



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: July 28, 2020

SUBJECT: Modification No. 1 to Site Plan and Design Review (DOR) 1621-16 and Conditional Use Permit (CUP) No. 992-15

APPLICANT: Inland Valley Construction
 c/o American Towers LLC
 Attention: Toni Caruso
 18382 Slover Avenue
 Bloomington, CA 92316

PROPERTY OWNER: MCI Telecommunications Corp,
 dba: Verizon Business
 17900 S. Central Avenue
 Compton, CA 90220-5433

REQUEST: Consider approval of Modification No. 1 to Site Plan and Design Review 1621-16 and Conditional Use Permit No. 992-15 to allow an additional three months of operation for an existing 235-foot lattice tower-mounted wireless facility.

PROPERTY INVOLVED: 17900 South Central Avenue

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Madrigal			Rahman
		Cainglet			Rashad
		Fe'esago			Valdez
		Mitoma			Alt. Diaz Alt. Hellurud Alt. Zuniga

Item No. 5A

I. Introduction

Applicant
Inland Valley Construction
c/o American Towers LLC
Attention: Toni Caruso
18382 Slover Avenue
Bloomington, CA 92316

Property Owner
MCI Telecommunications Corp,
dba: Verizon Business
17900 S. Central Avenue
Compton, CA 90220-5433

II. Project Description

The applicant, Inland Valley Construction on behalf of American Towers, LLC, requests approval of an additional three months of operation for an existing 235-foot lattice tower-mounted wireless facility in the CG (Commercial, General) zone.

Carson Municipal Code Section 9172.21 G (Conditional Use Permit) and Section 9172.23 H (Site Plan and Design Review) of the Carson Municipal Code, state that a public hearing on a proposed modification of conditions need not be held unless the proposed modification of conditions extends beyond the intent of the original approval of the CUP and DOR.

III. Analysis

The Planning Commission adopted Resolution No. 17-2608 on August 8, 2017 approving DOR 1621-16 and CUP 992-15 for the existing 235-foot radio tower with four telecommunication facilities at various heights. The applicant requests approval of an additional three months of operation before removing the tower and replacing it with a 105-foot stealth monopine. (Exhibit No. 1) Staff recommends approval of the 3-month extension.

The applicant ordered a stealth monopine on June 11, 2020 and installation and removal of the existing lattice tower is anticipated to begin on August 28, 2020 with completion by November 8, 2020. The proposed residential development adjacent to the site has been notified and is in support of the 3-month time extension. (Exhibit No. 1).

Per Resolution No. 17-2608 , "...if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed." To meet the expiration date, the applicant submitted a building permit application on January 23, 2019. However, due to unforeseen delays the building permit was not secured until June 29, 2020. In order to meet the August 8, 2020 due date, the applicant submitted this extension request on July 14, 2020. (Exhibit No. 1)

Staff recommends that Resolution No. 17-2608 be modified to read as follows:

Condition of Approval No. 1: In recognition of the proposed residential and/or mixed use development of the adjacent parcels (APN 7319-003-805, 7319-003-104, 7319-003-105, 7319-003-106), the applicant (American Tower), or the owner of the tower (facility) at the time, shall remove and replace the existing facility with a new, "stealth" facility on the subject parcel (APN 7319 003 809) within three (3) years and 3 months

of the expiration of all applicable appeal and/or statute of limitations periods (the "Effective Date") following the Planning Commission approval of Conditional Use Permit (CUP) No. 992-15 and Design Overlay Review (DOR) No. 1621-16.

If the design of the new facility substantially conforms to the mono-pine design shown in Exhibit 2 no further Planning Commission approval of the new facility shall be required pursuant to Carson Municipal Code Section 9138.16 (Communications Facilities) and shall be subject to approval by the Planning Manager. Applicant shall construct the facility and use reasonable best efforts to complete construction of the new facility and the removal of the existing facility on or before three (3) years and three (3) months after the Effective Date.

Condition of Approval No. 14: The applicant acknowledges that if the applicant complies with the three (3) year and three (3) month schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year and three (3) month schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years and three (3) months after the granting of such, to expire on November 8, 2020 and the existing tower shall be removed.

Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 20-____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO SITE PLAN AND DESIGN REVIEW 1621-16 AND CONDITIONAL USE PERMIT NO. 992-15 TO ALLOW AN ADDITIONAL THREE MONTHS OF OPERATION FOR AN EXISTING 235-FOOT LATTICE TOWER-MOUNTED WIRELESS FACILITY AT 17900 SOUTH CENTRAL AVENUE."

Exhibits

1. Letter of Justification (with Planning Commission Resolution No. 17-2608 dated August 8, 2017), Tower Order, Proposed Construction Schedule, Letter from proposed adjacent residential development dated July 10, 2020)
2. Planning Commission Staff Report for Conditional Use Permit No. 992-15 and Design Overlay Review No. 1621-16 dated August 8, 2017 (without exhibits)
3. Draft Resolution
 - a. *Legal Description*
 - b. *Conditions of Approval*

Prepared by: Max Castillo, Assistant Planner



August 14, 2020

Via Electronic Delivery

City of Carson Planning Commission
701 E Carson Street
Carson, CA 90745

*RE: Letter of Justification for Extension
CUP 992-15/DOR 1621-16
17900 South Central Avenue*

To Whom it May Concern:

American Tower Corporation (“ATC”) respectfully requests an extension of time concerning CUP 992-15/DOR 1621-16 which provided a duration of three (3) years from August 8, 2017 to extend the approval to replace an existing 235-foot lattice tower mounted wireless facility with a 105-foot monopine stealth tower in the Commercial General (“CG”) zone. ATC states the following justifications for granting an extension of time:

- A) ATC is making a good faith effort towards replacement of the cellular tower as prescribed in CUP 992-15/DOR 1621-16 (Please see **Exhibit 1** attached) and immediately ordered materials and set a construction schedule upon receipt of the building permit approval notification evidenced by **Exhibits 2 & 3**.
- B) Pursuant to Conditions of Approval hereto attached as **Exhibit 1** on page 2 of 8 “Exhibit B” ATC applied for a building permit within the requisite (2) years of CUP approval with a filing date on January 23, 2019. ATC obtained said building permit later than anticipated on June 29, 2020 which delayed ordering of materials and the construction schedule. Please see building permit hereto attached as **Exhibit 4**.
- C) The replacement monopine tower is currently in expedited manufacturing and will be ready to ship on August 13, 2020 with every effort being made to expedite tower shipment. ATC has coordinated with its General Contractor, Inland Valley Construction, to commence work immediately with a proposed tower installation date of 8/28/2020 as shown on **Exhibit 3**.
- D) ATC has support for the proposed extension from the adjacent residential development evidenced by the attached letter dated July 11, 2020 hereto attached as **Exhibit 5**.

EXHIBIT NO. 1



In summary American Tower respectfully requests that this Commission grant the requested extension to replace the lattice tower with a monopine pursuant to CUP 992-15/DOR 1621-16. Also enclosed is a Development Permit Application Packet. Signatures by Verizon Business as the property owner and by our engineer as well as payment for the applicable filing fee are in process and will be supplemented with this filing immediately upon receipt.

Please do not hesitate to reach out to me directly if you have any questions or need anything additional.

Respectfully Yours,

Sarah Snell

Sarah Snell
American Tower Corporation
Real Estate Solutions Project Manager

Attachments: Exhibits 1-5
Development Permit Application Packet



AMERICAN TOWER®
CORPORATION

EXHIBIT 1

CUP Approval Document



City of Carson

August 14, 2017

American Towers, LLC
Attn: Jeremy Mudd
10 Presidential Way
Wobum, MA 01801

Subject: Design Overlay Review No. 1621-16 and Conditional Use Permit No. 992-15

Dear Applicant:

The Planning Commission, at its meeting of August 8, 2017, approved your request for the above-mentioned item(s), subject to the conditions in Resolution No. 17-2608. This decision is final pending any appeal under Municipal Code Section 9173.4, which requires that anyone wishing to appeal the Planning Commission's decision must file that appeal within 15 days of the date of the Planning Commission decision.

As indicated in the Resolution, you and the property owner are required to sign the enclosed "Agreement Accepting Conditions" form and return **ONLY** that form to Denise Bothe, Planning Department, within thirty (30) days of the receipt of this letter. Please retain the enclosed resolutions and a copy of the Agreement Accepting Conditions for your records (unless you decide to scan the 1-page document to me at dbothe@carson.ca.us).

If you have any questions concerning the City's procedures or any of the enclosed documents, please feel free to call your planner at (310) 952-1761.

Sincerely,

Denise Bothe, Planning Secretary
Community Development

**AGREEMENT ACCEPTING CONDITIONS
CITY OF CARSON PLANNING COMMISSION**

The Planning Commission, at its meeting of August 8, 2017, approved your request for Design Overlay Review No. 1621-16 and Conditional Use Permit No. 992-15, subject to the conditions in Resolution No. 17-2608. For and in consideration of the grant by the Carson Planning Commission, I (we), the undersigned do(es) hereby agree to all conditions set forth in the Resolution. The Resolution and Conditions of Approval of the discretionary permit(s) govern the use and/or development of the property identified and described below.

Address: 17900 S. Central Avenue, APN 7319-003-809

Description: To extend the approval of an existing 235-foot lattice tower-mounted wireless facility for three (3) years with four (4) existing telecommunication carriers at various heights and replacement of the facility with a stealth tower in the CG (Commercial, General) zone

Applicant: American Towers, LLC, Attn: Jeremy Mudd, 10 Presidential Way, Wobum, MA 01801

Property Owner(s): MCI Telecommunications Corporation, 2400 Glenville Drive, Ricardson, TX 75082

This agreement shall run with the land and shall bind upon property owner, its successors and assigns, and any future owners, encumbrancers and their successors or assigns, and shall continue in effect until otherwise released by the authority of the relevant agency of the city of Carson or until such time as the Municipal Code of the City of Carson unconditionally permits the release of this Notice of Agreement.

CITY OF CARSON

By: Denise Bothe
Title: Denise Bothe, Planning Secretary
Date: August 14, 2017

Dated this 21st day of August, 2017

By: Margaret Robinson, Senior Counsel
Applicant (Type or Print)

[Signature]
Applicant (Signature)

Dated this ____ day of _____, 2017

By: _____
Property Owner (Type or Print)

Property Owner (Signature)

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 17-2608

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT 992-15 AND DESIGN OVERLAY REVIEW 1621-16 FOR AN EXISTING 235-FOOT RADIO TOWER WITH MULTIPLE EXISTING TELECOMMUNICATION FACILITIES AT VARIOUS HEIGHTS IN THE CG (COMMERCIAL, GENERAL) ZONE AT 17900 SOUTH CENTRAL AVENUE

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, American Towers LLC, with respect to real property located at 17900 South Central Avenue, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 992-15 and Design Overlay Review No. 1621-16, to approve an existing 235-foot radio tower (the "tower") with multiple existing telecommunication facilities at various heights in the CG (Commercial, General) zone. The application includes:

- Design Overlay Review (DOR) for review of architectural design as required for freestanding major wireless telecommunication facilities located less than 100 feet from a residential zone. (CMC Section 9138.16.D).
- Conditional Use Permit (CUP) for telecommunication facilities that exceed the maximum height limit (CMC Section 9138.16.F).

A public hearing was duly held on August 8, 2017, 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. The Planning Commission finds that:

- a) The General Plan designates the property as General Commercial which is compatible with the proposed use. The proposed use and development of a wireless telecommunication facility will be consistent with the surrounding industrial and residential uses and is appropriate for the subject property as proposed, subject to the conditions of approval.
- 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. A condition of approval requires the tower to be replaced with a shorter (105 feet) and stealth facility within 3 years of approval of the CUP and DOR to mitigate the appearance of the tower to the existing and potential surrounding residential development.

- 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 industrial and residential uses and the proposed project is compatible with those uses. The site is 1.4 acres in size, and is flat;
- 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 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 accessible from Central Avenue;
- g) The existing use is compatible with the adjacent planning areas described in the Dominguez Hills Village Specific Plan, with adjacent parcels designated for industrial, oil/chemical production and neighborhood retail uses.
- h) Approval of the existing tower will not result in any increased visual impact. The existing facility is occupied by four communication providers and reduces the need for other communication facilities within the City.
- i) The tower is located toward the rear of the parcel and the parcel is landscaped with trees, shrubs and ground cover.
- j) 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.
- k) The applicant acknowledges that if the applicant complies with the three (3) year schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed.
- l) Height Major Exception Findings:
 - (1) The tower supports the equipment for three commercial wireless carriers and one carrier that provides point-to-point microwave backhaul. The applicant submitted comparative propagation maps that show drastically reduced service levels for each carrier if the equipment were mounted at the required zone height limit. In addition, the applicant submitted an

explanation point-to-point microwave backhaul is a line-of-sight technology that requires the equipment to be mounted at the current height. Accordingly, the applicant submitted an explanation and supporting engineering data that shows the equipment is technologically necessary for the existing carriers on the tower to provide such services.

