



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** March 13, 2018

**SUBJECT:** Design Overlay No. 1685-17  
Conditional Use Permit No. 1030-17

**APPLICANT:** Verizon Wireless  
Attention: Tami Pritchard  
15505 Sand Canyon Avenue, Bldg. D  
Irvine, CA 92618

**PROPERTY OWNER:** City of Carson  
701 East Carson Street  
Carson, CA 90745

**REQUEST:** To construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district.

**PROPERTY INVOLVED:** Within the public right-of-way in proximity to 1400 Glenn Curtiss Street

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AYE	NO		AYE	NO	
		<b>Chairman Diaz</b>			<b>Guidry</b>
		<b>Vice-Chair Pimentel</b>			<b>Mitoma</b>
		<b>Andrews</b>			<b>Thomas</b>
		<b>Cainglet</b>			<b>Alt. Osuna</b>
		<b>Fe'esago, Jr.</b>			<b>Alt. Palmer</b>

7  
**Item No. C-1**

I. **Introduction**

Property Owner

City of Carson  
701 East Carson Street  
Carson, CA 90745

Applicant

Verizon Wireless  
15505 Sand Canyon Avenue, Bldg. D  
Irvine, CA 92618  
(949) 201-9240  
tpritchard@j5ip.com

Representative

J5 Infrastructure Partners, LLC – Tami Pritchard  
2030 Main Street Suite 200  
Irvine, CA 92614  
(949) 201-9240  
tpritchard@j5ip.com

II. **Project Description**

The applicant requests approval of Design Overlay Review (DOR) No. 1685-17 and Conditional Use Permit (CUP) No. 1030-17 to construct a new small cell wireless communication ground-mounted facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district in proximity to 1400 Glenn Curtiss Street. The new communication facility antenna and associated equipment and SCE streetlight pole will be 32.5 feet in height.

*Current Improvements*

The project site contains an existing SCE streetlight pole that is approximately three feet away from the proposed new pole.

*Public Safety Issues*

None.

III. **Project Site and Surrounding Land Uses**

The project site is located in the northern part of the City near the intersection of South Central Avenue and University Drive, and in close proximity to California State University Dominguez Hills. Surrounding land uses include light industrial to the north, and east, general commercial to the west, and single-family residential to the south.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district.
Site Size	
Present Use and Development	Southern California Edison pole in public right-of-way
Surrounding Uses/Zoning	North: SP-2-ML South: RS East: SP-2-ML West: SP-2-CN (Neighborhood Commercial)/General Commercial
Access	Ingress/Egress: S. Central Avenue



#### IV. Analysis

##### Use

The proposed project is a major communication facility, and located in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district zoning district. Major wireless telecommunication facilities are conditionally permitted, and subject to the requirements of CMC 9138.16. Major

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wireless communication facilities also require a Site Plan and Design Review. Staff has determined the proposed use is consistent with the character of the area, will be compatible with the existing uses in the vicinity, and provide improved wireless coverage to the area.

### Site Plan

The new small cell wireless communication ground-mounted facility will be attached to a new SCE streetlight pole in the public right-of-way. The existing streetlight pole will be removed, and a new street light pole placed approximately three feet from existing pole.

