

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 994-07, CONDITIONAL USE PERMIT NO. 662-07 AND CONDITIONAL USE PERMIT NO. 641-06 FOR A FREESTANDING 60-FOOT HIGHTALL WIRELESS TELECOMMUNICATION FACILITY DISGUISED AS A PINE TREE (MONO-PINE) LOCATED AT 1421 E. 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, Jane Norine, with respect to real property located at 1421 E. Del Amo Boulevard and described in Exhibit "A" attached hereto, requesting approval to construct a 60-foot high unmanned wireless telecommunication facility disguised as a pine tree (mono-pine) on a private facility used for public storage in the ML-D (Manufacturing, Light – Design Overlay) zone.

A public hearing was duly held on April 10, 2007, 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.** Pursuant to Sections: 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision; 9172.21(D) – Commission Findings and Decision; 9143 – Conditional Use Criteria; and, 9138.16(H), Wireless Telecommunication Facilities – Required Findings of the Carson Municipal Code; the Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which is compatible with the proposed use. There are no specific plans for the area. The project site is located in the central portion of the City of Carson near the northeast corner of the Del Amo Blvd. and Central Avenue intersection. Surrounding uses include: Mills Park, a municipal park facility, to the north; single family residential neighborhoods to the northeast and across Central Avenue to the west, approximately 200 feet from the project site; and, a gas station is currently located to the south of the subject site. The proposed project is compatible with these uses, given that the site location is adequately distanced away from sensitive receptors, such as the residential uses in the vicinity. The proposed project is appropriate as it will not alter the intended light industrial use of the subject property;

- b) The proposed monopine and related equipment, power and telephone company cabinetry will occupy a lease area of approximately 280 square feet. The subject property is 3.5 acres in size. There are multiple single-story buildings on the site which are currently used for self-storage. The proposed lease area is located along the southern property line on the west side of the property, adjacent to the gas station parking area. An approximately 8-foot high wall concrete wall currently separates the property. To the north of the subject site is Mills Park, which has a buffer of large, mature green trees along its southern property line which may help the proposed tower to be less conspicuous. As such, the proposed monopine cellular telecommunications facility is designed to be compatible with existing development in the vicinity, in terms of appearance and scale of structures, thereby facilitating the creation of a harmonious and attractive development of the area;
- c) The applicant intends to restripe the parking area adjacent to the project location in a manner consistent with applicable zoning codes. Access to the facility for routine maintenance or emergency repair is made possible by an easement for ingress and egress that will be recorded against the subject property. This easement will provide access to the project site from Del Amo Boulevard. The proposed facility will not impact traffic in the vicinity, except for the occasional maintenance vehicle, and possibly during the construction phase of the project. Safety and convenience of vehicular and pedestrian access will not be hindered by the proposed development;
- d) Apart from the required safety, directional or informational signs, no product advertising signs are proposed for the project. The proposed facility is intended to simulate a pine tree, in terms of size, shape and appearance. The use of synthetic rubber bark and pine needles will be effective in helping to stealth the facility;
- e) The applicant considered alternative locations for possible development of a cellular telecommunications facility, but the proposed location was the best in terms of what land was available that could provide the widest coverage area with the greatest range of wireless telecommunication service;
- f) The subject property is 3.5 acres in size, rectangular and flat. The project location is on an interior corner of the subject property and adjacent to a gas station customer parking area. The subject property is surrounded by a major street, commercial use, a municipal park, and light manufacturing uses. The proposed use is compatible with the subject property surroundings. There are adequate utilities to provide and maintain service to the proposed use. The applicant intends to underground required power, telephone, and other utilities to their respective sources;
- g) The proposed use will have minimal impacts in the vicinity of the subject site, in terms of parking, traffic, noise and safety. Based on the subject property

zoning, the use will be compatible with the intended light industrial character of the area

- 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 to resemble a pine tree. The synthetic tree branches, colored to simulate real branches, will feature synthetic, variegated (color) pine needles. The pole will be wrapped in a synthetic rubber material designed to resemble bark. Screen trees will be provided, with species complimentary to the proposed monopine. Landscaping served with automatic irrigation is provided adjacent to the equipment cabinet and wall enclosure location;
- i) The proposed wireless telecommunication facility is justified to exceed the 50-foot limitation by 10 feet. By increasing the facility's height, accommodations are made for future co-location which will help to lessen possible aesthetic impacts of other cellular communication facilities being built in the vicinity, which is consistent with the intent of CMC Section 9138.16;
- j) The proposed project is designed to resemble a pine tree. The subject site is proximal to a municipal park which has numerous mature trees lining its southern border with the subject property. The intention is for the disguised telecommunications facility to blend in with trees in the vicinity. As such, efforts have been made to architecturally integrate the proposed project with the surrounding environment; and,
- k) 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 Sections 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision; 9172.21(D) – Commission Findings and Decision; 9143 – Conditional Use Criteria; and, 9138.16(H), Wireless Telecommunication Facilities – Required Findings of the Carson Municipal Code can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the new cellular telecommunications facility will not have a significant effect on the environment and as such, a Negative Declaration has been prepared pursuant to Section 15070 of the California Environmental Quality Act.

**Section 5.** Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 994-07, Conditional Use Permit No. 662-07 and Conditional Use Permit No. 641-06, with respect to the properties described in Section 1 hereof, subject to the conditions 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 10<sup>th</sup> DAY OF APRIL, 2007**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**