



**TUESDAY, March 10, 2020**  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

## **MINUTES**

### **MEETING OF THE PLANNING COMMISSION**

#### Members:

Alex Cainglet	Uli Fe'esago	Ramon Madrigal (Vice-Chair)
Michael Mitoma	Chris Palmer	Ramona Pimentel (Chair)
Myla Rahman	Karimu Rashad	Daniel Valdez

#### Alternates:

Louie Diaz	Patricia Hellerud	Paloma Zuniga
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#### Staff:

Planning Manager Betancourt	Assistant City Attorney Jones
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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 6:38 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Madrigal led the salute to the flag.

#### **3. ROLL CALL**

Planning Commissioners Present: Fe'esago, Madrigal, Mitoma, Palmer, Pimentel, Rahman, Rashad, Valdez

Planning Commissioners Absent: Cainglet (excused)

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Assistant Planner Bhatia, Planning Technician Pompey, Recording Secretary Bothe

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#### **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*

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**5. CONSENT CALENDAR**

**A) Minutes Approval: February 11, 2020**

Commissioner Fe'esago moved, seconded by Vice-Chair Madrigal, to approve the February 11, 2020, Minutes as presented. Motion carried, 7-0 (Palmer abstained; absent Cainglet).

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**6. CONTINUED PUBLIC HEARING**

**A) Site Plan and Design Review (DOR) No. 1769-19 and  
Conditional Use Permit (CUP) No. 1092-19**

Applicant: LA SMSA LP dba Verizon Wireless  
15505 Sand Canyon Avenue  
Building D, 1st Floor  
Irvine, CA 92618

Representative: Chris Colten – Spectrum Services, Inc.  
4405 E. Airport Drive, Suite 100  
Ontario, CA 91761

Property Owner: Chloe 871, LLC  
P.O. Box 17779  
Beverly Hills, CA 90209

Request: Consider approval of a Site Plan and Design Review  
No. 1769-19 and Conditional Use Permit No. 1092-19  
for the installation of a 50-foot-high wireless  
telecommunications facility (mono-pine) and related  
ground-mounted equipment

Property Involved: 871 East Artesia Boulevard

mb Recommendation: Continue indefinitely

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Vice-Chair Madrigal, to continue this item indefinitely. Motion carried, 8-0 (absent Cainglet).

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**7. PUBLIC HEARING**

**A) Site Plan and Design Review (DOR) No. 1801-19**

Applicant's Request:

The applicant, Raising Cane's Restaurant, LLC, is requesting to consider approval of a Site Plan and Design Review No. 1801-19 for a proposed Raising Cane's restaurant located at 20707 S. Avalon Boulevard.

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Staff Report and Recommendation:

Planning Technician Pompey presented staff report and the recommendation to ADOPT Resolution No. 20-2689, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1801-19 FOR A PROPOSED RAISING CANE'S RESTAURANT AT 20707 AVALON BOULEVARD." She noted that a revised resolution was distributed to the Commission this evening.

Commissioner Mitoma asked what environmental study is being done on this site.

Chair Pimentel opened the public hearing.

Javier Sola, applicant's representative, advised that they have conducted a Phase 1 and 2 soils report; and that vapor mitigation will be done by a soils engineer and addressed during the building and safety phase.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Palmer, to approve the applicant's request, thus adopting revised Resolution No. 20-2689. Motion carried, 8-0 (absent Cainglet).

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**7. PUBLIC HEARING**

**B) Proposed Recommendation to City Council for Zone Text Amendment No. 183-19**

Applicant's Request:

The applicant, Clear Channel Outdoor, Inc., is requesting to consider adoption of Planning Commission Resolution No. 20-2687, recommending that the City Council adopt Ordinance No. 20-2005 amending the Carson Municipal Code, Article IX (Planning and Zoning), Chapter 1 (Zoning), Part 4 (Industrial Zones), Division 6 (Site Development Standards), Section 7 (Signs) to amend the term "I-405 Freeway Corridor" thereby expanding the area where digital billboards are presently allowed. The subject property is located at 19500 Main Street (APN 7339-017-003).

