



TUESDAY, October 9, 2018  
701 East Carson Street, Carson, CA 90745  
Council Chambers, 2<sup>nd</sup> 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	Myla Rahman	Vice-Chair Charles
Pimentel		Thomas

**Alternates:**

Jane Osuna	Christopher Palmer	Karimu Rashad
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**Staff:**

Director Naaseh	Assistant City	Contract Planner
	Attorney Jones	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**

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

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**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).

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**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. 223<sup>rd</sup> 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).

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**6. PUBLIC HEARING**

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

Applicant: Blake Carroll of Cypress Equities (Sears remodel)

Request: To permit the second phase of the remodel of a portion of the existing Sears building within SouthBay

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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

Property Involved: 20700 S. Avalon Boulevard, 90746  
mb Staff Recommendation: Approve

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).

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**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

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**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).

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**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).

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**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

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	the Commercial General with Design Overlay (CG-D) zoning district
Property Involved:	Within the public right-of-way in proximity to 22802 S. Figueroa Street
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).

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**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
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).

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**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
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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 with Design Overlay (ML-D) zoning district

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

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).

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**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

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).

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**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

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).

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**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

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Property Involved:	Within the public right-of-way in proximity to 21304 Garston Avenue
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lc	Staff Recommendation:	Continue to October 30, 2018
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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).

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**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.

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**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 30<sup>th</sup>. It was determined there would be a quorum for the October 30<sup>th</sup> meeting.

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**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.

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**10. ADJOURNMENT**

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

  
Chairman

*Attest By:*

  
Secretary