

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 600-05  
AND VARIANCE NO. 482-06 AND RECOMMENDING APPROVAL OF  
DESIGN OVERLAY REVIEW NO. 917-05 TO THE CARSON  
REDEVELOPMENT AGENCY**

**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, Omnipoint Communications, Inc. for T-Mobile, USA, with respect to real property located at 21350 South Alameda Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review, Conditional Use Permit and Variance request to construct a 60-foot high unmanned wireless 'monopine' facility in the ML-D (Manufacturing, Light – Design Overlay) zone and within the Merged and Amended Redevelopment Area. The applicant requests a variance from Section 9146.23 of the Carson Municipal Code in order to encroach into the required 20 foot front yard setback.

Public hearings were duly held on March 14, April 25, 2006, May 23, 2006 and July 11, 2006, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notices of time, place and purpose of the aforesaid meeting were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearings. At the meeting of July 11, 2006, the public hearing was continued to July 25, 2006.

**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 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 light and heavy 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 City is initiating a study of the Alameda Corridor to consider closure of certain public streets, development strategies and measure to protect th residential area from truck and rail impacts;
- 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 light and heavy industrial uses and the proposed project is compatible with those uses;

- 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;
- e) There are no signs intended for the proposed project other than those required for safety purposes, which will meet the requirements of the Municipal Code;
- f) The proposed 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.
- g) 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 will be setback 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.
- h) The proposed wireless telecommunication facility meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations with exception to the variance request to reduce the required front yard setback. The variance request can be supported because the property is small in size and is shaped as a parallelogram making development on the property difficult as compared with other industrially-zoned properties
- i) 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. An extension of this permit may be authorized by the Planning Commission 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.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed Site Plan and Design Review, Conditional Use Permit, and Variance request will not have a significant effect on the environment. The proposed facilities will not alter the predominantly 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 categorically exempt under the general rule of CEQA, Section 15332.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Variance No. 482-06 and Conditional Use Permit No. 600-05 and recommends approval of Design Overlay Review No. 917-05 to the Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions and plans set forth in Exhibit "B" 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 25<sup>th</sup> DAY OF JULY, 2006**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**