

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
CARSON APPROVING DESIGN OVERLAY REVIEW NO. 972-06,  
CONDITIONAL USE PERMIT NO. 632-06 AND  
CONDITIONAL USE PERMIT NO. 633-06**

**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, Pacific Communication Group, Inc., with respect to real property located at 727 East 223<sup>rd</sup> Street, and described in Exhibit "A" attached hereto, requesting the approval of a Site Plan and Design Review and Conditional Use Permits to permit and collocate an unmanned wireless facility on an existing 57-foot high unmanned wireless 'monopine' facility in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 4

A public hearing was duly held on November 28, 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

**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;
- 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. The site is 24,384 square feet in size, and is flat;
- 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 on-site private driveway;

- 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 height of the antenna will allow co-location of other telecommunications facilities on the existing 'monopine' facility.
- g) The existing site is located toward the front of the subject property where it is least visible from residential areas to the north. The facility will be disguised as a pine tree and will blend with existing landscaping in the area as seen from a distance. A live 40-foot high pine tree will be planted north of the existing site to provide additional screening;
- 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 pine tree;
- 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 Permits will not have a significant effect on the environment. The existing facility will not alter the predominantly character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be exempt under the general rule of CEQA, Section 15301.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06 with respect to the property described in Section 1 hereof, subject to the conditions and plans set forth in Exhibit "B" and "C" 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 28<sup>th</sup> DAY OF NOVEMBER, 2006**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**