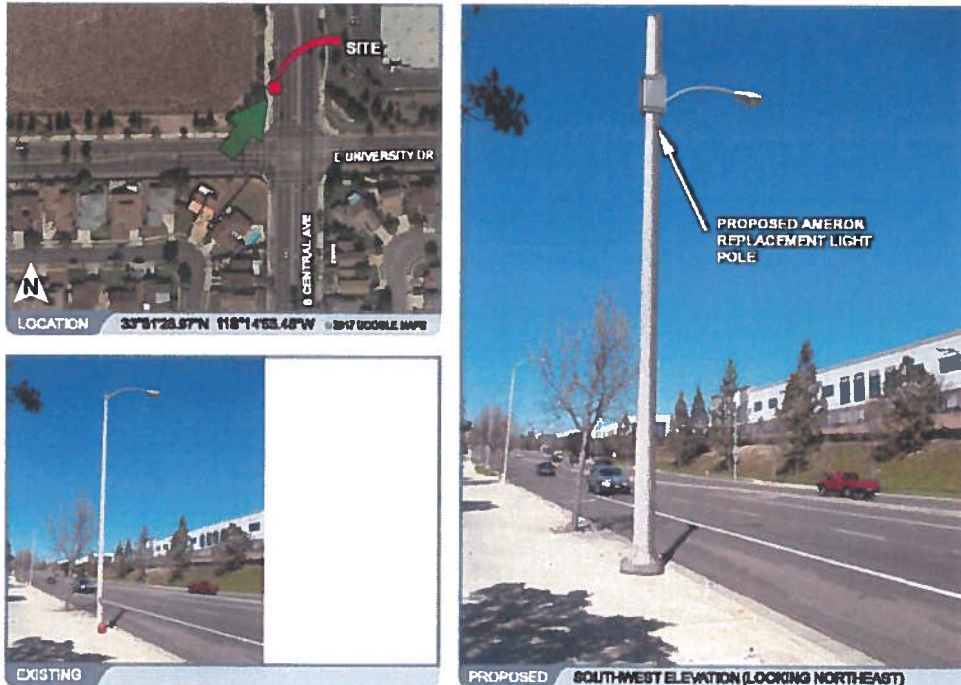
### Access

Access to the project site is available via South Central Avenue for maintenance purposes. This site is in proximity to street parking for maintenance vehicles, and located on a sidewalk in public right-of-way for pedestrian access.

### Design

The applicant proposes to attach a two-foot antenna and associated equipment to a concrete street light pole with a height of 29.5 feet. The height of the structure after attachment will be 32.5 feet. All equipment will be painted neutral gray in order to blend in with the concrete surface of the light pole in order to minimize its appearance within the surrounding environment. To minimize the aesthetic impact, the project is conditioned to place the utility meters and conduits for power underground.

### *Aerial and Street View:*



### Noise and Radio Frequency

The proposed small cell site equipment will not generate noise above applicable noise ordinance levels. According to the specifications and description sheet for the Remote Radio Unit (Ericsson RRU 32), the RRU does not generate acoustic noise. No backup generators will be installed.

The proposed facility will be designed and constructed to meet all applicable government and industry standards for radio frequency (RF) emissions. A RF emissions report was provided for staff review, and is available for review by the public.

### **V. Zoning and General Plan Consistency**

The existing building was constructed with a General Plan Land Use designation of Light Industrial, and Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district zoning district, and it remains consistent with the surrounding uses.

### **VI. Environmental Review**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 (New Construction of Small Structures).

### **VII. Public Notice**

Public notice was posted to the project site on February 22, 2018. Notices were mailed to property owners and occupants on March 1, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

### **VIII. Recommendation**

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1685-17; Conditional Use Permit No. 1030-17; and
- **WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-\_\_\_**, ENTITLED "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1685-17 AND CONDITIONAL USE PERMIT NO. 1030-17 TO CONSTRUCT A NEW SMALL CELL WIRELESS COMMUNICATION FACILITY ON A SCE STREETLIGHT POLE IN THE PUBLIC RIGHT-OF-WAY IN THE DOMINGUEZ TECHNOLOGY CENTRE PHASE 2 SPECIFIC PLAN (SP-2) MANUFACTURING LIGHT ZONING DISTRICT IN PROXIMITY TO 1400 GLENN CURTISS STREET.