- (2) The applicant does not seek a major exception to accommodate the establishment of a collocated facility because the facility is already an established collocated facility. Given that multiple non-collocated facilities would require at least one facility to be at least as tall as the microwave dish antenna, an alternative that involved multiple facilities would be less desirable than a single collocated facility at the current height. Accordingly, the existing collocated facility is more desirable and consistent with the General Plan and applicable zoning code provisions than multiple freestanding facilities.
- (3) The height of the tower is technologically necessary for each existing carrier on the tower to provide its existing services. The applicant provided propagation maps that show the service levels that would be achieved if the antennas were mounted at the maximum height limit as compared to the service levels achieved at the existing mounting configuration. In addition, each carrier requires vertical separation between their respective antennas to avoid interference. To lower the height would crowd the antennas and require a second freestanding structure to maintain service levels and necessary vertical separations, which is less desirable overall when compared to the existing collocated facility.
- (4) The applicant's propagation maps show that the antenna equipment could not be located at the minimum height required without causing a substantial degradation in the ability of each carrier on the tower to provide its respective services. The height of the equipment on the tower relates directly to the antennas' ability to receive and transmit communication signals above the surrounding structures and development. In addition, relocating one or more of the collocated carriers from the tower would require the construction of one or more new facilities to be installed near the same residential uses as the current tower. The obstructions or interference caused by the surrounding development are beyond the applicant's control. Relocation at this time would not be an appropriate option because of the anticipated development on the subject and/or adjacent parcels, and the approval has been conditioned on the applicant's relocation within three years to provide a reasonable time for the potential obstructions outside the applicant's control to be known.
- (5) The visual impacts are negligible because the facility would be redesigned within three years as a stealth facility to accommodate a potential residential redevelopment project on adjacent parcels. Any visual impacts from this approval are temporary in nature. In addition, the

approval requires that the applicant maintain landscape features to mitigate the existing visual impact from the ground-mounted equipment.

- (6) Granting the major exception conforms to the spirit and intent of the zoning code because the facility was lawfully erected prior to July 17, 2003 and the tower supports multiple carriers' equipment that reduces the need for additional wireless facilities to be installed near residential uses and development while also providing the City's residents with advanced wireless services. In addition, this temporary extension of an approval for the existing height will result in better-designed stealth facility that will be in closer conformance with the planned development around the site than it would be if the facility were required to be redesigned now without the benefit of knowing the development plans for the surrounding area.
- (7) Granting the major exception is not materially detrimental to the public welfare or injurious to properties or improvements in the vicinity because the tower already exists and was lawfully constructed prior to the adoption of the City's current zoning regulations. In addition, the tower would be redesigned and camouflaged in three years to blend with the surrounding residential uses and development.


Section 4. The Planning Commission further finds that the use permitted by the proposed Site Plan and Design Review and Conditional Use Permit 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 Conditional Use Permit No. 1016-16 and Design Overlay Review No. 1621-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

Section 6. The Secretary shall certify the adoption of this 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 8th DAY OF AUGUST, 2017.


CHAIRMAN

ATTEST:


SECRETARY

EXHIBIT "A"

Legal Description

THAT PORTION OF THE 16.00 ACRE TRACT IN THE RANCH, SAN DIEGO, IN THE CITY OF
LARCHMONT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALIQUOT TO LOUIS W. HELLMAN BY
THE DECREE OF PARTITION OF A PORTION OF SAID RANCH IN CASE NO. 18997 OF THE SUPERIOR
COURT OF SAID COUNTY, A CERTIFIED COPY OF SAID DECREE BEING RECORDED IN BOOK 704
PAGE 186 OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS
FOLLOWS:

BEGINNING OF THE NORTHERLY LINE OF THE LAND AS DESCRIBED IN THE DEED TO THE
CALIFORNIA GAS COMPANY, RECORDED FEBRUARY 19, 1957 AS INSTRUMENT NO. 1775 IN BOOK
6882 PAGE 572 OF OFFICIAL RECORDS OF SAID COUNTY, WITH THE EASTERLY LINE OF CENTRAL
AVENUE VARIOUS IN WIDTH AS DESCRIBED IN PARCEL 2 IN THE DEED TO THE CITY OF CARSON
RECORDED MARCH 24, 1943 AS DOCUMENT NO. 83-10068 OF OFFICIAL RECORDS OF SAID COUNTY;
THENCE ALONG SAID CENTRAL AVENUE NORTH 7 DEGREES 21 MINUTES 17 SECONDS WEST 221.00
FEET; THENCE NORTH 89 DEGREES 36 MINUTES 28 SECONDS EAST 101.00 FEET; THENCE SOUTH 8
DEGREES 21 MINUTES 17 SECONDS EAST 221.00 FEET TO THE NORTHERLY LINE OF SAID HEREBY
ABOVE MENTIONED DEED TO THE CALIFORNIA GAS COMPANY; THENCE ALONG SAID NORTHERLY LINE
NORTH 89 DEGREES 36 MINUTES 28 SECONDS WEST 101.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREOF ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER
MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF
SAID LAND TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY MEANS OF
FLEXIBLE DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM,
HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES
BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER
SUBSTANCES BUT WITHOUT ANY RIGHT OF SURFACE ENTRY.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 992-15
DESIGN OVERLAY REVIEW NO. 1621-16

GENERAL CONDITIONS

1. In recognition of the proposed residential and/or mixed use development of the adjacent parcels (APN 7319-003-805, 7319-003-104, 7319-003-105, 7319-003-106), the applicant (American Tower), or the owner of the tower (facility) at the time, shall remove and replace the existing facility with a new, "stealth" facility on the subject parcel (APN 7319 003 809) within three (3) years of the expiration of all applicable appeal and/or statute of limitations periods (the "Effective Date") following the Planning Commission approval of Conditional Use Permit (CUP) No. 992-15 and Design Overlay Review (DOR) No. 1621-16.

The new facility shall be camouflaged or designed to blend with the surrounding environment and land uses, minimize aesthetic impact on adjacent uses, and conceal the intended use and appearance of the structures. Such camouflage design may take the form of a "mono-pine" as depicted in Exhibit 2, or may employ other camouflage design features. The height of the new facility shall not exceed 105 feet. Subject to the height limitation and camouflaging requirements, the new facility shall be of equal or superior quality to the existing facility, including with regard to signal propagation required by communication service providers colocated on the facility, structural capacity, and ground equipment space

If the design of the new facility substantially conforms to the mono-pine design shown in Exhibit 2, or such other camouflage design as the Applicant, the Planning Manager, and the party proposing to develop the adjacent parcels may reasonably agree upon, and the height of the new facility does not exceed 105 feet, no further Planning Commission approval of the new facility shall be required pursuant to Section 9138.16 – Communications Facilities – of the Carson Municipal Code and shall be subject to approval by the Planning Manager. Within one (1) year of the Effective Date, the applicant shall report to the Planning Manager regarding the current status of redevelopment plans for the new facility. Such report shall include the status of Applicant's construction plans and coordination with the developer of the adjacent parcels and wireless

carriers. Within two (2) years of the Effective Date, Applicant shall submit an application for a building permit to construct the new facility. Upon receipt of the building permit, Applicant shall construct the facility and use reasonable best efforts to complete construction of the new facility and the removal of the existing facility on or before three (3) years after the Effective Date.

Immediately after the expiration of all applicable appeal and/or statute of limitations periods, Applicant shall post with the City a performance bond or other security in the amount of \$120,000, which shall cover the cost of removal of the existing facility if Applicant should fail to comply with each of the Conditions of Approval. Such shall secure the faithful performance of Conditions of Approval, unless such requirement is waived by the City Manager. The bond shall contain the original notarized signature of an authorized officer of the surety, and affixed thereto shall be a certified and current copy of his power of attorney. The bond shall be unconditional and remain in force during the entire term of the permit and shall be null and void only if the Applicant faithfully performs all Conditions of Approval. The bond required herein shall be satisfactory only if issued by companies qualified to do business in California, rated "A" or better in the most recent edition of Best Rating Guide, The Key Rating Guide or in the Federal Register, and only if they are of a financial category Class VII or better, unless such requirements are waived by the Risk Manager of the City due to unique circumstances.

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 approved 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 comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
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. 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 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.
8. 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.
9. 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.
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 the Parties operations or any claims against the City for or as a result of the granting of the approval. 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.

PLANNING DIVISION

14. The applicant acknowledges that if the applicant complies with the three (3) year schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed.
15. Before the permittee submits any applications to the Building Division to remove equipment, the permittee must incorporate this permit, all conditions associated with this permit and any approved photo simulations into the project plans (the "Approved Plans"). The permittee must construct, install and operate the wireless facility in strict compliance with the Approved Plans. Any alterations, modifications or other changes to the Approved Plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the Director's prior review and approval, who may refer the request to the original approval authority if the Director finds that the requested alteration, modification or other change substantially deviates from the Approved Plans or implicates a significant or substantial land use concern.
16. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. Records may be kept in electronic format.
17. Permittee shall keep all access points to the equipment enclosures and the perimeter area of the tower locked at all times, except when active maintenance is performed on the equipment or tower.

18. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "Network Operations Center" sign adjacent to the access gate(s). The signs required in this condition must be placed in a location where they are clearly visible to a person approaching the access gate in the open and closed positions.
19. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "10-Step Guidelines" sign at the base of the tower. The signs required in this condition must be placed in a location where they are clearly visible to a person climbing the tower.
20. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

LANDSCAPING/IRRIGATION

21. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. Landscaping shall be provided with a permanently installed working, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

AESTHETICS

24. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division. Overgrown and dead vegetation, fence signs and accumulated trash and debris shall be removed.
25. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
26. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
27. The wireless telecommunication facility shall not exceed the height specified in the development plan.
28. All new electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.

29. The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color.
30. The applicant shall paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department.

FENCES/WALLS

31. Perimeter fences and walls shall be architecturally coordinated with the project buildings and future development, subject to the approval of the Planning Division.

LIGHTING

32. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
33. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

NOISE

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

PARKING

36. All driveways shall remain clear. No encroachment into driveways shall be permitted.

TRASH

37. All existing trash containers shall be within a trash enclosure.

BUILDING AND SAFETY DIVISION

38. Submit development plans for plan check review and approval.
39. Obtain all appropriate building permits and an approved final inspection for the proposed project.
40. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

- 41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
- 42. A construction permit is required for any work to be done in the public right-of-way.

Prior to Issuance of Building Permit

- 43. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
- 44. A construction permit is required for any work to be done in the public right-of-way.
- 45. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
- 46. Proof of Worker’s Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
- 47. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing any required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

Prior to Issuance of Certificate of Occupancy

- 48. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Central Avenue and Victoria Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 49. Cell Site/Building need review and comply with requirements for Backup Battery Storage. CFC 608.
- 50. Provide info on amount of electrolyte material in each battery and full amount of storage.

51. All other requirements of the Fire Department shall be met.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

52. 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.



