

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 987-07 AND CONDITIONAL USE PERMIT NO. 655-07 FOR CONSTRUCTION OF A WIRELESS TELECOMMUNICATION FACILITY MOUNTED ON AN EXISTING HIGH-VOLTAGE LATTICE TOWER LOCATED AT 16810 S. AVALON 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, Jim Fitzsimmons, with respect to real property located at 16810 S. Avalon Boulevard and described in Exhibit "A" attached hereto, requesting approval to install cellular antennas on an existing 203-foot high lattice-tower, which holds high-voltage power lines used by Southern California Edison.

A public hearing was duly held on June 12, 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; 9153 – 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 General Open Space which is compatible with the proposed use. There are no specific plans for the area. The project site is located in the north-central portion of the City of Carson near the north of Walnut Avenue and south of Gardena Boulevard. Surrounding uses include: Hemingway Park, a municipal park facility, to the north; light industrial and office uses to the south and west, across Avalon Boulevard. The nearest residential property is located approximately 150 feet from the project site to the west, across Avalon Boulevard and approximately 800 feet to the east of Hemingway Park. The proposed project is compatible with these uses, given that the site location is adequately distanced away from sensitive receptors, such as residential uses, and is utilizing an existing utility structure. The proposed project is appropriate as it will not alter the intended general open space use of the subject property;
- b) The proposed telecommunication panels and related equipment, power and telephone company cabinetry will occupy a lease area of approximately 240

square feet. The subject property is 0.5 acres in size and is within the Southern California Edison high-voltage electrical transmission line right-of-way, which is approximately 160-feet in width and runs just east of Main Street then east past the city boundary at Central. The proposed lease area is located beneath the existing lattice tower. The applicant intends to construct a 7-foot high, concrete-masonry block wall enclosure, which will match the existing equipment enclosure that houses a large natural gas tank approximately 100 feet to the northeast. As such, the proposed 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 development site is located approximately 110-feet east of Avalon Boulevard. A private, unpaved, 30-foot wide dirt road starts east from Avalon Boulevard and continues along a path adjacent to the SCE lattice towers, which are spaced about 30 feet apart. At the subject tower the road semi-circles around the north side of the tower to provide access for trucks and other equipment. The proposed project will not generate any traffic, nor does it require parking spaces. The 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 telecommunication panels will be colored/painted to match the existing grey, metal structure;
- e) The proposed site will be a part of a larger Los Angeles-area telecommunication services network. The applicant diligently worked to find a location that would provide seamless coverage within this network. During the site selection process a T-Mobile mono-pole located near the corner of Avalon Blvd. and Alondra Blvd. was considered. However, the pole was not co-locatable;
- f) The subject property is 0.5 acres in size, trapezoid-shaped, and flat. The project location is within the Southern California Edison high-voltage electrical transmission line right-of-way, which is approximately 160 feet in width and runs just east of Main Street then east past the city boundary at Central. The subject property is surrounded by a major street, a city municipal park, and light manufacturing uses. The proposed use is compatible with these 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 facility will be compatible to the character of development in the vicinity as it will be un-staffed, generate no noise, odor, smoke, or contribute to any other adverse impacts to adjacent land uses. In addition, the proposed wireless telecommunications facility will operate in full compliance with all local, state and federal regulations including the Telecommunications Act of 1996;

- h) The proposed wireless telecommunication facility is located and designed to minimize the visual impact on surrounding properties and from public streets, The proposed facility will occupy an existing utility structure and the telecommunication panels will be located and situated so that they will be effectively stealthed, and colored/painted to match the existing grey, metal structure. Also, the 7-foot high, concrete-masonry block wall enclosure will be constructed to match the existing equipment enclosure that houses a large natural gas tank approximately 100 feet to the northeast;
- 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 Sections 9172.23(D), Site Plan and Design Review – Approving Authority Findings and Decision; 9172.21(D) – Commission Findings and Decision; 9153 – 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 proposed addition to the existing lattice tower and accessory equipment enclosure located in an urbanized residential zone will not have a significant effect on the environment and as such, a Categorical Exemption has been declared pursuant to the California Environmental Quality Act (CEQA), Article 19, Section 15301(e), Existing Structures.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 987-07 and Conditional Use Permit No. 655-07, 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 12th DAY OF JUNE, 2007

CHAIRMAN

ATTEST:

SECRETARY