



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: December 8, 2009

SUBJECT: Modification No. 1 to Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06

APPLICANT: Lynn Van Aken for Sprint/Nextel  
320 Commerce Ste. 200  
Irvine, CA 92602

REQUEST: To collocate onto an existing 58-foot 6-inch high unmanned wireless telecommunications facility stealthed as a pine tree located in the ML (Manufacturing, Light) zone and within the Redevelopment Project Area No. 4.

PROPERTY INVOLVED: 727 East 223<sup>rd</sup> Street

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#### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

***Item No. 12A***

I. **Introduction**

The applicant, Lynn Van Aken for Sprint/Nextel, is requesting to install additional antennas and equipment to an existing 58-foot 6-inch unmanned wireless telecommunications facility stealthed as a pine tree at 727 East 223<sup>rd</sup> Street. The site is zoned ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 4

The existing monopine facility was permitted and constructed in 2002 without Planning Commission approval. On November 28, 2006, the Planning Commission approved Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06, which included the following:

- Design Overlay Review (DOR) for architectural design;
- Conditional Use Permit (CUP) to permit an existing monopine telecommunications facility constructed in 2002;
- Conditional Use Permit (CUP) to exceed the maximum height limit of 50 feet in the ML zoning district.

This request has been referred to the Planning Commission as a minor modification to the DOR and CUP's with no public hearing required.

II. **Background**

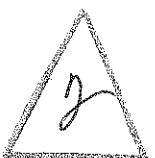
The current proposal is to collocate an existing 58-foot 6-inch, stealthed telecommunications facility.

A 12,028 square foot industrial building exists at the site and was constructed in 1968. The existing monopine facility was permitted and constructed in 2002 for Nextel Communications prior to the enactment of the City's Wireless Telecommunications Facilities Ordinance in 2003.

III. **Analysis**

Per Condition No. 3 of the approved conditions of approval, substantial changes require review by the Planning Commission.

The existing facility includes 6 panel antennas at a height of 47 feet and an equipment cabinet within an 11 foot by 19 foot lease area. Sprint/Nextel proposes to install three antennas and a microwave dish at heights of 55 feet and 52 feet respectively.



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 is disguised as a pine tree and blends with existing landscaping in the area as seen from a distance. Other surrounding land uses are light and heavy industrial uses and the proposed project is compatible with those uses.

Per the conditions of approval for Resolution No. 06-2120 (Exhibit No. 1), a live 40-foot high pine tree was to be planted to provide additional screening. This condition has not been met and therefore the issuance of a building permit for the proposed collocation will be contingent upon compliance with Resolution No. 06-2120. Per an earlier inspection of the site in 2007, staff and the previous applicant determined that the pine tree could not be planted north of the site and should be planted to the east in the parking lot 56 feet from the front property line within a 5 foot by 7 foot planter area. The tree has not been planted and will be required prior to building permit issuance.

In addition, staff recommended to the applicant during the 2007 inspection to repair and maintain the existing western fence by replacing existing fence and posts, removing barb wire, and providing red slats at designated portions of the fence. These improvements were not completed and Planning Commission may require this improvement of the applicant.

The site is a developed rectangular parcel. The site is 24,384 square feet in size and has a driveway approach along 223<sup>rd</sup> Street. The property is located on the north side of 223<sup>rd</sup> Street, which is designated as a major arterial road.

Staff believes the proposed antennas will meet and exceed all requirements of the Carson Municipal Code. Existing conditions of approval ensure that the proposed antennas will not have a negative impact on the surrounding areas.

#### IV. Conclusion

Staff recommends that the proposed antennas can be approved for the site. It is staff's opinion that the antennas will not create any adverse effect to the site or adjacent properties.

