



TUESDAY, MARCH 13, 2018
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd Floor
6:30 p.m.

**MINUTES
MEETING OF THE
PLANNING COMMISSION**

Members:

De Shon Andrews	Chair Louie Diaz	Uli Fe'esago
Sharon Guidry	Michael Mitoma	Vice-Chair Ramona Pimentel
Charles Thomas	Alex Cainglet	

Alternates:

Jane Osuna	Christopher Palmer
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Staff:

Planning Manager	Assistant City Attorney	Senior Planner Rojas
Naaseh	Neumeyer	

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Planning Department at 310-952-1761 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

1. CALL TO ORDER

Chairman Diaz called the meeting to order at 6:34 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Palmer led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Andrews, Cainglet, Diaz, Fe'esago, Guidry, Mitoma (arrived at 6:40 p.m.), Pimentel

Planning Commissioners Absent: Thomas (excused)

Planning Commission Alternates Present: Osuna, Palmer

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, Assistant Planner Castillo, Contract Planner Edwards, Contract Planner Carver, Recording Secretary Bothe

4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once. None.

5. CONSENT CALENDAR

- A) Approval of Minutes - February 13, 2018

Chairman Diaz moved, seconded by Commissioner Osuna, to approve the February 13, 2018, Minutes as presented. Motion carried, 7-0 (Palmer abstained; absent Thomas).

6. CONTINUED PUBLIC HEARING

- A) **Development Agreement No. 13-17**

Applicant's Request:

The applicant, CAM-CARSON, LLC, is requesting the Planning Commission consider a Development Agreement with CAM-CARSON, LLC, a Delaware Limited Liability corporation and an affiliated entity of Macerich, for the development of a fashion outlet retail center on Cell 2 of a 157-acre parcel owned by the Carson Reclamation Authority, the former Cal-Compact Landfill located southwest of I-405 and Del Amo Boulevard.

Staff Recommendation:

Continue this item to March 21, 2018

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Mitoma, to continue this matter to March 21, 2018. Motion carried, 9-0 (absent Thomas).

7. PUBLIC HEARING

- A) **Design Overlay Review No. 1667-17**

Applicant's Request:

The applicant, Reden M. Yuvenco, is requesting to construct a new 1,292-square-foot addition to an existing 820-square-foot single-family dwelling on a 40-foot wide lot at 146 E. 218th Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1667-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1623, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1667-17 to construct a new 1,292-square-foot addition to an existing 820-square-foot single-family dwelling on a 40-foot wide lot at 146 E. 218th Street."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Guidry moved, seconded by Chairman Diaz, to concur with staff recommendation, making sure there is a 4-foot setback to the property line from the addition only; and to adopt Resolution No. 18-1623. Motion carried, 9-0 (absent Thomas).

7. PUBLIC HEARING

B) Design Overlay Review No. 1687-17

Applicant's Request:

The applicant, Greg Wittmann, for 500r LLC, is requesting to construct an 8,270-square-foot two-story vehicle storage building on a 0.2-acre vacant industrial lot located in the MH-D (Manufacturing, Heavy; Design Review) zone. The subject property is located at 16920 South Broadway Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1687-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1624, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1687-17 to construct an 8,175-square-foot two-story building on a vacant, 0.2-acre industrial lot located at 16920 South Broadway Street." Assistant Planner Castillo explained that Condition No. 39 regarding the alleyway will be deleted, as it does not apply in this case.

Chairman Diaz opened the public hearing.

Greg Wittmann, applicant's representative, asked that Condition No. 26 be re-written as follows: "The applicant shall ensure that trucks or other vehicles do not stage, park on or block Broadway Street while waiting to enter the site, including by means of a dedicated employee or remote gate access"; and noted his concurrence with the conditions of approval.

Discussion ensued with regard to how vehicle owners will be accessing this site and what, if any, impacts there will be to the roadway.