AMERICAN TOWER®
CORPORATION

EXHIBIT 2

Monopine Tower Order

		PURCHASE ORDER		SHIP TO:	19100 Von Karman Ave Suite 200
		PURCHASE ORDER 566211	REVISION 0	Page 1 of 7	Irvine, CA 92612 United States
American Towers LLC 10 Presidential Way Woburn, MA 01801		The Supplier will ensure all exchanges, shipment and invoice documents will display the Customers (ATC) Purchase Order Number including Purchase Order line item number. ATC may define additional information from the Purchase Order be displayed on related documents and Supplier will make all reasonable efforts to comply.		BILL TO:	Please email your invoices to APInvoices@americantower.com
Date of Order:	11-JUN-20	Payment Terms:	1% 30 NET 60	Supplier Contact:	celltrees@celltreesinc.com
Revision Date:		Freight Terms:		Requestor:	Nelligan, Randy C (Randy)
Supplier #:	55062	FOB/Incoterms:	FOB DESTINATION	Email:	randy.nelligan@americantower.com
VENDOR: CELL TREES INC 5401 S CANADA PL TUCSON, AZ 85708 United States				Buyer:	Deaver, Megan F (Megan)
				Email:	megan.deaver@americantower.com

Line Item	Supplier ID	Description	MFG Part	Delivery Date	Quantity	UOM	Unit Price	Extended Price
1		Site: 204866 REBUILD Dominguez Hills CA Job # PIFP - 18 - 121 105' MonoPine 12 Anchor bolts 2 Steel Templates for foundation 1 Set of Hybrid step bolts and safety climb		30-JUN-20	1.00	EA		
	Siterra Project /Case Number	Siterra Task Number/ Task Name	Site Name	Asset Number	Oracle Project	Oracle Project Name	Ship To	
	12581109	3800 - TOWER MATERIALS	REBUILD DOMINGUEZ HILLS CA	204866	93997	00204866 REBUILD DOMINGUEZ CA	19100 Von Karman Ave Suite 200 Irvine, CA 92612 United States	
The prices herein do not include any federal, state or local taxes that may be applicable to the materials and/or services purchased herein; please refer to Clause 21 on the Terms and Conditions of the Purchase Order							TOTAL	



EXHIBIT 3

Proposed Construction Schedule

Milestone	Forecast Date
Monopine Ready to Ship Date	8/13/2020
Construction Start	8/13/2020
Monopine Installation	8/28/2020
Carrier Relocations/Removal of Lattice	To commence immediately upon new tower installation with a goal of completion by 11/8/2020



AMERICAN TOWER®
CORPORATION

EXHIBIT 4

Building Permit & Approved Construction Plans

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY / LAND DEVELOPMENT

CITY OF CARSON H 1205
701 CARSON
CARSON CA 90745
PHONE: (310) 952-1766 EXT:

BUILDING PERMIT
COMMERCIAL ADD/ALT/REP
BL 1205 1901230006

LEGAL ID: ON FILE	NO. OF STORIES	CONST TYPE	NEW OCCUP GROUP	BUILDING ADDRESS: 17900 CENTRAL CRSN CA
ASSESSOR INFORMATION NUMBER: 7319-003-809	STRUCTURE: 0	1	V-B	U
TENANT:	EXIST BLDG USE: CELL	USE ZONE: C1		ISSUED ON: 06/29/20
OWNER: MCI TELECOMMUNICATIONS CORP 17900 S CENTRAL AVE COMPTON, CA 902205433	EXIST OCC GRP: U	BLDGS. NOW ON LOT: 1		VALUATION: 80,000
APPLICANT: CARUSO, TOWI	FEE PAID			DESCRIPTION OF WORK THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW 105' MONOPINE AND REMOVAL OF EXISTING 230' TOWER ONCE THE NEW TOWER IS FULLY FUNCTIONAL.
CONTRACTOR: INLAND VALLEY CONSTRUCTION 18382 SLOVER AVE BLOOMINGTON CA 92316	FEE DESCRIPTION:	QUANTITY:	UOM:	AMOUNT:
ARCHITECT OR ENGINEER: ATC TOWER SERVICES 3500 REGENCY PARKWAY CARY, NC 27510	D1 PLANCHECK W/O EN-HC	80000.00	VAL	1,672.30
MAP NO: SEWER MAP BOOK: PAGE:	AA BLDG PERMIT ISSUANCE			51.00
NO. OF FAMILIES: DWELLING UNITS: APT/COND: STAT CLASS:	AB STATE GREEN BLDG FEE	80000.00	VAL	4.00
AIR QUALITY:	AC STRONG MOTION OTHER	80000.00	VAL	22.40
SCHOOL WITHIN 1000 FEET	AD PLAN MAINTENANCE FEE	80000.00	VAL	45.80
HAZARDOUS MATERIALS	AE PERMIT W/O EN-HC	80000.00	VAL	2,021.20
METHANE Y <input type="checkbox"/> N <input type="checkbox"/>	E1 PC EXTENSION FEE 25%	418.08	DOL	418.08
PERMIT EXPIRES 1 YEAR IF 1) WORK DOES NOT COMMENCE, OR 2) WORK IS SUSPENDED OR ABANDONED, OR 3) FAILS TO OBTAIN CODE REQUIRED INSPECTION	TOTAL FEES			4,234.78
	* ADDITIONAL DATA ON FILE			APPROVALS
	REPORT ID: DPR261	ROUTE TO: BS1205		DATE
				INSPECTOR SIGNATURE
				LOCATION AND SETBACKS
				SOILS ENGINEER APPROVAL
				FOUNDATION/TRENCH FORMS
				SLAB/UNDER FLOOR
				RAISED FLOOR FRAMING
				UNDERFLOOR INSULATION
				FLOOR SHEATHING
				ROOF SHEATHING
				SHEAR PANELS
				FRAME INSPECTION
				FIRE SPRINKLER HANGERS
				INSULATION/WEATHER STRIP
				INTERIOR LATH/DRYWALL
				EXTERIOR LATH
				RATED FLOOR/CEIL ASSEM.
				RATED WALL ASSEMBLIES
				RATED SHAFTS/OPENINGS
				T-BAR CEILINGS
				LOT DRAINAGE



AMERICAN TOWER CORPORATION



COUNTY OF LOS ANGELES
Hours 7:00-8:00 Monday-Thursday
(310) 952-1766 FAX (310) 549-0652
701 E. Carson St. Carson, CA 90745

INSPECTION RECORD

Job Address: 17900 Central Ave
Permit No: 1901230006 Date: 6-29-20
Owner:
Description: Monopine Construction Cell Site

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include Building Inspections and Approvals (B1-B17).

Do Not Cover Walls Until Frame, Insulation, & Rough Electrical, Mechanical, & Plumbing Have Been Signed

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include B18-B27 and B28 (Address posted) Enter Building Final Below.

Electrical Inspections and Approvals

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include E1-E13 covering electrical inspections.

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include Mechanical Inspections and Approvals (M1-M13).

Plumbing Inspections and Approvals

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include P1-P14 covering plumbing inspections.

Verify Other Approvals

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include O1-O5 covering other approvals.

Agency Approvals

Table with 4 columns: NO., INSPECTION, DATE, INSPECTOR. Rows include A1-A10 and B28 BUILDING FINAL Certificate of Occupancy.

POST THIS CARD AND THE APPROVED PLANS IN A CONSPICUOUS PLACE ACCESSIBLE TO THE INSPECTOR. IT SHALL BE THE DUTY OF THE APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES.

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
JOBSITE SET**



**5401 S. CANADA PLACE
TUCSON, AZ 85706
PH: (520) 663-1330**

DOMINGUEZ HILLS

105'-0" MONOPINE

CELL TREES, INC. JOB #:
18-121

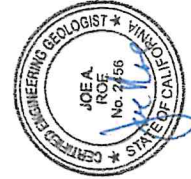
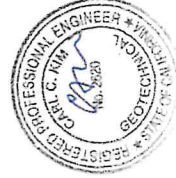
ATC SITE #: 204886
ATC ENGINEERING #: N/A
ATC MODIFICATION DESIGN#: N/A
ATC CUSTOMER: N/A

LOCATION:

**17900 S. CENTRAL AVE.
CARSON, CA 90746
LOS ANGELES COUNTY
SITE: 204886**

BUILDING AND SAFETY DIVISION
Department of Public Works
APPROVED
UNDER LOS ANGELES COUNTY CODE
TITLES 26, 30 AND 31
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This set of plans and specifications must be kept in the file also at all times. It is unlawful to make any changes, modifications, alterations to these plans or specifications without the written approval of the Building and Safety Division. The standards of this set of plans and specifications SHALL apply under any circumstances, be deemed to permit or to be an approval of any work or activity that violates any provisions of any County Ordinance or State Law.



DRAWING INDEX

- MP-1 TITLE SHEET
- MP-2 ELEVATION VIEW & NOTES
- MP-3 DETAILS
- MP-4 NOT USED
- MP-5 FOUNDATION
- MP-6 SPECIAL INSPECTION & BRANCH TABLES



APR 28, 2020
DISCLAIMERS

ALL STRUCTURAL COMPONENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE. THE ENGINEER SHALL BE COMPLETELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE STRUCTURE. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE COMPATIBILITY OF THE FOUNDATION WITH THE PROPOSED STRUCTURE. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

VECTOR ENGINEERING	
2915 E. Baseline Rd., Suite 104 (602) 644-3314 Gilbert, AZ 85224 www.vectoreng.com	
DATE: 12/19/2018	DESIGNED: JMW DRAFTER: JMW
REVISIONS	
DATE	DESCRIPTION
01/25/2019	POLE UPDATE
06/04/2019	FOUNDATION UPDATE
04/07/2020	FOUNDATION UPDATE

AMERICAN TOWER



**5401 S. CANADA PLACE
TUCSON AZ 85706
PH: 520-663-1330**
JOB #: 18-121

TITLE SHEET
**DOMINGUEZ HILLS
105'-0" MONOPINE
17900 S. CENTRAL AVE.
CARSON, CA 90746
SITE: 204886**

A1212-0265-181
MP-1
REV 3



7915 E. Baseline Rd., Suite 104
 Centennial, CO 80112
 (303) 440-1314
 www.vectoreng.com

DATE	REVISIONS	DESIGNED BY	CHECKED BY
01/23/2019	POLE UPDATE		
09/01/2018	FOUNDATION UPDATE		
04/27/2020	FOUNDATION UPDATE		

AMERICAN TOWER



5401 S. CANADA PLACE
 TUCSON AZ 85706
 PH: 520-663-1830

JOB #: 18-121

ELEVATION VIEW & NOTES
 DOMINGUEZ HILLS
 105'-0" MONOPILE
 CARSON, CA 90746
 SITE: 204866

A12-12-02665-181

MP-2
 REV 3

GENERAL DESIGN NOTES:

STRUCTURAL DESIGN IS BASED ON THE CALIFORNIA BUILDING CODE, 2016 EDITION (2015 IBC) AND THE 11A-222-G STANDARD

DESIGN LOADS:

WIND:
 BASIC WIND SPEED: 110 MPH (3-SEC GUST) PER ASCE 7-10
 RISK CATEGORY / STRUCTURE CLASS: II
 EXPOSURE: B
 TOPOGRAPHIC CATEGORY: 1
 CREST HEIGHT: 0 FT
 ICE: NONE

SEISMIC:

IMPORTANCE FACTOR: 1.00
 MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 $S_s = 1.660g, S_1 = 0.615g$
 SITE CLASS: D
 SPECTRAL RESPONSE COEFFICIENTS:
 $S_{ps} = 1.107g, S_{ps1} = 0.615g$
 SEISMIC DESIGN CATEGORY: D
 BASIC SEISMIC-FORCE-RESISTING-SYSTEM:
 TELECOMMUNICATION TOWER: STEEL POLE
 SEISMIC BASE SHEAR: $V = 15.2 K$
 SEISMIC RESPONSE COEFFICIENT: $C_s = 0.654$
 RESPONSE MODIFICATION FACTOR: $R = 1.5$
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

MATERIAL NOTES:

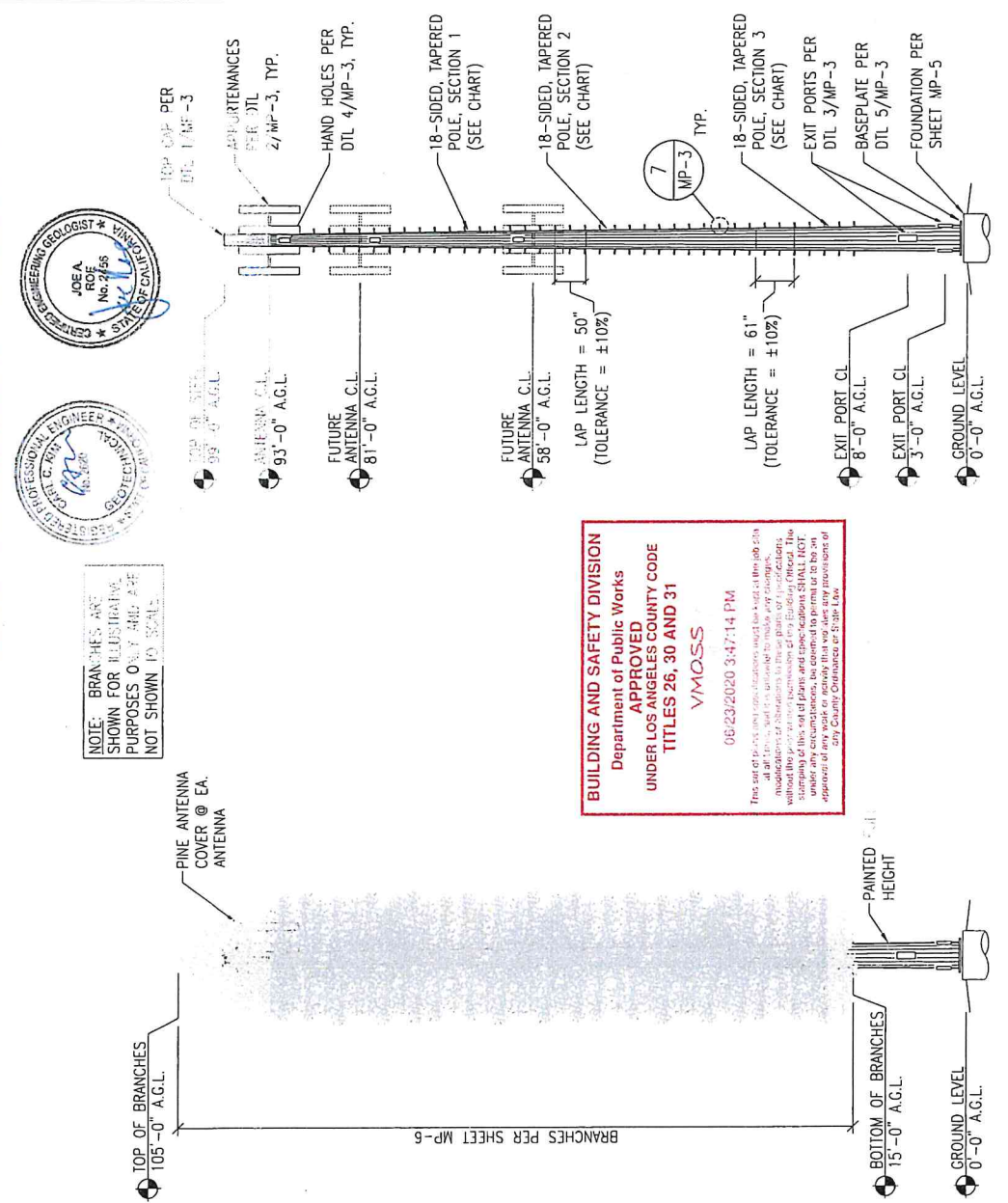
- 18-SIDED MONOPILE SHAFT STEEL SHALL CONFORM w/ ASTM A572 GR. 55, U.N.O.
- BASE PLATE: STEEL TO BE PER ASTM A572, GR. 50, U.N.O.
- PORT STEEL: SHALL CONFORM w/ ASTM A572 GR. 65, U.N.O.
- ALL STEEL PIPE TO BE PER ASTM A53 GR. B (35 KS), U.N.O.
- ALL STEEL RECT. TUBES PER ASTM A500 BR. B (46 KS), U.N.O.
- ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM w/ ASTM A36, U.N.O.
- ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM w/ ASTM F1554 GR. 36, U.N.O.
- ALL ANCHOR BOLTS SHALL CONFORM w/ ASTM A307, U.N.O.
- ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE w/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1.
- ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE w/ ASTM A153 AND ASTM F2329 STANDARDS.
- ALL BOLTED CONNECTIONS SHALL BE TIGHTENED PER THE "TURN-OF-NUT" METHOD AS DEFINED BY AISC.
- SUBMIT FABRICATION DRAWINGS FOR ALL STEEL PARTS TO ENGINEER OF RECORD FOR REVIEW AND APPROVAL.

