingress located from Madison Street to the wireless communications facility's lease area provides a convenient and safe circulation for pedestrians and vehicles.
- c) The existing major communications 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 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision can be made in the affirmative.

Section 4. In regards to Section 9172.21(D), Conditional Use Permit; and Section 9143 – Conditional Use Criteria the Planning Commission finds that:

- a) The General Plan Land Use designation is Light Industrial. The proposed project is appropriate as it will not alter the intended industrial use of the subject property. The proposed site is located in the front of the subject property where it is least visible from the residential areas to the east. 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 pine tree. Additional trees will be planted along Alameda Street to disguise the monopine and create a continuous line of trees that will improve the overall appearance of the site.
- b) The property is shaped as a parallelogram and has landscape areas located at the western edge of the site. The balance of the property is paved. The applicant will be required to install additional and replace any damaged/discolored branches to stealth existing and proposed antennas and related equipment, subject to the approval by the Planning Division. As such, the aesthetic impacts will be lessened, thus helping to achieve a harmonious and attractive development of the area.
- c) The site is currently vacant. 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.
- d) Access to the facility for routine maintenance or emergency repair is proposed from Madison Street. The existing facility will not impact traffic in the vicinity except possibly during the remodeling phase of the project and for the occasional maintenance vehicle. Safety and convenience of vehicular and pedestrian access will not be hindered by the proposed development.
- e) The proposed use will not negatively impact the vicinity in terms of parking, traffic, noise and safety. The intended character of the area is for industrial activities which the proposed use is compatible.
- f) The equipment associated with the wireless communication facility operates quietly or virtually noise free and it does not emit fumes, smoke, or odors that could be considered objectionable.
- g) The existing facility is generally compatible with the existing uses within the ML zoning district both in terms of use and aesthetics. This infrastructure significantly improves communication service in the area in terms of allowing greater capacity opportunities for carriers and their customers, and further enhances the general welfare of the public by requiring a stealth co-locatable facility that will minimize the proliferation of single poles in the area.



- h) Like all electrical devices, wireless antennas produce electromagnetic fields (EMFs), the invisible lines of force that surround any electric current. We are exposed to a variety of such fields from natural and man-made sources. The wireless communications industry is designed to function using a number of very low-powered transmission facilities. All FCC licensed wireless service providers are prohibited from maintaining any interference with exiting licensed communication uses, and must comply with all FCC emissions guidelines.
- i) The proposed major communications 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) – Commission Findings and Decision; and Section 9143 – Conditional Use Criteria of the Carson Municipal Code can be made in the affirmative.
- j) The site currently includes unpermitted equipment storage that needs to be brought into compliance as required by the conditions of approval.
- k) The proposed project is detrimental to the future development of the site with a building. The building could act as a sound barrier for the residents to the east. Therefore, the project is approved with an expiration date as required by the conditions of approval.
- l) The current entitlements for the site have expired. The original approval for the facility was for 5 years and expired in 2011. Staff has informed two different applicants that new permits were needed to be filed in 2012 and 2014. New permits were filed by the applicant on June 16, 2015. Therefore, the project is approved with an expiration date as required by the conditions of approval.

Section 5. In regards to Section 9172.22(D) – Variance - the Planning Commission finds that:

- a) A variance is requested from Section 9146.23 of the Carson Municipal Code to encroach into the required 20 foot front yard setback. The branches of the monopine are setback approximately 6 feet 9 inches from the front property line along Alameda Street. The property is small in size (approximately 4,800 square feet) and is shaped as a parallelogram making development on the property difficult as compared with other industrially-zoned properties. Strict application would deprive the property of privileges enjoyed by other property in the vicinity under zoning classification.

Section 6. In regards to CMC Sections Section 9138.16(F,H), the Planning Commission finds that:

- a) The height of the antenna will allow co-location of other telecommunications facilities on the proposed 'monopine' facility. The facility has been designed to facilitate additional antennas. The location was selected because of its' position relative to existing antennas, providing favorable coverage for the immediate area, as well as the owner's interest to provide a lease for the facility. It was also determined that the proposed location is preferred because of its proximity to Alameda Street and the nearby residential neighborhood
- b) CMC Section 9138.16F.7 requires wireless facilities to attenuate and screen noise if the facility is located within 100 feet of residential. The proposed site is located in the front of the subject property where it is furthest from the



residential areas to the east and closer to Alameda Street and the railroad property to the west. A 6-foot CMU wall serves to mitigate noise from wireless equipment enclosed in equipment cabinets. Additional trees planted along Alameda Street also creates a continuous line of trees that serves to buffer the residential area from Alameda Street and the railroad property to the west