#### V. Recommendation

That the Planning Commission:

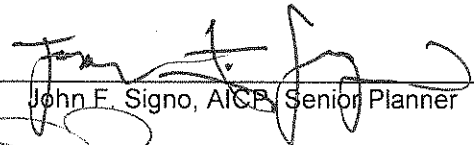
- **APPROVE** Modification No. 1 to Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06 by amending Condition No. 13 to read as follows: "13. An additional pine tree 40 feet in height shall be planted to the east of the telecommunication facility"; and
- **ADOPT** a minute resolution and instruct staff to make necessary changes to Resolution No. 06-2120; and

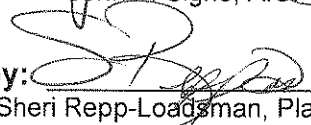


VI. Exhibits

1. Planning Commission Resolution No. 06-2120
2. Staff Report for Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06 dated November 28, 2006 (without exhibits)
3. Project Plans (Separate from this report)

Prepared by:   
Max Castillo, Assistant Planner

Reviewed by:   
John F. Signo, AICP, Senior Planner

Approved by:   
Sheri Repp-Loasman, Planning Officer

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CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 06-2120

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.

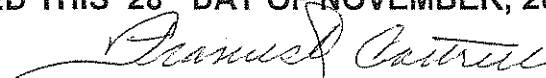
**Section 4.** The Planning Commission further finds that the use permitted by the proposed Site Plan and Design Review and Conditional Use Permits will not have a significant effect on the environment. The existing facility will not alter the predominantly character of the surrounding area and meets 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**

  
**CHAIRMAN**

**ATTEST:**

  
**SECRETARY**



**EXHIBIT "A"**

**Legal Description**

THE WEST 175.00 FEET OF THE 381.00 FEET OF THE SOUTH 157.02 FEET OF LOT 10, TRACT 2982 IN THE CITY OF CARSON, LOS ANGELES COUNTY, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 35 PAGE 31 OF MAPS, RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 972-06**

**CONDITIONAL USE PERMIT NO. 632-06**

**CONDITIONAL USE PERMIT NO. 632-06**

**GENERAL CONDITIONS**

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06 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 applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. 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 and approval by the Planning Commission.
4. 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.
5. 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 shall be determined to be automatically revoked, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
6. 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.
7. 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.

8. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### AESTHETICS

9. 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.
10. The wireless telecommunication facility shall not exceed the height specified in the development plan.
11. All electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.
12. The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color.
  - a) The applicant shall provide a new chain link fence with wooden slats along the westerly property line in order to provide screening, as necessary, and to replace any fencing found to be dilapidated or in poor repair.
13. An additional pine tree 40 feet in height shall be planted to the north of the telecommunication facility to screen the facility from residential areas to the north of the property.

#### NOISE

14. All wireless telecommunication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
15. Backup generators shall only be operated during power outages and for testing and maintenance purposes.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

16. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.



BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

17. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.





**CITY OF CARSON**

**PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** November 28, 2006

**SUBJECT:** Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06

**APPLICANT:** Pacific Communication Group, Inc.  
Attention: Cia Parker  
P.O. Box 85  
Lakewood, CA 90714

**REQUEST:** To permit and collocate an unmanned wireless facility on an existing 57-foot high unmanned wireless 'monopine' facility for Royal Street Communications, L.L.C. in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 4

**PROPERTY INVOLVED:** 727 E. 223<sup>rd</sup> Street

**COMMISSION ACTION**

- Concurred with staff
- Did not concur with staff
- Other

Commissioner Hudson moved, seconded by Vice-Chairman Pulido, to approve the applicant's request; moved to accept the amendment at the end of Condition No. 3, "...require review *and approval* by the Planning Commission"; add Condition 12A, "The applicant shall provide a new chain link fence with wooden slats along the westerly property line in order to provide screening, as necessary, and to replace any fencing found to be dilapidated or in poor repair; and moved to adopt Resolution No. 06-2120. Motion carried (absent Commissioners Faletogo, Graber, Tyus).

