MINUTES
MEETING OF THE
PLANNING COMMISSION

Members:
De Shon Andrews
Ramon Madrigal
Chair
Ramona Pimentel
Alex Calnglet
Michael Mitoma
Myla Rahman
Uli Fe’esago
Damion Nunley
Vice-Chair
Charles Thomas

Alternates:
Jane Osuna
Christopher Palmer
Karimu Rashad

Staff:
Director Naaseh
Assistant City Attorney Jones
Contract Planner
Ethan Edwards

"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
Vice-Chair Thomas led the Salute to the Flag.

3. ROLL CALL
Planning Commissioners Present: Andrews, Cainglet, Fe’esago, Madrigal, Mitoma, Nunley, Pimentel, Thomas
Planning Commissioners Absent: Rahman (*excused)
Planning Commission Alternates Present: Palmer
Planning Staff Present: Director Naaseh, Assistant City Attorney Jones, Assistant Planner Bhatia, Contract Planner Carver, Contract Planner Edwards, Recording Secretary Bothe

4. CONSENT CALENDAR

A) Approval of Minutes - September 11, 2018

Chair Pimentel moved, seconded by Commissioner Fe’esago, to approve the September 11, 2018, Minutes as presented. Motion carried, 7-0 (Andrews and Palmer abstained; absent Rahman).
5. **CONSENT CALENDAR**

**B) Extension of Time for Conditional Use Permit No. 1028-17**

**Applicant:** Paul Blanco, Good Car Company  
3800 Florin Road  
Sacramento, CA 95823

**Property Owner:** Stan Lucas  
2850 Temple Avenue  
Long Beach, CA 90806

**Request:** A one-year time extension of Conditional Use Permit 1028-17 to operate a used car sales dealership within an existing 40,440-square-foot commercial building on a 21.8-acre site in the CA (Commercial, Automotive) zoning district

**Property Involved:** 2009 E. 223rd Street

**mb Staff Recommendation:** Approve

Kevin Knox, applicant's representative, expressed the need for an extension.

Assistant City Attorney Jones asked that the Commission's motion for approval include the following finding: Upon application by the permit holder filed with the Director on or before the date of expiration of the permit, a permit which would otherwise expire may be extended by the Commission, or by the Council upon appeal, if the Commission finds that the termination of the permit would constitute an undue hardship upon the permit holder and that the continuation of the permit would not be materially detrimental to the health, safety and general welfare of the public.

**Planning Commission Decision:**

Chair Pimentel moved, seconded by Commissioner Mitoma, to concur with staff recommendation, that the Commission finds upon application by the permit holder filed with the Director on or before the date of expiration of the permit, a permit which would otherwise expire may be extended by the Commission, or by the Council upon appeal, if the Commission finds that the termination of the permit would constitute an undue hardship upon the permit holder and that the continuation of the permit would not be materially detrimental to the health, safety and general welfare of the public; and moved to approve the one-year extension. Motion carried, 9-0 (absent Rahman).

6. **PUBLIC HEARING**

**A) Design Overlay Review No. 1739-18**

**Applicant:** Blake Caroll of Cypress Equities (Sears remodel)

**Request:** To permit the second phase of the remodel of a portion of the existing Sears building within SouthBay
Pavilion Mall by demising the existing floor area into three retail spaces, and updating the exterior façade, located in the CR-MUR-D (Commercial, Regional Mixed Use Residential – Design Overlay) zoning district

<table>
<thead>
<tr>
<th>Property Involved:</th>
<th>20700 S. Avalon Boulevard, 90746</th>
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<tbody>
<tr>
<td>mb Staff Recommendation:</td>
<td>Approve</td>
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Chair Pimentel opened the public hearing.

Michael Tseng, project architect, noted his concurrence with the conditions of approval. He noted for Commissioner Palmer that there will not be a shared entrance into other stores from this business.

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

**Planning Commission Decision:**

Commissioner Cainglet moved, seconded by Commissioner Palmer, to concur with staff recommendation, thus approving Resolution No. 18-2647. Motion carried, 9-0 (absent Rahman).

### 6. PUBLIC HEARING

**B) Site Plan and Design Review (DOR) No. 1704-18 and Conditional Use Permit (CUP) No. 1055-18**

Applicant: Ben R. Johnson, AICP  
Mobilitie on behalf of Sprint  
2955 Redhill Ave, Suite 200  
Costa Mesa, CA 92626

Property Owner: City of Carson  
701 East Carson Street  
Carson, CA 90745

Request: To construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Commercial General with Design Overlay (CG-D) zoning district

Property Involved: Within the public right-of-way in proximity to 17450 Avalon Boulevard

lc Staff Recommendation: Continue to October 30, 2018
Planning Commission Minutes
October 9, 2018

Planning Commission Decision:

Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6I to October 30, 2018. Motion carried, 9-0 (absent Rahman).

6. PUBLIC HEARING

C) Site Plan and Design Review (DOR) No. 1705-18 and Conditional Use Permit (CUP) No. 1056-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Costa Mesa, CA 92626

Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: To construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Residential, Single Family (RS) zoning district

Property Involved: Within the public right-of-way in proximity to 19429 S. Kemp Avenue

lc Staff Recommendation: Continue to October 30, 2018

Planning Commission Decision:

Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6I to October 30, 2018. Motion carried, 9-0 (absent Rahman).