Rich Shaw, property owner, stated that cell phones will be used to announce their arrivals or scheduling ahead of time to make sure they can easily gain access to this site. He stated that if they schedule arrival ahead of time, a porter will be there to help them gain access, but stated there will not always be an employee on site. He added that most of the classic car owners are his friends just seeking additional space to store their vintage vehicles, noting that a couple of his friends have multiple classic vehicles they will be storing at this site.

Planning Manager Naaseh explained the issue of concern is that while a client waits to obtain access to this site, they are not blocking any traffic.

This matter was held in abeyance to allow staff and the applicant to address safe entry onto this site. The meeting continued to the next Agenda item.

This matter was resumed following the completion of the Verizon requests.

Planning Manager Naaseh advised that staff and the applicant discussed moving the fence closer to the building by an additional 10 feet, noting that one of their parking spaces will fall outside the gate. He explained that this would give the entryway 28 feet which will easily accommodate a tow truck coming onto this site. He stated that Condition No. 26 will read as follows: "The proposed front gate and fence shall be moved 10 feet east to allow additional space for a 27-foot tow truck. In addition, a remote controlled gate opener shall be installed or as approved by the traffic engineer." He added the applicant is in agreement with this change.

Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Guidry moved, seconded by Chairman Diaz, to concur with staff recommendation; to delete Condition No. 39 and renumber accordingly; to amend Condition No. 26, "The proposed front gate and fence shall be moved 10 feet east to allow additional space for a 27-foot tow truck. In addition, a remote controlled gate opener shall be installed or as approved by the traffic engineer"; and to adopt Resolution No. 18-1624. Motion carried, 9-0 (absent Thomas).

7. PUBLIC HEARING

**C-1) Design Overlay Review No. 1685-17, Conditional Use Permit
No. 1030-17**

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district within the public right-of-way in proximity to 1400 Glenn Curtiss Street.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1685-17; Conditional Use Permit No. 1030-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1634, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1685-17 and Conditional Use Permit No. 1030-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district in proximity to 1400 Glenn Curtiss Street."

Chairman Diaz opened the public hearing.

Tami Pritchard, representing Verizon Wireless, fielded questions from the Commission; and she explained why the additional facilities are needed.

Minnie Hadley, resident, expressed her concern with the safety of these facilities.

Ms. Pritchard stated that these facilities fully comply with the federal guidelines for wireless communication facilities.

John Ruffin, resident, expressed his concern with the safety of these facilities and asked for a copy of the federal guidelines.

Assistant City Attorney Neumeyer explained that the federal government has set minimum standards which need to be adhered to for any cell sites that are put in; that staff has determined those federal standards have all been met with these proposals; and pointed out that is all the Planning Commission can consider -- whether or not the federal standards are met. He added that if those standards have been met, the city, the county nor the state is permitted to impose higher standards than what the federal government has set.

Commissioner Cainglet stated that the residents should have more information to prove these facilities are not harmful.

Camilla Campbell, resident, suggested the city provide informational pamphlets or other literature that spells out the impacts and/or guidelines for these facilities.

Commissioner Fe'esago suggested that a community meeting should be scheduled to educate the residents in this regard.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Andrews, to concur with staff recommendation, thus adopting Resolution No. 18-1634. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

**C-2) Design Overlay Review No. 1677-17, Conditional Use Permit
No. 1031-17**

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2)

Manufacturing Light zoning district within the public right-of-way in proximity to 1550 Glenn Curtiss Street.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1677-17; Conditional Use Permit No. 1031-17; and **Waive** further reading and **Adopt** Resolution No. 18-1626, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1677-17 and Conditional Use Permit No. 1031-17 to construct a new, small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district in proximity to 1550 Glenn Curtiss Street."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Andrews, to concur with staff recommendation, thus adopting Resolution No. 18-1626. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

C-3) Design Overlay Review No. 1676-17, Conditional Use Permit No. 1029-17

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district within the public right-of-way in proximity to 18300 South Central Avenue.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1676-17; Conditional Use Permit No. 1029-17; and **Waive** further reading and **Adopt** Resolution No. 18-1625, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1676-17 and Conditional Use Permit No. 1029-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Dominguez Technology Centre Phase 2 Specific Plan (SP-2) Manufacturing Light zoning district in proximity to 18300 South Central Avenue."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1625. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

