



TUESDAY, September 11, 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	Alex Cainglet	Uli Fe'esago
Ramon Madrigal	Michael Mitoma	Damion Nunley
Chair Ramona Pimentel	Myla Rahman	Vice-Chair Charles Thomas

Alternates:

Jane Osuna	Christopher Palmer	Karimu Rashad
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Staff:

Director Naaseh	Assistant City Attorney Neumeyer	Contract Planner Ethan Edwards
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"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

Chair Pimentel called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Madrigal led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Cainglet, Fe'esago, Madrigal, Mitoma, Nunley, Pimentel, Rahman, Thomas

Planning Commissioners Absent: Andrews (excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Community Development Director Naaseh, Assistant City Attorney Neumeyer, Contract Planner Edwards, Contract Planner Carver, Contract Planner Mith, 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 - August 14, 2018

Chair Pimentel moved, seconded by Commissioner Mitoma, to approve the August 14, 2018, Minutes as presented. Motion carried, 7-0 (absent Andrews; Madrigal and Thomas abstained).

6. PUBLIC HEARING

**A) Design Overlay Review (DOR) No. 1701-18 and
Conditional Use Permit (CUP) No. 1070-18**

Applicant's Request:

The applicant, Yoomi Baik, is requesting to consider the approval of Design Overlay Review (DOR) No. 1701-18 for an exterior remodel of an existing Hampton Inn & Suites hotel, and Conditional Use Permit (CUP) No. 1070-18 for the approval of Alcoholic Beverage Control (ABC) License, Type 42 for on-sale beer and wine for public premises. The subject property is located at 767 E. Albertoni Street.

Staff Report and Recommendation:

Contract Planner Mith presented staff report and the recommendation to **ADOPT** Resolution No. 18-2640, approving Design Overlay Review No. 1701-18 to permit remodeling of an existing Hampton Inn & Suites hotel and to approve Conditional Use Permit No. 1070-18 for the approval of Alcoholic Beverage Control (ABC) License, Type 42, for on-sale beer and wine for public premises. The subject property is located at 767 E. Albertoni Street.

Chair Pimentel opened the public hearing.

Matthew Ying, representing Theoxenia, advised that the new design of the hotel is a Hilton brand requirement, which includes an Alcohol Beverage Control license for a small treat shop that will sell beer and wine.

Commissioner Thomas asked how the storage/sales of that alcohol will be supervised.

Mr. Ying stated that the snack shop will be monitored by camera and that the patrons will pay for those items at the front desk and that identification will be checked for the sale of alcohol. He added that the alcohol will not be the primary source of revenue for this snack shop, anticipating less than \$1,000 a month in sales; and noted that the snack shop will operate 24/7.

Ken Karr, Colony Cove resident, expressed his belief there are too many establishments in the nearby community which sell alcohol and that an additional license is not needed at this location.

Commissioner Mitoma pointed out that the CUP for the liquor sales at this hotel is being requested to fulfill the franchise requirement, mentioning also that it is only a small portion of business for this snack shop.

Director Naaseh stated that code allows 85 liquor licenses in the City and that there are currently only 56 licenses in the City; and mentioned that the number for the ABC license threshold can be exceeded if a public necessity finding can be made. He added that they will have to abide by all state laws regarding alcohol sales.

Commissioner Thomas asked if the liquor cooler can be locked during certain hours.

Mr. Ying stated that a lock could be installed on the beverage cooler, that there are avenues they can take to control those sales.

There being no further input, Chair Pimentel closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Madrigal, to concur with staff recommendation, thus adopting Resolution No. 18-2640. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING

**B) Site Plan and Design Review (DOR) No. 1708-18 and
Conditional Use Permit (CUP) No. 1042-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new, small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Light-Design Overlay (ML-D) zoning district. The subject address is located within the public right-of-way in proximity to 18010 S. Figueroa Street.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to **Waive** further reading and **Adopt** Resolution No. 18-2641, entitled, "A Resolution of the Planning Commission of the city of Carson approving Site Plan and Design Review No. 1708-18 and Conditional Use Permit No. 1042-18 to construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Light-Design Overlay zoning district in proximity to 18010 S. Figueroa Street.

Chair Pimentel opened the public hearing.

Katie Baxendale, representing J5 Infrastructure, on behalf of Verizon, offered to answer any questions the Commission had related to each one of this evening's small cell wireless communication facilities. She noted for Commissioner Mitoma that these facilities put out about as much EMR's (electromagnetic radiation) as a baby monitor, very low frequency, and that they meet state/federal regulations.