AYE	NO		AYE	NO	
✓		Cottrell –Chairperson	✓		Saenz
✓		Pulido –Vice-Chairman	Absent		Tyus
Absent		Faletogo	✓		Verrett
Absent		Graber	✓		Wilson
✓		Hudson			



## I. Introduction

### *Date Application Received*

- September 6, 2006: Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06

### *Applicant*

- Pacific Communication Group, Inc.; Attention: Cia Parker, representative; P.O. Box 85; Lakewood, CA 90714

### *Property Owner*

- Stan Lucas; 2850 Temple Avenue; Long Beach, CA 90806

### *Project Address*

- 727 East 223<sup>rd</sup> Street, Carson, CA 90810

### *Project Description*

- To permit and collocate an unmanned wireless facility on an existing 57-foot high unmanned wireless 'monopine' facility for Royal Street Communications, L.L.C. on a developed property
- The proposed antennas will be collocated approximately 47 feet above finished grade;
- The facility includes 6 panel antennas and an equipment cabinet within an 11 foot by 19 foot lease area; and
- The proposal includes the following discretionary requests:
  - *Site Plan and Design Review and Conditional Use Permit (Use)*: Pursuant to Section 9138.16.D, the facility is considered a major wireless telecommunication facility because it is a freestanding structure and the Planning Commission has the approval authority; and
  - *Conditional Use Permit (Height)*: Pursuant to Section 9138.16.F, the facility exceeds the maximum height limit and approval of a conditional use permit in conformance with Section 9138.16.G is required by the Planning Commission.

## II. Background

### *Current Use of Property*

- A 12,028 square foot industrial building exists at the site and was constructed in 1968. The existing monopine facility was permitted and constructed in 2002 for Nextel Communications prior to the enactment of the City's Wireless Telecommunications Facilities Ordinance in 2003.

### *Previously Approved Discretionary Permits*

- There are no previously approved discretionary permits associated with this property.

12

*Public Safety Issues*

- The Public Safety Department has not reported any current code enforcement cases associated with this property.

III. Analysis

*Location/Site Characteristics/Existing Development*

- The subject property is located at 727 East 223<sup>rd</sup> Street in the City of Carson, between Avalon Boulevard and Bonita Street;
- Adjacent to the subject property to the north, east, and west are industrial properties. Heavy industrial properties are located to the south across 223<sup>rd</sup> Street. Single family homes are located approximately 250 feet to the north, one property away; and
- The physical dimension of the subject lot is approximately 175 feet by 140 feet, with a total area of 24,384 square feet.

*Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned ML (Manufacturing, Light) and properties to the north, east and west share the same zoning designation; properties to the south across 223<sup>rd</sup> Street are zoned MH (Manufacturing, Heavy);
- The subject property has a General Plan Land Use designation of Light Industrial; all adjacent properties have a General Plan Land Use designation of Light Industrial.

*Applicable Zoning Ordinance Regulations*

Pursuant to Section 9138.16(C), the proposed addition to an existing wireless telecommunication facility is subject to the procedures and rules set forth in Section 9138.16. Pursuant to Section 9138.16(D), the proposed project is a freestanding structure and is considered a Major Wireless Telecommunication Facility subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23 and Conditional Use Permit (CUP) procedures as provided in Section 9172.21. Pursuant to Section 9138.16.F, the facility exceeds the maximum height limit and is subject to approval of a conditional use permit in accordance with Section 9138.16.G and Conditional Use Permit (CUP) procedures as provided in Section 9172.21.

The following table summarizes the proposed project's consistency with current site development standards for the ML zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Section	Compliant	Noncompliant	Comments
<b>Wireless Telecommunication Facilities</b>			
Section 9138.16A, "Purpose"	X		To minimize aesthetic impact of wireless telecommunication facilities through the use of carefully chosen site and design criteria.
9138.16.F.2: Height	X		CUP required for additional height up to 20%
9138.16.F.3: Wiring	X		Wiring from cabinet to monopine must be concealed or painted to match bldg. color
9138.16.F.4: Painting	X		Equipment cabinet wall and wiring must match building wall color
9138.16.G: Minor Exceptions	X		
9138.16.H: Required Findings	X		Findings to be made by Planning Commission
<b>Industrial Development Standards</b>			
9141.1, "Uses Permitted"	X		
Section 9143, "Conditional Use Criteria"	X		Major Wireless Telecommunication Facility
<b>Procedures</b>			
9172.21, "Conditional Use Permit"	X		CUP required for freestanding facility and 20% height increase up to 60'
9172.23, "Site Plan and Design Review"	X		DOR required for Major Wireless Telecommunication Facility