BASE DESIGN REVISIONS:

MOMENT, $M = 2,239 K-FT$ (1.0 WIND)
 SHEAR, $V = 35.7 K$ (1.0 WIND)
 AXIAL, $P = 27.3 K$ (1.2 DEAD)



APR 28, 2020



NOTE: BRANCHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT SHOWN TO SCALE.

BUILDING AND SAFETY DIVISION
 Department of Public Works
 APPROVED
 UNDER LOS ANGELES COUNTY CODE
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This set of drawings represents the design and construction of the project as shown on the drawings. It is the responsibility of the designer to ensure that all drawings are in compliance with the applicable codes and regulations. The designer shall be responsible for any errors or omissions on the drawings. The contractor shall be responsible for any errors or omissions on the construction. The designer shall not be responsible for any errors or omissions on the construction. The contractor shall be responsible for any errors or omissions on the construction.

POLE TAPER = 0.25 IN/FT
 *DIAMETER OF POLE SECTIONS AT LAP SPICES MAY BE ADJUSTED BY UP TO 0.06" TO ACCOUNT FOR THE THICKNESS OF COATINGS
 **WEIGHT LISTED INCLUDES TOP CAP, PORT, AND BASE PLATE WEIGHT, BUT EXCLUDES WEIGHT OF GALVANIZING OR OTHER COATINGS AND MISC. ATTACHMENTS.

SECTION	LENGTH	TOP Ø	BOTTOM Ø	THICKNESS	WEIGHT**
1	48'-0"	18.00"	30.00"	3/16"	2.7 K
2	32'-0"	28.58"	36.58"	1/4"	2.8 K
3	27'-3"	34.81"	41.63"	5/16"	5.1 K

ELEVATIONS
 1
 NTS

214 E. Boulder Rd., Suite 104 (480) 544-5314
 Gilbert, AZ 85234
 www.vector.com

DESIGNED: JAW [DRAFTER: JAW]

DATE	DESCRIPTION
01/22/2019	POLE UPDATE
02/04/2019	FOUNDATION UPDATE
04/27/2020	FOUNDATION UPDATE

AMERICAN TOWER

5401 S. CANADA PLACE
 TUCSON AZ 85706
 PH: 520-663-1330

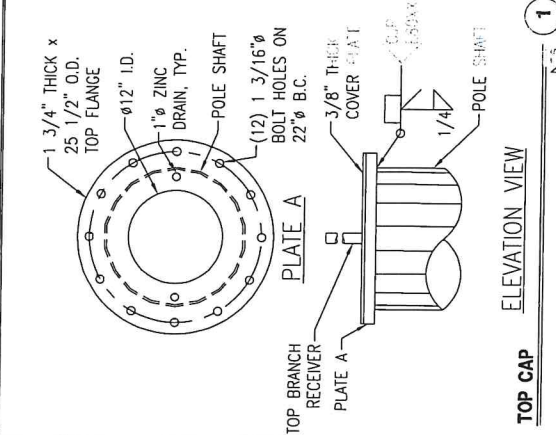
JOB #: 18-121

DOMINGUEZ HILLS
 105'-0" MONOPINE
 17900 S. CENTRAL AVE
 CARSON, CA 90746
 SITE: 204886

DETAILS

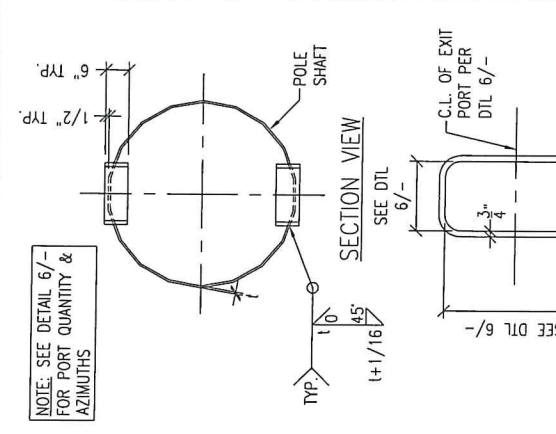
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REV 3
 MP-3

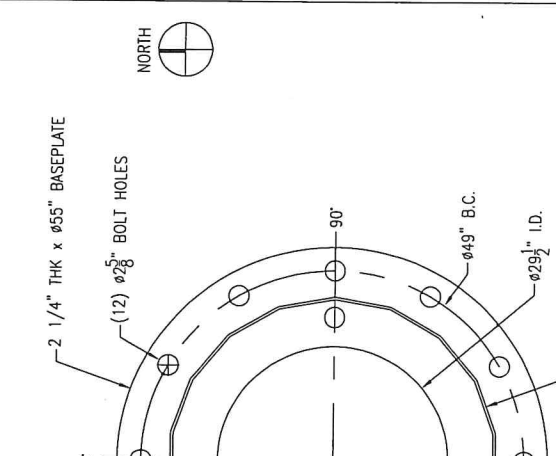


APPROPRIETANCES

APR 28, 2020



APPROPRIETANCES



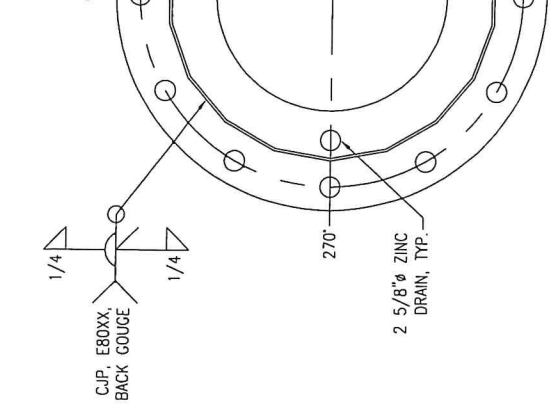
PORT SCHEDULE

ELEV.	PORT SIZE	QTY	AZIMUTH	REF. DTL
91'-0"	8" x 18"	3	0°/120°/240°	4/-
79'-0"	8" x 18"	3	0°/120°/240°	4/-
60'-0"	8" x 18"	3	0°/120°/240°	4/-
8'-0"	10" x 10"	3	0°/120°/240°	4/-
3'-0"	10" x 10"	3	0°/120°/240°	4/-

BUILDING AND SAFETY DIVISION
 Department of Public Works
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This set of plans and specifications must be kept at the job site and used in accordance with the terms of the contract. No modifications or alterations to these plans or specifications without the prior written permission of the Building Division. The stamping of this set of plans and specifications SHALL NOT constitute an approval of any work or activity that violates any provisions of any County Ordinance or State Law.



BRANCH RECEIVER SCHEDULE

MAX BRANCH LENGTH	PIPE	W
6'-0"	1" SCH. 40	1/4
8'-0"	1" SCH. 80	1/4
10'-0"	1 1/2" SCH. 40	1/4

PORT SCHEDULE

ELEV.	PORT SIZE	QTY	AZIMUTH	REF. DTL
91'-0"	8" x 18"	3	0°/120°/240°	4/-
79'-0"	8" x 18"	3	0°/120°/240°	4/-
60'-0"	8" x 18"	3	0°/120°/240°	4/-
8'-0"	10" x 10"	3	0°/120°/240°	4/-
3'-0"	10" x 10"	3	0°/120°/240°	4/-

APPROPRIETANCES

DATE	DESIGNED BY	DRAWN BY
12/19/2018	JAM	JAM
DATE	DESCRIPTION	REVISIONS
01/23/2019	POLE UPDATE	
09/17/2019	FOUNDATION UPDATE	
04/27/2020	FOUNDATION UPDATE	

AMERICAN TOWER



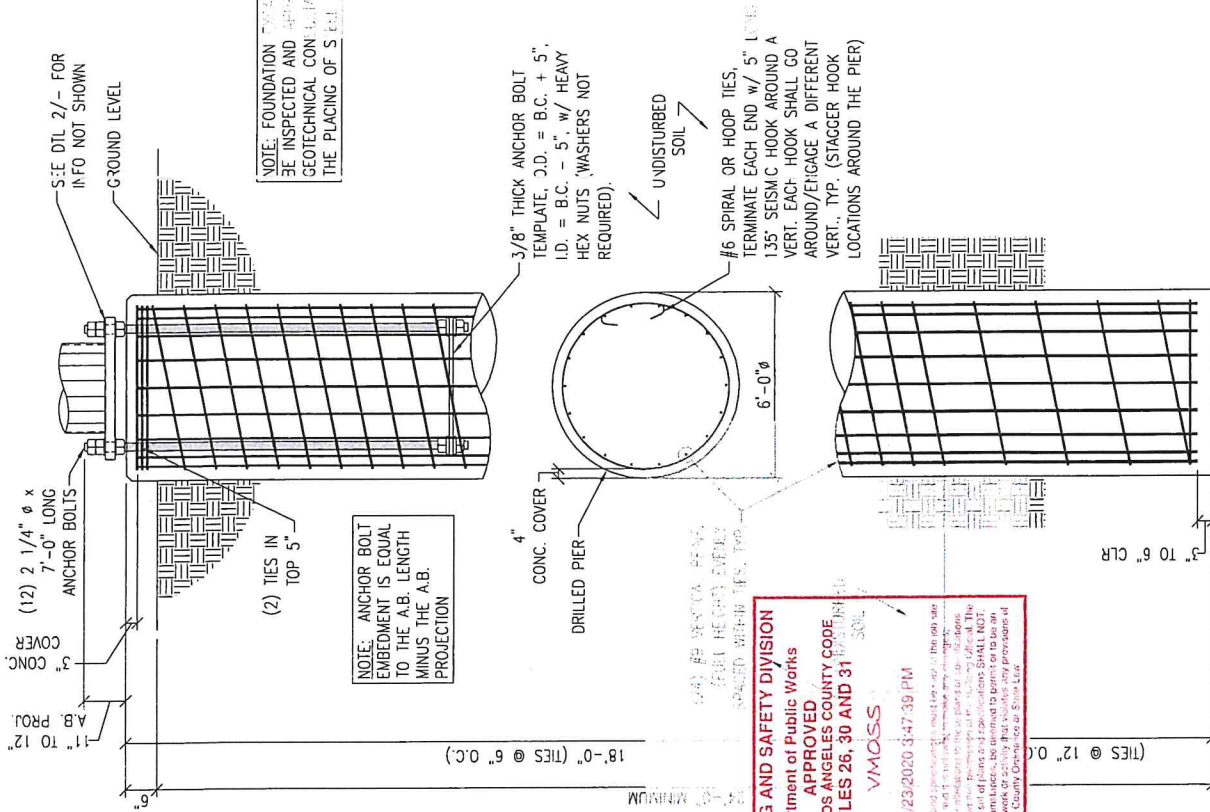
5401 S. CANADA PLACE
TUCSON AZ 85706
PH: 520-663-1330

JOB #: 18-121

FOUNDATION
DOMINGUEZ HILLS
105'-0" MONOPINE
17900 S. CENTRAL AVE
CARSON, CA 90746
SITE: 204886

A1212-0265-181

MP-5
REV 3



NOTE: FOUNDATION SHALL BE INSPECTED AND GEOTECHNICAL CONSULTANT SHALL VERIFY THE PLACING OF STEEL.