Ms. Baxendale noted for Commissioner Thomas that approximately 1,500 postcards were mailed to the residents inviting them to a community meeting to discuss these proposals and advised that 12 people showed up to that meeting.

Commissioner Nunley asked why this evening's proposals look much different from the more aesthetically pleasing small cell wireless facilities that were shown at the workshop in April.

Ms. Baxendale explained that they have entered into a master lease with SCE and that SCE only allows two options/designs on their poles.

Commissioner Nunley noted his concern with the poor aesthetics being proposed this evening versus the more aesthetically pleasing facilities that are available in the current marketplace, addressing his concern with those being placed in front of a resident's property.

Ms. Baxendale explained that their master lease with SCE only allows two design options.

Director Naaseh noted for Commissioner Thomas that Telecom, the City's telecommunications consultant, has reviewed these proposals; and mentioned that the Planning Commission approved the same designs for 10 other telecommunication sites at its March meeting.

Following discussion regarding the two proposed designs of tonight's small cell wireless communication facilities, Chair Pimentel moved, seconded by Commissioner Fe'esago, to recess into an emergency closed session. Motion carried, 7-2 (absent Andrews; Mitoma and Osuna voted no).

Commenced at 7:40 p.m.

EMERGENCY CLOSED SESSION (Executive Conference Room)

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

- 1) Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(2) (one potential case).

Ended at 8:05 p.m.

Assistant City Attorney Neumeyer stated no reportable action was taken.

The public hearing was closed.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Mitoma, to concur with staff recommendation, thus adopting Resolution No. 18-2641. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING (Withdrawn)

**C) Site Plan and Design Review (DOR) No. 1709-18 and
Conditional Use Permit (CUP) No. 1043-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new, small cell wireless communication facility on a streetlight pole in the public right-

of-way in the Manufacturing Heavy (MH) zoning district. The subject address is located within the public right-of-way in proximity to 1801 E. Sepulveda Boulevard.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING (Withdrawn)

**D) Site Plan and Design Review (DOR) No. 1710-18 and
 Conditional Use Permit (CUP) No. 1044-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new, small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Heavy (MH) zoning district. The subject address is located within the public right-of-way in proximity to 1520 E. Sepulveda Boulevard.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING

**E) Site Plan and Design Review (DOR) No. 1711-18 and
 Conditional Use Permit (CUP) No. 1045-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a wood utility pole in the public right-of-way in the Open Space-Organic Refuse Landfill (OS-ORL) zoning district. The subject address is located within the public right-of-way in proximity to 340 Martin Luther King Jr. Street.

Staff Recommendation: Approve

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Cainglet, to concur with staff recommendation, thus adopting Resolution No. 18-2642. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING

**F) Site Plan and Design Review (DOR) No. 1712-18 and
Conditional Use Permit (CUP) No. 1046-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Heavy-Design Overlay (MH-D) zoning district. The property is located within the public right-of-way in proximity to 22327 S. Wilmington Avenue.

Staff Recommendation: Approve

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Cainglet moved, seconded by Commissioner Mitoma, to concur with staff recommendation, thus adopting Resolution No. 18-2643. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING

**G) Site Plan and Design Review (DOR) No. 1713-18 and
Conditional Use Permit (CUP) No. 1047-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Heavy-Design Overlay (MH-D) zoning district. The property is located within the public right-of-way in proximity to 101 W. Victoria Street.

Staff Recommendation: Approve

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Osuna, to concur with staff recommendation, thus adopting Resolution No. 18-2644. Motion carried, 8-1 (absent Andrews; Nunley voted no).

6. PUBLIC HEARING (Withdrawn)

**H) Site Plan and Design Review (DOR) No. 1714-18 and
Conditional Use Permit (CUP) No. 1048-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Light (ML) zoning district. The property is located within the public right-of-way in proximity to 540 Avalon Boulevard.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING (Withdrawn)

**I) Site Plan and Design Review (DOR) No. 1715-18 and
Conditional Use Permit (CUP) No. 1049-18**

Applicant's Request:

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a wood utility pole in the public right-of-way in the Commercial, General - Design Overlay (CG-D) zoning district. The property is located within the public right-of-way in proximity to 23806 South Main Street.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING (Withdrawn)

**J) Site Plan and Design Review (DOR) No. 1716-18 and
Conditional Use Permit (CUP) No. 1050-18**

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a streetlight pole in the public right-

of-way in the Commercial, Automotive (CA) zoning district. The property is located within the public right-of-way in proximity to 1355 E. 223rd Street.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING (Withdrawn)

**K) Site Plan and Design Review (DOR) No. 1717-18 and
Conditional Use Permit (CUP) No. 1051-18**

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing Heavy-Design Overlay (MH-D) zoning district. The property is located within the public right-of-way in proximity to 1000 E. 223rd Street.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING (Withdrawn)

**L) Site Plan and Design Review (DOR) No. 1718-18 and
Conditional Use Permit (CUP) No. 1052-18**

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Mixed-Use Carson Street zoning district. The property is located within the public right-of-way in proximity to 456 E. Carson Street.