Staff Report and Recommendation:

Assistant Planner Bhatia presented staff report and the recommendation to consider adoption of Planning Commission Resolution No. 20-2687, recommending that the City Council adopt Ordinance No. 20-2005 amending the Carson Municipal Code, Article IX (Planning and Zoning), Chapter 1 (Zoning), Part 4 (Industrial Zones), Division 6 (Site Development Standards), Section 7 (Signs) to amend the term "I-405 Freeway Corridor" thereby expanding the area where digital billboards are presently allowed. She added that a revised resolution had been distributed to the Commission this evening; and noted that the revision to the existing language will be changed from "...I-405 Freeway and that is also

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between ~~Main Street~~ **Del Amo Boulevard** and Figueroa Street (~~"Main Street Del Amo Boulevard~~ portion)."

Commissioner Rashad asked if these signs have the capability for solar power.

Chair Pimentel opened the public hearing.

Mr. Duong, applicant's representative, explained that there is not enough surface area to collect solar energy; and he further noted that these LED panels have the newest technology and are highly energy efficient.

Mr. Duong explained for Commissioner Rahman that the ZTA expands the zone/area by approximately 3,000 feet.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Vice-Chair Madrigal, to approve the applicant's request, thus adopting revised Resolution No. 20-2687. Motion carried, 8-0 (absent Cainglet).

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**7. PUBLIC HEARING**

**C) Development Agreement (DA) No. 21-19,  
Variance 568-19, Variance 569-19**

Applicant's Request:

The applicant, Clear Channel Outdoor, Inc., is requesting to consider approval of a Development Agreement with the city for the installation of a replacement and two new dual-faced digital billboards at the subject property. The subject property is located at 19500 Main Street (APN 7339-017-003).

Staff Report and Recommendation:

Assistant Planner Bhatia presented staff report and the recommendation to consider approval of a Development Agreement with the city for the installation of a replacement and two new dual-faced digital billboards at the subject property.

Assistant City Attorney Jones briefly mentioned a technical correction was made in Section 4 and a timing correction was made in Sections 6 and 7.

Chair Pimentel opened the public hearing.

Mr. Duong advised that the messages will be static for 8 seconds; and that the City, police and state do use these signs for announcements, Amber alerts, and emergencies. He noted his pleasure in working with Assistant Planner Bhatia and other staff; and he agreed to the conditions of approval.

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Mr. Duong explained for Commissioner Mitoma that once they get the City's approval, they still have to get approval from Caltrans.

Commissioner Palmer noted his concern that the DA requires membership in the Carson Chamber of Commerce in order to receive a discount to use this signage, noting some small business people may not be able to afford that membership.

Commissioner Mitoma stated that the Chamber of Commerce membership fee is nominal, around \$50 a year.

Mr. Duong explained for Commissioner Valdez that they accommodate anyone who pays for the advertisements, mentioning that in the past 10 years of offering a discount in this community, they have yet to receive a request/order for an advertising discount in this community.

Mr. Duong explained for Commissioner Fe'esago that the FAA has cleared the height of this sign and any impact to the nearby Goodyear Blimp operations.

Mr. Duong explained for Commissioner Valdez that the brightness of these signs can be remotely monitored and controlled by offsite means 24/7.

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

Planning Commission Decision:

Vice-Chair Madrigal moved, seconded by Commissioner Fe'esago, to approve the applicant's request, thus adopting revised Resolution No. 20-2688. Motion carried, 8-0 (absent Cainglet).

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**8. MANAGER'S REPORT**

Planning Manager Betancourt announced the 21<sup>st</sup> Annual General Assembly for SBCCOG at the Community Center on March 19, 2020, starting at 9:00 a.m.

**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Valdez expressed his condolences with the passing of Mr. Alfred, who was a member/leader with the NAACP.

Commissioner Palmer commented on the possibility of undertaking a code amendment rather than individual variances for billboards. Staff explained that they intend for these requests to be on a case-by-case basis, noting there was a distinct reason for a variance on this site.

Commissioner Mitoma highlighted upcoming St. Patrick's Day.

In response to Vice-Chair Madrigal's inquiry regarding the improvements needed in the east part of Carson, Planning Manager Betancourt advised that the east part of Carson has

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been incorporated in the updated General Plan activities, noting this item will come before the Commission in a couple of months.

In response to Chair Pimentel's inquiry regarding the recent housing approval of a project on Carson and Figueroa Streets, Planning Manager Betancourt stated this is the Birch project, noting its entitlements were recently sold and that it is currently in plan check.

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**10. ADJOURNMENT**

At 7:56 p.m., the meeting was adjourned.

Ramona Pimentel (covid period)

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Chair

*Attest By:*

Denise Bothe (covid period)

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*Secretary*