NOTE: ANCHOR BOLT EMBEDMENT IS EQUAL TO THE A.B. LENGTH MINUS THE A.B. PROJECTION.



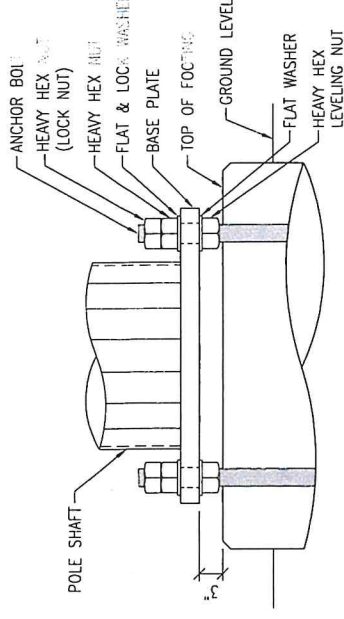
Apr 28, 2020

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This set of plans and specifications must be read in its entirety at all times, and it is to be understood that no modification or change shall be made without the approval of the Building and Safety Division. The Building and Safety Division shall not be responsible for any errors or omissions in these plans and specifications. The Building and Safety Division shall not be responsible for any errors or omissions in these plans and specifications. The Building and Safety Division shall not be responsible for any errors or omissions in these plans and specifications.

FOUNDATION NOTES:

- FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:
LEIGHTON CONSULTING, INC.
REPORT: 12746.001
DATE: APRIL 22, 2020
- ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MINIMUM OF 6% ENTRAINED AIR (WHERE FROST DEPTH > 0"). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 7" (± 1") UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-14. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION. SPECIAL INSPECTION SHALL BE PERFORMED AS REQUIRED PER CHAPTER 17 OF THE BUILDING CODE.
- REINFORCING STEEL SHALL CONFORM WITH THE REQUIREMENTS OF ASTM A-615, GRADE 60. ALL REINFORCING DETAILS SHALL CONFORM TO "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315, LATEST EDITION, UNLESS DETAILED OTHERWISE ON THIS DRAWING.
- INSTALLATION OF THE FOUNDATION MUST BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER FIRM. GEOTECHNICAL ENGINEER TO PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORD PURPOSES.
- THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT REGARDING INSTALLATION METHOD, REQUIRED EQUIPMENT, WARNINGS, AND ALL OTHER RECOMMENDATIONS OR REQUIREMENTS RELATED TO THE FOUNDATION.
- MONOPIE MAY BE ERRECTED 3-DAYS AFTER FOUNDATION IS INSTALLED. ONCE CONCRETE STRENGTH IS AT LEAST 4000 PSI.



2
NTS

FOUNDATION
1
NTS



AMERICAN TOWER®
CORPORATION

EXHIBIT 5

Letter of Support from Brandywine Homes

July 10, 2020

Mr. Max Castillo
City of Carson
701 E. Carson Street
Carson, CA 90745

**Re: Planning Commission Hearing July 28, 2020
17900 S Central Monopine Build and Demo Communications Tower
CUP 992-15 / DOR 1621-16**

Dear Mr. Castillo,

Carson 175, LLC/Brandywine Homes, Inc. is owner of an 8.6 acre parcel of land adjacent to the American Tower facility currently under consideration for a three month extension under CUP 992-15. Carson 175, LLC has been in communication with American Tower staff and we are aware of the schedule delay due to permit processing through Los Angeles County. We are in support of the proposed three-month extension of CUP 992-15, as long as it remains subject to the original approved plans and specifications regarding demolition, height, location and type of facilities to be constructed.

If you have any questions, please feel free to contact me at brian@brandywine-homes.com or by phone at 714.552.5161.

Sincerely,
BRANDYWINE HOMES, Inc.



Brian M. Geis
Project Manager

cc: Ms. Sarah Snell
American Tower
10 Presidential Way
Woburn, MA 01801



City of Carson
 Planning Division
 701 E. Carson St.
 Carson, CA 90745
 Phone: 310-952-1700
<http://ci.carson.ca.us>

Development Permit Application Form

GENERAL INFORMATION

Property Owner: MCI Telecommunications Corp. (d/b/a Verizon Business)

Address: 17900 S. Central Avenue
Compton, CA 90220-5433

Phone: _____ Email: _____

Applicant: Toni Caruso, Inland Valley Construction C/O American Towers LLC

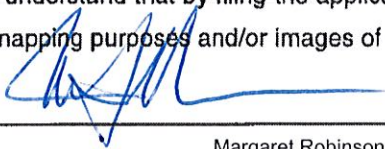
Address: 18382 Slover Ave
Bloomington, CA 92316

Phone: 909-833-5779 Email: _____

(For Staff Use Only)
Date: _____
Received by: _____
Amount Paid: _____
Case Number: _____
Case Planner: _____
NCR Date: _____

I, Margaret Robinson, Senior Counsel, for American Towers LLC of the existing and proposed tower on _____ am the **property owner** of the subject property and have read and understand all statements including the filing requirements on the reverse side of this application. I hereby authorize American Towers LLC & Inland Valley Construction to act as my representative and to bind me in all matters concerning this application. I hereby affirm under penalty of perjury that the foregoing statements, facts and attachments are true and correct.

- I understand that this application for entitlement or variance may be denied, modified or approved with conditions and that such conditions or modifications must be satisfied prior to issuance of building permits.
- I understand that by filing the application, information on the application including, but not necessarily limited to, the name and address will be included on public records that are posted on the internet.
- I understand that by filing the application, I consent to allow the City of Carson to take pictures of the property for mapping purposes and/or images of construction progress via drone.*

 7-14-2020
 Tower Property Owner's Signature Margaret Robinson, Senior Counsel, for American Towers LLC Date Applicant's Signature Date

I, _____ am the Architect/ Engineer of the subject property and I voluntarily grant permission to the City and its employees to copy or adapt any submitted work for inclusion in staff reports and publication on the website.*

Architect's/ Engineer's Signature Date License No.

*Granting permission is optional, and declining to grant permission will not preclude or affect review or action on the application.

TYPE OF REVIEW REQUESTED

- | | | |
|---|--|---|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Sign Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Site Plan and Design Review | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Other: <u>CUP Extension</u> |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Tentative Parcel Map | |
| <input type="checkbox"/> Pre-Application | <input type="checkbox"/> Tentative Tract Map | |

PROJECT LOCATION

General Location or Address of Project: 17900 South Central Avenue Compton, CA 90220-5433

Assessor's Parcel Number: 7319-003-809

LAND USE & ZONING

Existing Land Use Designation(s): C1

Existing Zoning Designation(s): U/ Cellular

PROJECT DESCRIPTION

Fully describe the proposed project (attach additional sheets if necessary – please be detailed and specific):

This project entails the construction of a new 105' monopine and removal of existing 230' tower once the new tower is fully functional pursuant to CUP 992-15/DOR 1621-16 and Building Permit 1205 1205 1901230006. An extension of time is requested to complete the project beyond the August 8, 2020 deadline set forth in the aforementioned CUP.

**Development Permit
Application Form
Page 3 of 6**

COMMERCIAL & INDUSTRIAL PROJECT SUMMARY

Site Area: 63,279 SF

Building Area:

Existing Structures: 235' lattice tower sq. ft. New Structures: 105' monopine tower sq. ft.

Existing Floor Area Ratio (FAR): N/A Proposed Floor Area Ratio (FAR): N/A

No. of Phases: N/A

Landscape Area: N/A sq. ft. % of site area

Paved Area: N/A sq. ft. % of site area

Building Occupancy Classification:

Type of Occupancy: U

Type of Construction: V-B

Roof Material: N/A

Floor Area Distribution: N/A

<i>Type of Use</i>	<i>Area (sq. ft.)</i>
TOTAL	

Parking: N/A

Type of Use	Parking Ratio	No. Spaces Required	No. Spaces Provided
TOTALS			

RESIDENTIAL PROJECT SUMMARY

Site Area: _____

No. of Phases: _____

Dwelling Units:

	<i>No. of Units</i>
Single-Family:	
Multiple-Family:	
• Studio	
• One Bedroom	
• Two Bedrooms	
• Three Bedrooms	
• Four of more Bedrooms	
TOTAL	

Area Distribution:

	<i>Area (in sq. ft.)</i>	<i>% of Area</i>
Building Coverage		
Landscape Coverage		
Vehicular Area		
Common Open Space		
Private Open Space (total)		
Private Open Space (per unit)		

Parking:

	<i>Parking Ratio</i>	<i>No. Units</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Single Family Detached				
Single Family Attached, Multi-Family & Condominium Units:				
• Studio				
• One Bedroom				
• Two Bedrooms				
• Three or more bedroom				
• Guest Parking				
TOTAL				

HAZARDOUS WASTE & SUBSTANCE AFFIDAVIT

Instructions:

1. This Hazardous Waste and Substance Affidavit must be completed in conjunction with an application requesting a discretionary permit or action that will affect a specific property.
2. Consult the current list of hazardous waste sites identified on the State of California, Water Resources Control Board website: <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Carson>, and specify on the Hazardous Waste & Substance Affidavit, below, whether or not the project site is identified on the Geo Tracker map.

STATE OF CALIFORNIA) Massachusetts
COUNTY OF Middlesex)
CITY OF Woburn)

I, the undersigned applicant, owner or officer of the property(ies) for which this application is made, being duly sworn, depose and say that pursuant to State of California Government Code Section 65962.5(e), I have consulted the list of identified hazardous waste sites on file with the State of California Water Resources Control Board, and certify that the property(ies): is/are, X is not/are not identified on such list.

Date: 7-12-2020 Signature: _____

Name (print or type): Shawn Lanier - Vice President, Legal

NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA Commonwealth of Massachusetts
COUNTY OF Middlesex)
CITY OF Woburn)
On 7/12/2020 before me, Carol Maxime
(Date) (Insert name of Notary Public)
Notary Public, personally appeared Shawn Lanier - Vice President, Legal
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carol Maxime



CAROL MAXIME
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 13, 2023
Place Seal Above

**Development Permit
Application Form
Page 6 of 6**

CALIFORNIA GOVERNMENT CODE SECTION 65932.5

List of Hazardous Waste and Substance Sites; Submission to California Environmental Protection Agency Hazardous Materials Data Management Program

- (A) The Department of Toxic Substances shall compile and update as appropriate, but at least annually, and shall submit to the California Environmental Protection Agency (Cal/EPA), Hazardous Materials Data Management Program, a list of all of the following:
- (1) All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.
 - (2) All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.
 - (3) All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.
 - (4) All sites listed pursuant to Section of the Health and Safety Code.
 - (5) All sites included in the Abandoned Site Assessment Program.
 - (6) A list of all public drinking water which contain detectable levels of organic contaminants and which are subject to water analysis pursuant to Section 4026.2 or 4026.3 of the Health and Safety Code.
- (B) The State Water Resources Control Board shall compile and update as appropriate, but at least annually, and shall submit to the California Environmental Protection Agency, a list of all of the following:
- (1) All underground storage tanks for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code.
 - (2) All solid waste disposal facilities from which there is a migration hazardous waste and for which California Regional Water Quality Control Board has notified the State Department of Toxic Substances Control pursuant to subdivision (e) of Section 13273 of the Water Code.
 - (3) All cease and desist orders issued after January 1, 1986, pursuant to Section 13301 of the Water Code, which concern the discharge of wastes, which are hazardous materials.
- (C) The local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Administrative Code, shall compile as appropriate, but at least annually, and shall submit to the California Waste Management Board, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste. The California Waste Management Board shall compile the local lists into a statewide list, which shall be submitted to the California Environmental Protection Agency and shall be available to any person who requests the information.
- (D) The California Environmental Protection Agency shall consolidate the information submitted pursuant to this section and distribute it in a timely fashion to each city and county in which sites on the lists are located.
- (E) Before a local agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project is located in a site which is included on any of the lists compiled pursuant to this section. If the site is included on a list, the list shall be specified on the statement.
- (F) This section shall become operative on July 1, 1987.