Staff Recommendation: Withdrawn

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Commissioner Mitoma, to accept the withdrawal of this application. Motion carried, 9-0 (absent Andrews).

6. PUBLIC HEARING

**M) Site Plan and Design Review (DOR) No. 1719-18 and
Conditional Use Permit (CUP) No. 1053-18**

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a 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 353 E. 213th Street.

Staff Recommendation: Approve

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Cainglet, to concur with staff recommendation, thus adopting Resolution No. 18-2645. Motion carried, 7-2 (absent Andrews; Nunley and Rahman voted no).

6. PUBLIC HEARING

**N) Site Plan and Design Review (DOR) No. 1720-18 and
Conditional Use Permit (CUP) No. 1054-18**

The applicant, Katie Baxendale – J5 Infrastructure, on behalf of Verizon Wireless, is requesting to construct a new small cell wireless communication facility on a wood utility pole in the public right-of-way in the Manufacturing Light-Organic Refuse Landfill-Design Overlay (ML-ORL-D) zoning district. The property is located within the public right-of-way in proximity to 20151 S. Main Street.

Staff Recommendation: Approve

The public hearing was opened. There being no further input, the public hearing was closed.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Osuna, to concur with staff recommendation, thus adopting Resolution No. 18-2646. Motion carried, 9-0 (absent Andrews).

7. MANAGER'S REPORT

Director Naaseh advised that the Planning Department is currently recruiting for a Planning Technician, two Senior Planners, and a Planning Manager; and thanked CSG staff for helping out with the department's staffing limitations.

Director Naaseh announced that the Macerich and Simon outlet shopping center agreements have been finalized and that they will soon be moving forward with a construction schedule and ground breaking, with a projected opening in 2021.

Director Naaseh announced that the Victoria Golf Course will have two separate project proposals for a state-of-the-art sports complex, playing fields, shops, restaurants and other entertainment venues; and stated that because this is a county-owned property, the approvals will not be coming before the City. He mentioned that a community meeting regarding this property will take place on Thursday this week at 6:00 p.m.

8. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Osuna recognized those who lost their lives on this day in 2001, noting her cousin was a retired fire fighter who lost his life that day.

Commissioner Madrigal asked to be notified of any community meetings that impact the community. Assistant City Attorney Neumeyer cautioned the Commissioners from violating the Brown Act should a majority attend the same community meeting.

Commissioner Nunley noted his pleasure in being a member of this Commission.

Commissioner Cainglet thanked those who attended the Philippine Independence Day celebration, noting it was well attended; and thanked the City for its support.

Commissioner Rahman thanked the members of the Commission for their service.

Commissioner Thomas encouraged everyone to attend the community meetings for the university and the Creek at Dominguez Hills projects, noting that because these are county-owned properties, those approvals will not be coming before the City. He stated that a community meeting is taking place this Thursday at 6:00 p.m. for the plans of the Dominguez Hills Creek project at the golf course. He announced that the university has a new president, Thomas Parham, and that a welcome event has been scheduled for September 27th at the Carson Community Center. He wished his daughter Monique a happy 12th birthday.


Chair Pimentel asked that an ordinance be drafted that will provide a selected design or two for cell structures to be permitted in the City. Discussion ensued with regard to drafting an ordinance, keeping the cost of that activity as low as possible, and for staff to do most of the research needed to draft the ordinance versus the City Attorney's Office doing the work.

Director Naaseh noted for Commissioner Nunley that an ordinance would likely be ready for Planning Commission consideration the first quarter of 2019.

Chair Pimentel stated she attended the electric car event at the Carson Community Center last weekend and was able to drive two electric vehicles, mentioning there was a nice turnout of attendees.

9. ADJOURNMENT

At 8:30 p.m., the meeting was adjourned to Tuesday, September 25, 2018, 6:30 p.m.


Chairman

Attest By: 
Secretary