## *Environmental Effects of Telecommunication Facilities on Human Beings*

The Federal Communications Commission (FCC) which regulates the use of telecommunication facilities has done studies on low level radiofrequency radiation but has not found that it causes harmful biological effects on human beings. In general, cities cannot regulate telecommunication facilities on the basis of environmental effects of radio frequency emissions if the emissions comply with the requirements of the Federal Communications Commission (FCC). Telecommunication providers are required to certify that their telecommunication facility complies with FCC guidelines regarding radiofrequency. Furthermore, cities cannot regulate radiofrequency interference (RFI) that interferes with the reception of television signals for nearby homes. The courts have held that the FCC has exclusive jurisdiction to regulate RFI.

### *Required Findings: Conditional Use Permit*

Approval of a CUP is required for a Major Wireless Telecommunication Facility which is freestanding and exceeds the height limit by no more than 20 percent, up to 60 feet in a manufacturing zone. Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.
6. Such other criteria as are specified for the particular use in other Sections of this chapter (Zoning Ordinance).

### *Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and 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.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.

5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

*Required Findings: Wireless Telecommunications Facilities*

Pursuant to Section 9138.16 (G), Wireless Telecommunications Facilities, the Planning Division or Planning Commission may approve the development plan and conditional use permit for the proposal only if the following findings can be made in the affirmative:

1. Existing natural geographic conditions preclude an obstruction-free reception area and there is no other option, including relocation, available.
2. Relief from the development standards results in a more appropriate design which minimizes the visual impact of the facility.
3. The antenna height must be increased in order to accommodate the establishment of a co-located facility and there is no other option available.
4. Visual impacts are negligible because the facility is designed to architecturally integrate with the surrounding environment.

Pursuant to Section 9138.16(H), Wireless Telecommunications Facilities, the Planning Division or Planning Commission may approve the development plan and conditional use permit for the proposal only if the following findings can be made in the affirmative:

1. The proposed site is the best alternative after considering co-location with another facility and location at another site.
2. The proposed wireless telecommunication facility will be located and designed to minimize the visual impact on surrounding properties and from public streets, including adequate screening through the use of landscaping that harmonize with the elements and characteristics of the property and/or stealthing which incorporates the facility with the structure in which it will be mounted through use of material, color, and architectural design.
3. The proposed wireless telecommunication 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 of religious worship.

All of the required findings pursuant to Section 9172.21(D), "Conditional Use Permit, Commission Findings and Decision", Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision", Section 9138.16 (G), "Wireless Telecommunications Facilities, Minor Exceptions" and Section 9138.16(H), "Wireless Telecommunications Facilities, Required Findings" can be made in the affirmative. Details can be found in the attached Resolution.

16



*Issues of Concern / Mitigation:*

- Issue – Aesthetics/Visibility: The proposed location of a freestanding monopine would be visible from residential properties 250 feet north of the site. There are several trees located on the subject property. However, the monopine is located where additional trees will be planted to screen the facility.
  - Condition: An additional 40 foot high pine tree shall be planted to the north of the telecommunication site to screen the facility from residential areas to the north of the property.

**IV. Environmental Review**

Pursuant to Section 15301 the California Environmental Quality Act (CEQA), the existing wireless telecommunications facility on a developed light industrial property does not have the potential for causing a significant effect on the environment and is found to be exempt.

**V. Recommendation**

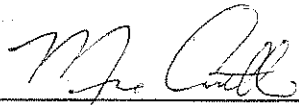
That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06."

**VI. Exhibits**

1. Resolution
2. Site plan, elevations, floor plans (under separate cover)
3. Land use map

Prepared by:

  
Max Castillo, Assistant Planner

Reviewed by:

\_\_\_\_\_  
John Signo, Senior Planner

Approved by:

  
Sheri Repp, Planning Manager