CALIFORNIA GOVERNMENT CODE SECTION 65932.5

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City of Carson
Planning Division
701 E. Carson St.
Carson, CA 90745
Phone: 310-952-1700
<http://ci.carson.ca.us>

Development Permit Application Materials Checklist

PLAN PREPARATION GUIDELINES

Plans not conforming to the following guidelines will not be accepted for processing:

- All plans shall be drawn on uniform sheets, which are 24" X 36" or 30" X 42".
- Development Plans shall be prepared by an architect or civil engineer licensed to practice in the State of California.
- Tentative Tract or Parcel Maps shall be prepared by a licensed land surveyor or registered civil engineer, authorized to practice land surveying in the State of California.
- All plans/maps shall be clearly labeled with sheet title, project name and project location.
- A one-sheet master plan shall be provided where the detailed plan/map cannot contain the entire project on a single sheet.
- All plans shall be folded to 8½" X 11".
- All plans shall be clear and legible.

MINIMUM PLAN CONTENTS

Site Utilization Map: The site utilization map shall be drawn at a scale no smaller than 1"=100' and shall show the location of the site and the relationship of the proposed project to existing surrounding uses. Aerial photographs may be used if features are properly labeled. The map shall indicate the proposed project site plan and all of the following items within a 300-foot radius of the project site:

- North arrow oriented towards the top of the sheet
- All parcel lines.
- Streets (right-of-way, frontage street improvements, utility lines and drainage facilities).
- Location and use of all structures and features
- Adjacent access and circulation
- Existing zoning and land use.

Site Plan: The site plan shall be drawn to an engineering scale no smaller than 1"=50', with the scale clearly labeled, and shall include the following minimum information:

- Name and address of developer, owner of record, and person who prepared the plan.
- Date of preparation and/or revisions.
- North arrow oriented towards the top of the sheet and a legend identifying any symbols.
- Property lines and dimensions.
- Plan needs to call out/illustrate paths of travel.
- A vicinity map showing the precise location of the project.
- Nearest cross streets on all sides of the project site, with approximate distances from the site.

- Show adjacent streets (distance from centerline), cross sections, and right-of-way width, including existing width and area proposed to be dedicated.
- Dimensions and nature of all easements.
- Street improvements (existing and proposed), including curbs, gutters, sidewalks, water lines, mains, conceptual water and sewer laterals from main to property line, utility poles, fire hydrants, street lights, and street trees.
- Location of existing and proposed buildings and structures (with finished grades).
- On-site drainage pattern by showing drainage arrows with % slope.
- Improvements on adjacent properties within 100 feet, of the subject site (with finished grades).
- Site Plan shall include a note that reads "Site Plan shall meet all Engineering & NPDES requirements".
- Parking layout, including stall size and location, back-up areas and drives, driveway approaches, curb cuts, pedestrian access, utility vehicle access and secondary access points (if deemed necessary).
- Handicap parking spaces.
- Loading zones.
- Location, height, and composition of walls and fences (existing and proposed).
- Location of refuse areas, including wall and fence heights and materials
- Location of any outdoor storage areas.
- Setback distances, yards, and building separations.
- Landscape areas (shaded).
- Location of all existing trees. Identify whether the trees are to be preserved, relocated or removed.
- A tabular summary, including the following information:
 - (1) Adjusted gross and net acreage;
 - (2) Gross floor area per building and total floor area for all buildings;
 - (3) Proposed density (dwelling units per adjusted gross acre for residential subdivisions and floor area ratio for commercial and industrial subdivisions);
 - (4) Lot coverage ratio (percentage of site covered by buildings or structures);
 - (5) Floor area ratio (total floor area divided by the site area)
 - (6) Landscape coverage ratio (percentage of lot covered by landscaping);
 - (7) Number of unit types, unit area by type, number of bedrooms, number of stories and number of units per building (as applicable); and

**Development Permit
Application Materials Checklist**
Page 2 of 3

(8) Required and proposed number of parking spaces (covered, uncovered and handicapped accessible, as applicable).

- If the project is to be phased, indicate the limits of the phasing and all off-site improvements to be constructed with each phase. All project phasing must be disclosed at the time of initial application submittal and review. A phased project that is not disclosed up front may require the filing of a supplemental application ("Modification"), with appropriate fees to defray costs associated with additional City review and expenses.

Floor Plan: Floor plans shall be drawn to an architectural scale no smaller than 1/16"=1'-0" for commercial and industrial projects and 1/8"=1'-0" for residential projects, and shall include the following minimum information:

- Interior layout and dimensions of all levels.
- Finished floor elevation of ground floors.

Exterior Elevations: Building elevations shall be of sufficient size to show architectural detail and, generally, shall be drawn to an architectural scale no smaller than 1/16"=1'-0" for commercial and industrial projects, and 1/8"=1'-0" for residential projects. The building elevations shall include the following minimum information:

- Illustrative elevations of all sides of all buildings and structures
- All building materials labeled on each sheet of the elevations
- Proposed building colors labeled on each sheet of the elevations
- Heights of all structures
- Conceptual sign locations, sizes and type.
- Elevations of all walls and fences.
- Cross sections and enlargements of architectural elements or details, as needed.
- Screening treatment for HVAC units (include a cross section if necessary)
- Provide building floor plan section that corresponds with elevation below each of the elevations to illustrate articulation

Signage Plan: Building elevations and individual elevations shall be of sufficient size to show sign details and, generally, shall be drawn to an architectural scale no smaller than 1/16"=1'-0" for commercial and industrial projects, and 1/8"=1'-0" for residential projects. The sign plan shall include the following minimum information:

- Illustrative elevations of all sides of all buildings showing all the proposed signs including address numbers with dimensions
- Sign plan must call out dimension, backgrounds, lighting, materials and font type(s) allowed.

- Any monument signs, freeway signs, directional signs and address numbers must all be shown and called out on plans. Elevations and details must be provided for each.

Conceptual Landscape Plan: The conceptual landscape plan shall be drawn to an engineering scale no smaller than 1"=50', with the scale clearly labeled, and shall include the following minimum information:

- Conceptual location of trees and landscape planter areas (minimum 5 feet wide) and a plant legend which identifies trees, shrubs and groundcover.
- Indicate the intended function of plants (e.g. accent trees, street trees, canopy shade trees, screening hedge, etc.).
- Water elements and public art.
- Plan needs to call out/illustrate paths of travel.
- Proposed site utilities such as lights, transformers, power poles, backflow devices, etc.
- Existing tree locations identifying genus, species, and trunk caliper.
- Turf areas and edge restraint identified
- Warm season turf is allowed only in recreational areas and single family home projects.
- Berming and/or mounded areas, swales and/or basins indicating height, width and depth.
- Plazas, sidewalks, and other hardscape elements, such as special paving materials and rocks
- Walls and fences, and their materials and height
- Location and design of community amenities and a legend which identifies such things as Common or public open space/recreation areas, Tot lots, barbeque areas, pools/spas, recreation buildings, sports courts, etc.
- Primary and secondary project entry points and their treatments.

Tentative Tract and Parcel Maps: A Tentative Tract or Parcel Map shall be drawn to an engineering scale of 1"=50'. Other engineering scales may be accepted with prior City Engineer approval. The map shall include the following minimum information

- Name, address and phone number of the applicant, engineer and/or architect, as well as any soils engineers or geologists whose services were utilized in the preparation of the project
- Date of preparation and/or revisions
- Precise legal description.
- North arrow oriented towards the top of the sheet and a legend identifying any symbols.
- A vicinity map showing the precise location of the project
- A tabular summary, including the following information:
 - (1) Gross and net acreage,
 - (2) Proposed density (for residential subdivisions)
 - (3) Minimum and average lot area,
 - (4) Minimum lot dimensions (width and depth) for interior and corner lots; and
 - (5) Assessor's parcel numbers

**Development Permit
Application Materials Checklist
Page 3 of 3**

- Nearest cross streets on all sides of the project site, with approximate distances from the site.
- Boundary of Tract/Parcel map with heavy lines (sometimes referred to as "blue border").
- Property lines and dimensions.
- Each lot/parcel shall be numbered.
- Common lots shall be lettered.
- The area/size of each lot/parcel shall be noted.
- Names of all public streets and their right-of-way width.
- Location and identity of all existing easements, with names of holder and recording information, and location and purpose of all proposed easements.
- Location and identity of adjoining tracts, other maps of public record, streets, and other public right-of-way.
- Dimensions and bearings, with precision compatible with data from which map was prepared, of boundary, proposed centerlines of street easements and dedications
- Location and identity of any structures or obstructions within the proposed land subdivision and any significant topographical features inside the boundary or within 200 feet of the boundary, including existing water lines, sewer lines, drainage courses, railroads, driveways and the like
- Layout of proposed streets (public and private), alleys, and other areas offered for dedication to public use.
- Streets and alleys shall be shown with approximate grade and general drainage pattern.
- Typical cross sections of all existing and proposed streets, alleys and easements, including railroads.
- Contour lines with intervals of 5 feet or less to indicate terrain and drainage pattern of the area.
- Existing contours should extend a minimum of 50 feet past the map boundary.
- Location, size, and approximate grades of proposed sewer and storm drains.
- Location of existing and proposed utilities/facilities (sewer, water, telephone, electricity, storm drain, street lights and cable TV). Location and description of all existing structures within the subdivision boundary.
- Location of existing trees, specifically noting trees with a trunk diameter of 4 inches or greater.
- Location, height and materials of existing and proposed walls and fences, including height of retaining portions of walls.
- If the map is to be phased, indicate the limits of the phasing and off-site improvements to be constructed with each phase.
- All project phasing must be disclosed at the time of initial application submittal and review.
- A phased map which is not disclosed "up-front," will require the filing of a supplemental application ("Modification"), with appropriate fees to defray costs associated with additional City review and expenses.
- If a parcel map waiver is requested or if the subdivider desires to submit a map not based on a field survey, the tentative map shall show information from which it can be

determined that sufficient survey information exists on filed maps to locate and retrace exterior boundaries of the map and that at least one boundary line is a line between 2 existing monuments of record.



City of Carson
 Planning Division
 701 E. Carson St.
 Carson, CA 90745
 Phone: 310-952-1700

Planning Division Fee Schedule

Appeal	\$500.00 (or half of original filing fee not to exceed \$2,500)
Bond Processing/Release	\$150.00
Building Relocation Review.....	\$4,500.00 deposit
Certificate of Compliance Review	\$600.00
Conditional Use Permit – Commercial Uses.....	\$6,000.00 deposit
Conditional Use Permit – Industrial Uses.....	\$6,000.00 deposit
Conditional Use Permit – Legal Nonconforming – Second Dwelling Unit	\$750.00
Conditional Use Permit – Legal Nonconforming – Vehicle Service and Repair.....	\$750.00
Conditional Use Permit – Oil Wells	\$6,000.00 deposit plus pass-thru of third-party professional services
Conditional Use Permit – Other Uses	\$6,000.00 deposit
Conditional Use Permit – Others Commercial Uses.....	\$6,000.00 deposit
Conditional Use Permit – Residential Uses.....	\$6,000.00 deposit
Conditional Use Permit – Shared Parking	\$2,500.00
Development Agreement	\$20,000.00 deposit
Development Agreement (Oil Wells).....	\$20,000.00 deposit plus pass-thru of third-party professional services
Environmental – Study or Report	Actual Cost
Extension of Time - Discretionary Permits	\$2,500.00
Extension of Time – Non-Conforming Privilege	\$6,000.00
General Plan Amendment.....	\$7,000.00 deposit
Good Neighbor Compliance	\$10,500.00 deposit plus pass-thru of third-party professional services
Lot Line Adjustment.....	\$1,000.00
Major Research/zoning compliance letter (Reproduction costs not included).....	\$1,700.00 deposit
Minor Research/zoning compliance letter.....	\$75.00 each (one hour maximum)
Mobile Home Relocation Impact Report/Extension – Application Processing.....	\$7,500.00 plus \$100.00 per unit
Mobile Home Relocation Impact Report/Extension - Extension of Time.....	\$1,000.00
Mobile Home Relocation Impact Report/Extension - Modification.....	\$2,000.00 plus \$100.00 per unit
Modification of Conditions of Discretionary Permit – Major (Public Hearing).....	Original filing fee not to exceed \$2,500.00
Modification of Conditions of Discretionary Permit – Minor (No Public Hearing).....	\$1,500.00
Parcel Merger Review.....	\$1,000.00
Permit (streamers, banners, pennants & similar displays).....	\$50.00
Plot Plan Review.....	\$150.00
Pre-Application Review – Residential Single Family	\$150.00
Pre-Application Review - Other.....	\$1,500.00 deposit
Sign Permits	\$75.00 per sign
Sign Permit - Real Estate Sign	\$30.00 per event
Sign Program	\$250.00
Specific Plans	\$26,000.00 deposit

Planning Division
Fee Schedule
Page 2 of 2

Site Plan and Design Overlay Review – No Public Hearing/Administrative.....	\$350.00
Site Plan and Design Overlay Review - Public Hearing.....	\$10,000.00 deposit
Site Plan and Design Overlay Review - Public Hearing (Residential 1-2 Units).....	\$500.00
Temporary Use Permits (sidewalk, parking lot & tent sales).....	\$50.00
Tentative Parcel Map.....	\$18,000.00 deposit (L.A. County) plus 15,000.00 deposit (City)
Tentative Tract Map.....	\$22,000.00 deposit (L.A. County) plus 15,000.00 deposit (City)
Variance.....	\$4,000.00 deposit
Zone Change.....	\$7,000.00 deposit
Zoning Ordinance Amendment.....	\$7,000.00 deposit
Zoning Ordinance Interpretation.....	\$4,100.00 deposit