**C-4) Design Overlay Review No. 1679-17, Conditional Use Permit
No. 1033-17**

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 1300 East Turmont Street.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1679-17; Conditional Use Permit No. 1033-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1628, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1679-17 and Conditional Use Permit No. 1033-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family Residential zoning district in proximity to 1300 East Turmont Street."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1628. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

**C-5) Design Overlay Review No. 1678-17, Conditional Use Permit
No. 1032-17**

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 20033 Harlan Avenue.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1678-17; Conditional Use Permit No. 1032-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1627, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1678-17 and Conditional Use Permit No. 1032-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family Residential zoning district in proximity to 20033 Harlan Avenue."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1627. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

C-6) Design Overlay Review No. 1681-17, Conditional Use Permit No. 1035-17

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 19403 Annalee Avenue.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1681-17; Conditional Use Permit No. 1035-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1630, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1681-17 and Conditional Use Permit No. 1035-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family residential zoning district in proximity to 19403 Annalee Avenue."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1630. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

**C-7) Design Overlay Review No. 1683-17, Conditional Use Permit
No. 1037-17**

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 20009 Annalee Avenue.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1683-17; Conditional Use Permit No. 1037-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1632, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1683-17 and Conditional Use Permit No. 1037-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family Residential zoning district in proximity to 20009 Annalee Avenue."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1632. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

**C-8) Design Overlay Review No. 1682-17, Conditional Use Permit
No. 1036-17**

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 880 East Gladwick Street.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1682-17; Conditional Use Permit No. 1036-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1631, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1682-17 and Conditional Use Permit No. 1036-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family Residential zoning district in proximity to 880 East Gladwick Street."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1631. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

C-9) Design Overlay Review No. 1680-17, Conditional Use Permit No. 1034-17

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 19420 Eddington Drive.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1680-17; Conditional Use Permit No. 1034-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1629, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1680-17 and Conditional Use Permit No. 1034-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family Residential zoning district in proximity to 19420 Eddington Drive.

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1629. Motion carried, 7-2, with Commissioners Cainglet and Fe'esago voting no (absent Thomas).

7. PUBLIC HEARING

C-10) Design Overlay Review No. 1684-17, Conditional Use Permit No. 1038-17

Applicant/Representative:

The applicant, Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a Southern California Edison (SCE) streetlight pole in the public right-of-way in the Single-Family Residential zoning district. The property is located within the public right-of-way in proximity to 776 East Meadbrook Street.

Staff Report and Recommendation:

APPROVE Design Overlay Review No. 1684-17; Conditional Use Permit No. 1038-17; and **WAIVE** further reading and **ADOPT** Resolution No. 18-1633, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1684-17 and Conditional Use Permit No. 1038-17 to construct a new small cell wireless communication facility on a SCE streetlight pole in the public right-of-way in the Single-Family Residential zoning district in proximity to 776 East Meadbrook Street."

Chairman Diaz opened the public hearing. There being no input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to concur with staff recommendation, thus adopting Resolution No. 18-1633. Motion carried, 7-2, with Commissioners Gainglet and Fe'esago voting no (absent Thomas).

8. MANAGER'S REPORT

- March 21st Planning Commission meeting

9. COMMISSIONERS' ORAL COMMUNICATIONS

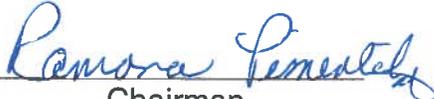
Commissioner Fe'esago congratulated Vice-Chair Pimentel on being honored as the Woman of the Year for the 64th Assembly District; and he congratulated Saied Naaseh on his promotion to Community Development Director. The Commissioners echoed those sentiments.

Vice-Chairman Pimentel thanked everyone for their kind comments.

Chairman Diaz thanked everyone for their hard work and participation.

10. ADJOURNMENT

At 8:18 p.m., the meeting was adjourned to Wednesday, March 21, 2018, 6:30 p.m., Council Chambers.


Chairman

Attest By:


Secretary