6. PUBLIC HEARING

D) Site Plan and Design Review (DOR) No. 1706-18 and Conditional Use Permit (CUP) No. 1057-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Costa Mesa, CA 92626

Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: To construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in
Property Involved: Within the public right-of-way in proximity to 22802 S. Figueroa Street

Ic Staff Recommendation: Continue to October 30, 2018

Planning Commission Decision:

Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6l to October 30, 2018. Motion carried, 9-0 (absent Rahman).

6. PUBLIC HEARING

E) Site Plan and Design Review (DOR) No. 1707-18 and Conditional Use Permit (CUP) No. 1058-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Costa Mesa, CA 92626

Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: To construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Residential, Single Family (RS) zoning district

Property Involved: Within the public right-of-way in proximity to 17510 Nauset Court

Ic Staff Recommendation: Continue to October 30, 2018

Planning Commission Decision:

Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6l to October 30, 2018. Motion carried, 9-0 (absent Rahman).

6. PUBLIC HEARING

F) Site Plan and Design Review (DOR) No. 1729-18 and Conditional Use Permit (CUP) No. 1066-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: To construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Manufacturing, Light with Design Overlay (ML-D) zoning district

Property Involved: Within the public right-of-way in proximity to 1211 E. Artesia Boulevard

Ilc Staff Recommendation: Continue to October 30, 2018

Planning Commission Decision:
Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6I to October 30, 2018. Motion carried, 9-0 (absent Rahman).

6. PUBLIC HEARING

G) Site Plan and Design Review (DOR) No. 1730-18 and Conditional Use Permit (CUP) No. 1067-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Costa Mesa, CA 92626

Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: 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

Property Involved: Within the public right-of-way in proximity to 16941 S. Keegan Avenue

Ilc Staff Recommendation: Continue to October 30, 2018

Planning Commission Decision:
Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6I to October 30, 2018. Motion carried, 9-0 (absent Rahman).
6. PUBLIC HEARING

H) Site Plan and Design Review (DOR) No. 1731-18 and Conditional Use Permit (CUP) No. 1068-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Costa Mesa, CA 92626

Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: 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

Property Involved: Within the public right-of-way in proximity to 1123 E. Walnut Street

Ic Staff Recommendation: Continue to October 30, 2018

Planning Commission Decision:

Commissioner Palmer moved, seconded by Chair Pimentel, to collectively continue Agenda Item Nos. 6B through 6I to October 30, 2018. Motion carried, 9-0 (absent Rahman).

6. PUBLIC HEARING

I) Site Plan and Design Review (DOR) No. 1732-18 and Conditional Use Permit (CUP) No. 1069-18

Applicant: Ben R. Johnson, AICP
Mobilitie on behalf of Sprint
2955 Redhill Ave, Suite 200
Costa Mesa, CA 92626

Property Owner: City of Carson
701 East Carson Street
Carson, CA 90745

Request: To construct a new small cell wireless communication facility on a streetlight pole in the public right-of-way in the Residential, Single Family (RS) zoning district
7. NEW BUSINESS DISCUSSION

A) Workshop on Wireless Communications Facilities

Applicant: City of Carson

Request: Discuss wireless communication facilities

Property Involved: Citywide

lc Staff Recommendation: Discuss

Dr. Jonathan Cramer, Telecom principal, addressed the Federal Communications Commission (FCC’s) plan to accelerate 5G deployment, thereby limiting local control; and stated that the recent new regulations are aimed at accelerating next-generation 5G wireless networks, which will significantly limit local authority by drastically reducing fees and further limiting the shot clocks for small cell wireless facility review/approval of applications. He fielded questions from the Commission.

8. MANAGER’S REPORT

Director Naaseh introduced new Assistant Planner Manraj Bhatia. He announced that the Planning Commission will be meeting on October 30, 2018 to address the cannabis developer agreements, the continued wireless projects, and asked for a show of hands who would be able to attend on the 30th. It was determined there would be a quorum for the October 30th meeting.

9. COMMISSIONERS’ ORAL COMMUNICATIONS

Commissioner Palmer asked how close the City is with putting in place the revised development standards for this new wireless law discussed this evening. Director Naaseh stated the City has not yet started that process.

Commissioner Fe'esago asked when the Norm's restaurant will be open.

 Consultant Planner Carver stated it should be open by the end of the year.

Commissioner Madrigal stated he’d like to see the radius increased for public hearing notices when a project radius does not include the nearest residential areas.
Director Naaseh commented on the difficulty the City has experienced with getting the community engaged in various projects, believing that increasing the radius does little to get the community involved; and he commented on staff's attempts to get the community involved in various projects, such as with the City's general plan update activities. He added that staff will continue to address other ways to increase community involvement, and he invited any suggestions in this regard.

10. ADJOURNMENT

At 8:15 p.m., the meeting was adjourned.

Attest By:

Chairman

Secretary