Note. Deposits for concurrent applications are 50% of stated amounts

Deposit System Procedures

- 1 Project deposits will be used to pay for City staff time directly spent on processing the applicant's request and other expenses directly related to the project from the time it is submitted to the time the project is constructed and certificate of occupancy or final is issued. These tasks include but not limited to: project review, correspondence, project meetings, obtaining mailing labels for public notices, postage for mailing notices, public notice publication in local newspaper, staff reports, plan checks, inspections, plan check, and consultant review (architecture, landscaping, environmental, etc.), City Attorney legal services, and other actual out-of-pocket consulting fees incurred by the City
- 2 The Los Angeles County Public Works Engineering and Building and Safety Departments collect their separate fees and deposits as it relates to projects. Some of the examples of what these fees and deposits pay for include but are not limited to plan check and inspection fees related for grading and erosion control, storm water, street, water, sewer, industrial waste, structural, electrical, mechanical, plumbing
- 3 Other agencies including but not limited to the County Fire Department, County Health Department, School Districts, wet and dry utilities, also collect their own fees as it relates to project review and other fees.
- 4 Staff time is billed at the hourly rate (including benefits) of the specific staff working in the project.
- 5 The initial deposits are estimates of the costs anticipated for typical projects to review, approve, and inspect. A larger initial deposit may be required for large or complex projects that include an environmental impact report, general plan amendment, zoning ordinance amendment, specific plan, conditional use permit, variance, view analysis, or other reasons determined by staff.
- 6 Applicants will be notified in writing if the initial deposit becomes insufficient to pay for costs billed against the deposit. This notification will include the required deposit amount. Generally, additional deposit will be required when the deposit is down to 20% of the initial deposit. Moreover, additional deposit may be required before project approval or scheduling for the project for a public hearing, prior to plan check, prior to issuance of building permits, prior to issuance of certificate of occupancy or final. The applicant's deposit account must have adequate funds to pay for associated project costs as determined by the Planning Division. Upon the completion of the project, generally when the certificate of occupancy or final is issued, excess deposits will be refunded to the applicant. The refunds may take up to 90 days after the issuance of certificate of occupancy or final.
- 7 City staff will stop processing an application if the applicant fails or refuses to deposit additional funds into the deposit account as requested by staff.
- 8 City Staff will provide maximum of one hour consultation regarding zoning issues at no cost to the applicant to identify zoning or site plan and design review issues before formal submittal of plans and full payment of the initial deposit. Applicants are encouraged to work with their architects and engineers to submit complete plans of sufficient detail to assure that the City and its consultants can perform a complete plan review. Please contact the Planning Division at (310) 952-1761 if you have any questions regarding the project deposits.



City of Carson
Planning Division
701 E. Carson St.
Carson, CA 90745
Phone: 310-952-1700
<http://ci.carson.ca.us>

Development Impact Fee Statement

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure including, but not limited to, streets, sidewalks, bikeways, parkways and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water.

The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project.

After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection. The applicant may appeal the DIF amount to the Planning Commission. Any such appeal must be provided in writing to the City Clerk no later than 20 days following the date of notification of the amount from the Planning Department, stating the reasons for the appeal and including all relevant evidence in support thereof.



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 8, 2017

SUBJECT: Conditional Use Permit No. 992-15
Design Overlay Review No. 1621-16

APPLICANT: American Towers LLC
Attention: Jeremy Mudd
10 Presidential Way
Woburn, MA 01801

PROPERTY OWNER: MCI Telecommunications Corporation
2400 Glenville Drive
Richardson, Texas 75082

REQUEST: To extend the approval of an existing 235-foot lattice tower-mounted wireless facility for three (3) years with four (4) existing telecommunication carriers at various heights and replacement of the facility with a stealth tower in the CG (Commercial, General) zone.

PROPERTY INVOLVED: 17900 South Central Avenue
APN 7319-003-809

Reso 17-2608

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
<i>Absent</i>		Chairman Diaz	<i>Absent</i>		Madrigal
<i>✓</i>		Vice-Chair Pimentel	<i>✓</i>		Mitoma
<i>✓</i>		Andrews	<i>✓</i>		Post
<i>✓</i>		Fe'esago, Jr.	<i>Absent</i>		Thomas
<i>✓</i>		Guidry	<i>✓✓</i>		<i>OSUNA; Palmer</i>

EXHIBIT NO. 2

Item No. 7A

I. Introduction

Property Owner:

MCI Telecommunications Corporation; 2400 Glenville Drive; Richardson, TX 75082

Applicant:

American Towers LLC; Jeremy Mudd; 10 Presidential Way; Woburn, MA 01801

Project Description:

Design Overlay Review (DOR) No. 1621-16 and Conditional Use Permit (CUP) No. 992-15 to extend the approval of an existing 235-foot lattice tower-mounted wireless facility ("Tower") for four (4) existing telecommunication carriers at various heights. As part of this approval, a condition of approval is included that requires the existing facility be replaced with a stealth facility within 3 years.

II. Background

The site includes the Tower and a Verizon telecommunication building. Building permits indicate the building was used as an office in 1953 and a relay station in 1980. The Tower was built in 1982. American Tower Corporation is the owner of the Tower and is currently leasing the tower to four telecommunication companies which include Verizon, T-Mobile, Sprint and Clear Wireless LLC.

III. Project Site and Surrounding Land Uses

The subject property is located on the east side of Central Avenue, north of Victoria Street and south of Albertoni Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	General Commercial
Zone District	CG (Commercial, General)
Site Size	1.4 acres
Present Use and Development	235-foot lattice tower-mounted wireless facility Lattice tower and a Verizon telecommunication building currently occupy the site
Surrounding Uses / Zoning	North and East: Vacant lot located within the Dominguez Hills Village Specific Plan South: Southern California Gas Building zoned CG (Commercial, General) West: Single-family homes located within the Dominguez Hills Village Specific Plan
Public Street Access	Ingress/Egress: Central Avenue



Previously Approved Discretionary Permits/Background

In 1982, the Tower was originally constructed by issuance of a building permit. On November 27, 2007, the Planning Commission approved DOR No. 1011-07 (for the Tower being less than 100' from residential), CUP No. 609-06 (for height exceeding the maximum height limit permitted by the Code), and CUP No. 676-07 (for the Tower structure) to extend the existing Tower's life for 10 years. The existing 235-foot high tower currently has four (4) telecommunication facilities at various heights.

Public Safety Issues

After consulting with the Public Safety Department it was determined that there are site maintenance issues that the applicant must address. These include removal of overgrown and dead vegetation, fence signs and accumulated trash and debris.

IV. Analysis

The Tower was originally constructed pursuant to a building permit and later authorized for continued operations pursuant to Conditional Use Permits (CUP) No. 609-06 and 676-07 in 2007.

Expiration of the Approvals

Approval of the CUPs, included Condition of Approval No. 9 which states:

"These permits, Conditional Use Permit No. 609-06 and Conditional Use Permit No. 676-07, shall expire in seven (7) years or by November 27, 2015, unless an extension of time is filed by the applicant prior to expiration, and subsequently reviewed and approved by the Planning Commission."

The applicant filed a timely extension of time to renew the CUPs in order to preserve their right to request an extension from the Planning Commission. Since the submittal, staff and the applicant have worked together to resolve application completeness issues and design issues including reducing the height, and replacing the tower with stealth facility.

The Intent of the Expiration Condition of Approval

The staff report provided the following statement regarding the City's expectations when the tower is due for renewal:

"Staff recommends that the Planning Commission approve the Conditional Use Permit for the tower and consider a condition requiring evaluation of the telecommunication facility in seven (7) years or 2015. The evaluation would allow the City to develop and implement any further improvements to the site as deemed necessary by the Planning Commission to buffer surrounding existing and future residential land uses from the existing tower."

The intent of the above statement seems to indicate that additional time was needed to make the Tower more compatible with the surrounding existing residential uses as well as future residential uses. However, the wording on the Condition of Approval No. 9 was only required the applicant to file for an extension by November 27, 2015 with no other milestones to complete to achieve the intent of the making the tower more compatible with the neighborhood. Regardless, the City and the applicant have been working cooperatively on solutions that will benefit both the community and the applicant.

The regulatory frame work for wireless facilities has changed substantially since 2007 when the project was approved. California government Code Section 65964(b) obligates local agencies to allow wireless facilities to operate for 10 years from the date of approval of the CUP. However, staff and the applicant have agreed to the following conditions in order to ensure the goals of the City are realized:

Condition No. 1

"In recognition of the proposed residential and/or mixed use development of the adjacent parcels (APN 7319-003-805, 7319-003-104, 7319-003-105, 7319-003-106), the applicant (American Tower), or the owner of the tower (facility) at the time, shall remove and replace the existing facility with a new, "stealth" facility on the subject parcel (APN 7319 003 809) within three (3) years of the expiration of all applicable appeal and/or statute of limitations periods (the "Effective Date") following the Planning Commission approval of Conditional Use Permit (CUP) No. 992-15 and Design Overlay Review (DOR) No. 1621-16.

The new facility shall be camouflaged or designed to blend with the surrounding environment and land uses, minimize aesthetic impact on adjacent uses, and conceal the intended use and appearance of the structures. Such camouflage design may take the form of a "mono-pine" as depicted in Exhibit 2, or may employ other

camouflage design features. The height of the new facility shall not exceed 105 feet. Subject to the height limitation and camouflaging requirements, the new facility shall be of equal or superior quality to the existing facility, including with regard to signal propagation required by communication service providers collocated on the facility, structural capacity, and ground equipment space

If the design of the new facility substantially conforms to the mono-pine design shown in Exhibit 2, or such other camouflage design as the Applicant, the Planning Manager, and the party proposing to develop the adjacent parcels may reasonably agree upon, and the height of the new facility does not exceed 105 feet, no further Planning Commission approval of the new facility shall be required pursuant to Section 9138.16 – Communications Facilities – of the Carson Municipal Code and shall be subject to approval by the Planning Manager. Within one (1) year of the Effective Date, the applicant shall report to the Planning Manager regarding the current status of redevelopment plans for the new facility. Such report shall include the status of Applicant's construction plans and coordination with the developer of the adjacent parcels and wireless carriers. Within two (2) years of the Effective Date, Applicant shall submit an application for a building permit to construct the new facility. Upon receipt of the building permit, Applicant shall construct the facility and use reasonable best efforts to complete construction of the new facility and the removal of the existing facility on or before three (3) years after the Effective Date.

Within 30 days of the Effective Date, Applicant shall post with the City a performance bond or other security in the amount of \$120,000, which shall cover the cost of removal of the existing facility if Applicant should fail to comply with this Condition.”

Condition No. 14

“The applicant acknowledges that if the applicant complies with the three (3) year schedule prescribed herein to replace the existing tower with a 105’ high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years after the granting of such, to expire on August 8, 2020 and the existing tower shall be removed.”

Compliance with the Carson Municipal Code (CMC)

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

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
COMMERCIAL, GENERAL - DEVELOPMENT STANDARDS			
9131.1, "Uses Permitted"	X		Major Wireless Telecommunication Facilities require a Site Plan and Design Review and Conditional Use Permit. Also, subject to Section 9138.16.
WIRELESS TELECOMMUNICATION FACILITY DEVELOPMENT STANDARDS			
Section 9138.16D2, "Procedural Standards, Major Wireless Telecommunication Facilities"	X		Subject to approval of a Design Overlay Review and Conditional Use Permit by the Planning Commission
Section 9138.16E, "Application Requirements"	X		

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Section 9138.16F1-7, "Design and Development Standards"	X		<ul style="list-style-type: none"> • Setbacks meet code requirements • Proposed height can be allowed if there is no expansion or intensification of the facility. • All new electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted. • The permittee shall remove from the tower all inoperative or inactive transmission equipment including without limitation microwave dish antennas, panel antennas, mounting brackets, hardware and cabling • The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color. • Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
			<ul style="list-style-type: none"> • Emergency signs shall be posted at the facility • Within 30 days of the Effective Date, Applicant shall post with the City a performance bond or other security in the amount of \$120,000, which shall cover the cost of removal of the existing facility if Applicant should fail to comply with this Condition.
Section 9138.16G, "Exceptions"	X		<ul style="list-style-type: none"> • The existing facility is occupied by four communication providers and reduces the need for other communication facilities within the City; • The tower is located toward the rear of the parcel and the parcel is landscaped with trees, shrubs and ground cover. All equipment located above 105 feet is not currently in operation and shall be removed within 3 years. (The highest active antennas is currently located at 105 feet)

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Section 9138.16H, "Required Findings"	X		<ul style="list-style-type: none"> • The proposed use and development will be consistent with the surrounding industrial and residential uses; • A condition of approval shall require the tower to be replaced with a shorter (105 feet) and stealth facility within 3 years of approval of the CUP and DOR to mitigate the appearance of the tower to the existing and potential residential development and potential surrounding residential development

The CMC provides generally applicable findings required for applications for conditional use permits and site design review. The proposed use and development must be consistent with the General Plan, any specific plans and surrounding uses. The site must be adequate to accommodate the proposed use and development. Street access and traffic capacity must be adequate for pedestrians and vehicles. Water supply must be adequate for fire protection purposes. The proposed use and development must be compatible with the intended character of the area. The design must be compatible with existing and anticipated development.