### **IX. Exhibits**

1. Draft Resolution
2. Development Plans

Prepared by: Leila Carver, Planner

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**CITY OF CARSON**

**PLANNING COMMISSION**

**RESOLUTION NO. 18-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1685-17 AND CONDITIONAL USE PERMIT NO. 1030-17 TO CONSTRUCT A NEW SMALL CELL WIRELESS COMMUNICATION FACILITY ON A SCE STREETLIGHT POLE IN THE PUBLIC RIGHT-OF-WAY IN THE DOMINGUEZ TECHNOLOGY CENTRE PHASE 2 SPECIFIC PLAN ZONING DISTRICT IN PROXIMITY TO 1400 GLENN CURTISS STREET.**

**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, J5 Infrastructure Partners, LLC – Tami Pritchard, on behalf of Verizon Wireless with respect to real property located at Latitude “33.858044” and Longitude “-118.248711” in close proximity to 1400 Glenn Curtiss Street, requesting approval to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way on a site zoned Dominguez Technology Centre Phase 2 Specific Plan (SP-2). The request includes:

- Design Overlay Review (DOR) No. 1685-17 to construct a new small cell wireless communication ground-mounted facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way;
- Conditional Use Permit (CUP) No. 1030-17 to construct a new small cell wireless communication ground-mounted facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way;

A Planning Commission meeting was duly held on March 13, 2018, at 6:30 P.M. at 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.** With respect to the Design Overlay Review No. 1685-17, the Planning Commission finds that:

- a) The proposed project is compatible with the General Plan Land Use Designation of Light Industrial, and surrounding uses.
- b) The proposed project is within the Dominguez Technology Centre Phase 2 Specific Plan zoning district and is compatible with the architecture and design



of existing and anticipated development in the area, including site planning, appearance and scale of structures.

- c) The project site circulation will remain unchanged. The project site is within the Dominguez Technology Centre Phase 2 Specific Plan zoning district and pedestrian pathways and parking areas will not be altered by the proposed project.
- d) Stickers and other required signage mandated by the FCC and FAA for the project are located near the antenna at the top of the pole, rather than at/near ground level to minimize visual clutter at the pedestrian level. All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.
- e) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.

**Section 4.** With respect to the Conditional Use Permit No. 1030-17, the Planning Commission finds that:

- a) The proposed use is consistent with the General Plan Land Use Designation of Light Industrial.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development to operate a gym.
- c) The proposed development will have adequate street access from S. Central Avenue, and also adequate capacity for parking and traffic.
- d) There will be adequate water supply for fire protection.
- e) The proposed use is compatible with the intended character of the area.

**Section 5.** The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is deemed categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Class 3 for New Construction of Small Structures.

**Section 6.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1685-17, and Conditional Use Permit No. 1030-17 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "A" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** 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 13<sup>th</sup> DAY OF MARCH, 2018**

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**





**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT**  
**PLANNING DIVISION**

**EXHIBIT "A"**

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1685-17**

**CONDITIONAL USE PERMIT NO. 1030-17**

**GENERAL CONDITIONS**

1. If building permits for Design Overlay Review No. 1685-17, and Conditional Use Permit No. 1030-17, are not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or



his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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, or in any way related to any damage or harm to people or property, real and personal, that may result from Property Owner(s), operations or any claims against the City for or as a result of the granting of the continuance. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

## **AESTHETICS**

14. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
15. **Provide a revised elevation sheet identifying a hand hole/vault for streetlight in lieu of above ground meter pedestal to Planning Division for review prior to issuance of an encroachment permit.**

## **ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

### ***General Conditions***

16. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
17. A construction permit is required for any work to be done in the public right-of-way.
18. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit by Engineering Division.

### ***Prior to Issuance of Permit by Engineering Services***

19. Proof of ownership of streetlights proposed to be used for placement of cell antennas shall be provided.
20. Proof of approval from said owner allowing use of said streetlights.
21. Pole Numbers of (existing and/or proposed) shall be shown on the plans.
22. Approved and stamped structural drawings & calculations for each individual said streetlights shall be provided and subject to review and approval of Building and safety.
23. Construction drawings for disturbance of existing improvements within the public right-of-way shall be reviewed and approved by Engineering Services.
24. Plan Check fee (\$450 min. per site) shall be paid thru Engineering Services for the structural review and the review of construction drawings within the public right-of-way.
25. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services
26. Obtain Street Light Authorization from LA County Street Lighting Division. Contact Francisco Castillo (626)300-4752.



**BUSINESS LICENSE DEPARTMENT – CITY OF CARSON**

27. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