- c) The existing major communications facility is located and designed to minimize the visual impact on surrounding properties and from public streets. The existing 50-foot-high mono-pine was originally approved for 12 panel antennas in three (3) sectors and an equipment cabinet located within a 14' by 17' lease area. The facility's design resembles a pine tree with synthetic tree branches, colored to simulate real branches, and the pole is designed to resemble bark. The facility is designed to serve customers on Alameda Street as well as surrounding areas.
- d) The lease area is located along the western edge of the property. An 8-foot-high chain link fence with vinyl slats surrounds the perimeter of the property which houses the monopine, an equipment shelter, associated equipment and 4 existing trees along the western edge of the property. The applicant will be required to install additional and replace any damaged/discolored branches to stealth existing and proposed antennas and related equipment, subject to the approval by the Planning Division. These features provide a harmonious integration with the surrounding properties.
- e) The proposed wireless communications 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 or religious worship.
- f) The proposed wireless communications 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 9138.16(H), Communications Facilities – Required Findings of the Carson Municipal Code.

The Planning Commission further finds that the approval of an existing major communications facility on a vacant industrial property is exempt, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA), since the project site is located within a developed area and would not impose any impacts to biological or archeological resources.

Section 7. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1581-15, Conditional Use Permit No. 983-15, and Variance No. 558-15 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 8. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 9. 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 14th DAY OF JUNE, 2016.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lots 295 and 296 of Tract No. 6720, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 71, Pages 79 and 80 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel Numbers: 7308-019-018 and 7308-019-019



CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1581-15
CONDITIONAL USE PERMIT NO. 983-15
VARIANCE NO. 558-15

GENERAL CONDITIONS

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1581-15, Conditional Use Permit No. 983-15 and Variance No. 558-15 is not submitted to the City of Carson within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously 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 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.



7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. It is further made a condition of this approval that if any condition is violated or if any law, statute or 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.
10. 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.
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the conditions. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.



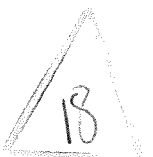
14. Indemnification. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1581-15, Conditional Use Permit No. 983-15 and Variance No. 558-15. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.
- 14.a. The property owner shall file a Design Overlay Review application with the City to legalize the existing storage operations by July 18, 2016. Improvements will be required to the property including but not limited to fencing, landscaping, etc. The property owner shall receive approval of the application by September 19, 2016. The property owner shall install all improvements by December 19, 2016. If the property owner fails to meet any of the above deadlines, the monopine, all its related equipment, walls, and all other related improvements shall be removed immediately. The Planning Manager may approve additional time if it is determined the propoert owner has make substantial progress.
- 14.b. The approval for this application shall expire on June 14, 2019. Upon expiration, the monopine, all its related equipment, walls, and all other related improvements shall be removed. The applicant may apply for a 2 year extension subject to approval of the Planning Manager.

PARKING

15. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

AESTHETICS

17. The applicant shall install additional and replace any damaged/discolored branches to stealth existing and proposed antennas and related equipment, subject to the approval by the Planning Division.
18. 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.
19. The major communications facility shall not exceed 50 feet in height, up to and including the faux branches and leaves.



20. All electrical and equipment wiring shall be placed underground or concealed within the equipment structures proposed to the extent feasible.
21. The ground equipment and supporting structure(s) that is not undergrounded shall be painted a neutral, non-glossy color and screened from public view to the extent feasible.
22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

SIGNS

23. The display of any sign or any other graphic on a communications facility or on its screening is prohibited, except for signs for health, safety, and welfare purposes, which is required to be posted in case of an emergency. Emergency signs shall be visibly posted at the facility and shall include contact information including the phone number of the utility provider.

FENCES/WALLS

24. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.

LANDSCAPING

25. Existing landscaping shall be maintained subject to the approval of the Planning Division.

NOISE

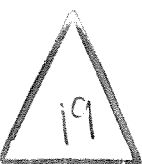
26. All major communication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
27. Backup generators shall only be operated during power outages and for testing and maintenance purposes.

BUILDING AND SAFETY

28. Submit for plan check, obtain all building permits and have a final inspection conducted for proposed project.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

29. Battery backup and storage areas shall be constructed and maintained in compliance with Article 64 of the uniform Fire Code (UFC).



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

General Conditions

30. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
31. A construction permit is required for any work to be done in the public right-of-way.
32. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
33. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

34. Per section 6310 of the Carson Municipal Code, all parties involved in the permitting of the monopine telecommunication facility located at 21350 S. Alameda Street, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

OTHER

35. Future modifications to the approved development plans, including the installation of additional panels and equipment cabinetry, shall be subject to Planning Division review and approval. If deemed to be major modifications, the Planning Commission shall be the approval authority.