The CMC also provides more specific required findings for wireless facilities. The proposed site must be the least intrusive after considering collocation or other locations. The proposed facility must be located and designed to minimize visual impact on the surrounding properties and public streets with landscaping and/or stealth design elements. The proposed facility may not be located on any property that contains a residential dwelling.

The subject property does not contain a residence and is zoned General Commercial. The applicant's facility continues to be compatible with the zoning designation for property because the applicant derives commercial benefit from its wireless tenants on the tower. Consistent with the findings from the prior CUPs, the

property remains sufficiently adequate to accommodate the existing use as a wireless facility in terms of size, water supply and traffic capacity.

Although there are residential uses located west of the facility, the built environment is already impacted by the existence of above ground power lines and utility poles that line the northbound lanes of South Central Avenue. The applicant currently maintains landscaping and wrought-iron fencing around the site perimeter, and the tower-mounted equipment is painted to match the color of the tower for concealment purposes. Given that the facility currently supports the equipment for four wireless carriers, the facility is also consistent with the City's preference for collocation.

V. Environmental Review

Based upon staff review of the project, the proposed conditional use permit and design overlay review to continue the operation of an existing 235-foot radio tower with multiple existing telecommunications facilities at various heights will not have a significant effect on the environment. Thus, the project is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15301 – Existing Facilities.

VI. Community Meeting and Public Notice

Community Meeting

On July 11, 2017, the applicant hosted a neighborhood meeting. Invitations were sent to all property owners and tenants within 1,000 feet of the property boundary. Notice was also provided to a representative of the Dominguez Hills Village Community Association, who posted the notice in public areas within the neighborhood.

At the meeting, American Tower displayed three boards which depicted the project vicinity, existing and conceptual tower elevations, and a conceptual site plan. Topics to be covered included the use of the existing and proposed facility, including American Tower's shared-use model for wireless communication infrastructure, as well as aesthetic measures which can be taken to better integrate the facility into the built environment. The meeting was attended by two representatives from American Tower and one representative of Planning staff. There was no attendance by community members at the meeting, which was held from 6:00 P.M. to 7:30 P.M. No comments have been received by email or phone.

Public Notice

Public notice was posted to the project site on July 19, 2017. Notices were mailed to property owners and occupants within 500 feet. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **WAIVE FURTHER READING AND ADOPT RESOLUTION NO. _____, "APPROVING CONDITIONAL USE PERMIT 992-15 AND DESIGN OVERLAY REVIEW 1621-16 FOR AN EXISTING 235-FOOT RADIO TOWER WITH MULTIPLE EXISTING TELECOMMUNICATION FACILITIES AT VARIOUS HEIGHTS IN THE CG (COMMERCIAL, GENERAL) ZONE AT 17900 SOUTH CENTRAL AVENUE".**

VIII. Exhibits

1. Zoning Map
2. Mono-pine Design
3. Staff Report and Resolution No. 07-2176 for Design Overlay Review No. 1011-07, Conditional use Permit No. 609-06 and Conditional use Permit No. 676-07 dated November 27, 2007
4. Proposed Resolution
5. Development Plans (under separate cover)

Prepared by: Max Castillo, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 20-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO SITE PLAN AND DESIGN REVIEW 1621-16 AND CONDITIONAL USE PERMIT NO. 992-15 TO ALLOW AN ADDITIONAL THREE MONTHS OF OPERATION FOR AN EXISTING 235-FOOT LATTICE TOWER-MOUNTED WIRELESS FACILITY AT 17900 SOUTH CENTRAL AVENUE

WHEREAS, on July 14, 2020, the Department of Community Development received an application from the applicant, American Towers, LLC, on behalf of MCI Telecommunications Corp, (dba Verizon Business), for real property located at 17900 S. Central Avenue and legally described in Exhibit “A” attached hereto, requesting approval of Modification No. 1 to Design Overlay Review 1621-16 and Conditional Use Permit 992-15 to allow an additional three months of operation for an existing 235-foot lattice tower-mounted wireless facility; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission did on the 28th day of July, 2020, conduct a public meeting as required by law to consider said modification request; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of General Commercial and the proposal to allow an additional three months of operation for an existing 235-foot lattice tower-mounted wireless facility is compatible with the surrounding uses.
- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The additional three months of operation will be a continuation of an existing use and does not include any physical modifications to the facility.
- c) There will be adequate street access and traffic capacity as the additional three months of operation will be a continuation of an existing use and does not include any modifications to access the subject property.
- d) There will be adequate water supply for fire protection. The additional three months of operation will be a continuation of an existing use and does not include any physical modifications to the facility that would require additional water supply for fire protection purposes.

- e) The proposed use and development will be compatible with the intended character of the area. The additional three months of operation will be a continuation of an existing use that has coexisted with the immediate surroundings since 2017.

SECTION 3. Pursuant to Section 15060(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed Modification No. 1 is not subject to CEQA because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment.

SECTION 4. Design Overlay Review No. 1621-16 and Conditional Use Permit No. 992-16 complies with the City’s Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. **The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Modification No. 1 to allow an additional three months of operation for an existing 235-foot lattice tower-mounted wireless facility at 17900 South Central Avenue, subject to the Conditions of Approval contained in Exhibit “B,” attached hereto.**

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 28th day of July, 2020.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

Legal Description

THAT PORTION OF THE "181.18 ACRE TRACT" IN THE RANGE "24N 40E" IN THE CITY OF
MADISON, COUNTY OF DANE, WISCONSIN, STATE OF WISCONSIN, ACQUIRED BY [REDACTED] TO
THE ORDER OF [REDACTED] AS A PORTION OF SAID ORDER IN 1988, IN THE COUNTY OF
MADISON IN SAID STATE, A CERTAIN CITY IN SAID COUNTY BEING IN ORDER IN 1988, THE
SAME BEING 1988, TO THE ORDER OF THE COUNTY OF SAID COUNTY, 1988, 1988, 1988
[REDACTED]

ACCORDING TO THE VESTING OF THE LAND AS DESCRIBED IN THE ORDER OF THE
[REDACTED] COMPANY, RECORDS NUMBER 19, 1988, AS INSTRUMENT NO. 1719 IN 1988,
SAID ORDER IS AN ORIGINAL RECORD IN SAID COUNTY, WITH THE MASTERLY LINE OF CENTRAL
SECTION TOWNSHIP AS SHOWN AS DESCRIBED IN THE ORDER OF THE CITY OF MADISON,
MADISON COUNTY, WISCONSIN, AS INSTRUMENT NO. 19, 1988, IN THE COUNTY OF SAID COUNTY,
THROUGH SAID CENTRAL SECTION TOWNSHIP, BEING A PORTION OF SAID ORDER NO. 1719,
SAID ORDER IS BEING AS ORDERED AS ORDERED IN 1988, THE ORDER NO. 1719,
ORDER NO. 1719, 1988, 1988, 1988, 1988, 1988, 1988, 1988, 1988, 1988, 1988,
[REDACTED]

ORDER NO. 1719, 1988, 1988, 1988, 1988, 1988, 1988, 1988, 1988, 1988, 1988,
[REDACTED]

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL
EXHIBIT "B"**

**MODIFICATION NO. 1 TO
CONDITIONAL USE PERMIT NO 992-15 AND
DESIGN OVERLAY REVIEW NO. 1621-16**

GENERAL CONDITIONS

1. In recognition of the proposed residential and/or mixed use development of the adjacent parcels (APN 7319-003-805, 7319-003-104, 7319-003-105, 7319-003-106), the applicant (American Tower), or the owner of the tower (facility) at the time, shall remove and replace the existing facility with a new, "stealth" facility on the subject parcel (APN 7319 003 809) within three (3) years and 3 months of the expiration of all applicable appeal and/or statute of limitations periods (the "Effective Date") following the Planning Commission approval of Conditional Use Permit (CUP) No. 992-15 and Design Overlay Review (DOR) No. 1621-16.

If the design of the new facility substantially conforms to the mono-pine design shown in Exhibit 2 no further Planning Commission approval of the new facility shall be required pursuant to Carson Municipal Code Section 9138.16 (Communications Facilities) and shall be subject to approval by the Planning Manager. Applicant shall construct the facility and use reasonable best efforts to complete construction of the new facility and the removal the existing facility on or before three (3) years and three (3) months after the Effective Date.
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 approved 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 comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.

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. 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 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.
8. 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.
9. 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.
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 the Parties operations or any claims against the City for or as a result of the granting of the approval. 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.

PLANNING DIVISION

14. The applicant acknowledges that if the applicant complies with the three (3) year and three (3) month schedule prescribed herein to replace the existing tower with a 105' high stealth facility, the Conditional Use Permit shall be valid for a term of ten (10) years, to expire on August 8, 2027. The applicant further acknowledges that if the applicant fails to comply with the three (3) year and three (3) month schedule prescribed herein, the use and the development approved by this Conditional Use Permit shall terminate three (3) years and three (3) months after the granting of such, to expire on November 8, 2020 and the existing tower shall be removed.
15. Before the permittee submits any applications to the Building Division to remove equipment, the permittee must incorporate this permit, all conditions associated with this permit and any approved photo simulations into the project plans (the "Approved Plans"). The permittee must construct, install and operate the wireless facility in strict compliance with the Approved Plans. Any alterations, modifications or other changes to the Approved Plans, whether requested by the permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the Director's prior review and approval, who may refer the request to the original approval authority if the Director finds that the requested alteration, modification or other change substantially deviates from the Approved Plans or implicates a significant or substantial land use concern.
16. The permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the permittee. Records may be kept in electronic format.
17. Permittee shall keep all access points to the equipment enclosures and the perimeter area of the tower locked at all times, except when active maintenance is performed on the equipment or tower.
18. Permittee shall install and at all times maintain in good condition an "RF Notice" sign and "Network Operations Center" sign adjacent to the access gate(s). The signs required in this condition must be placed in a location where they are clearly visible to a person approaching the access gate in the open and closed positions.

19. Permittee shall install and at all times maintain in good condition an “RF Notice” sign and “10-Step Guidelines” sign at the base of the tower. The signs required in this condition must be placed in a location where they are clearly visible to a person climbing the tower.
20. Permittee shall ensure that all signage complies with FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone number to its network operations center that reaches a live person who can exert transmitter power-down control over this site as required by the FCC.

LANDSCAPING/IRRIGATION

21. Comply with the provisions of Section 9168 of the Zoning Ordinance, “Water Efficient Landscaping.”
22. Landscaping shall be provided with a permanently installed working, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

AESTHETICS

24. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division. Overgrown and dead vegetation, fence signs and accumulated trash and debris shall be removed.
25. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
26. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.
27. The wireless telecommunication facility shall not exceed the height specified in the development plan.
28. All new electrical and equipment wiring shall be placed underground or concealed within the building or structure in which the facility will be mounted.
29. The ground equipment and supporting structure(s) shall be painted a neutral, non-glossy color.
30. The applicant shall paint any portion of the tower or buildings in disrepair to the satisfaction of the Planning Department.

FENCES/WALLS

31. Perimeter fences and walls shall be architecturally coordinated with the project buildings and future development, subject to the approval of the Planning Division.

LIGHTING

32. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.

33. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

NOISE

34. All wireless telecommunication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.

35. Backup generators shall only operate during power outages and for testing and maintenance purposes only.

PARKING

36. All driveways shall remain clear. No encroachment into driveways shall be permitted.

TRASH

37. All existing trash containers shall be within a trash enclosure.

BUILDING AND SAFETY DIVISION

38. Submit development plans for plan check review and approval.

39. Obtain all appropriate building permits and an approved final inspection for the proposed project.

40. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.

42. A construction permit is required for any work to be done in the public right-of-way.

Prior to Issuance of Building Permit

43. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.

44. A construction permit is required for any work to be done in the public right-of-way.
45. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
46. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
47. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing any required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

Prior to Issuance of Certificate of Occupancy

48. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Central Avenue and Victoria Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

49. Cell Site/Building need review and comply with requirements for Backup Battery Storage. CFC 608.
50. Provide info on amount of electrolyte material in each battery and full amount of storage.
51. All other requirements of the Fire Department shall be met.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

52. 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.