



**Tuesday, August 26, 2025**  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2nd Floor  
6:30 p.m.

**AGENDA  
REGULAR MEETING OF THE  
PLANNING COMMISSION**

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocli
	Carlos Guerra	Del Huff	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jamie Monteclaro		
Staff:	Dr. Robert Lennox Asst. City Manager	McKina Alexander Planning Manager	Chris Palmer, AICP Economic Dev. Manager
	Benjamin Jones Asst. City Attorney	Laura Gonzalez Planning Secretary	

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**This Agenda and corresponding staff reports can be found on the City of Carson website at [www.carsonca.gov](http://www.carsonca.gov)**

***“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 City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.”  
(Government Code Section 54954.2)***

**PUBLIC INFORMATION**

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

**IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:**

- **Email:** [planning@carsonca.gov](mailto:planning@carsonca.gov) (up to 3 hours prior to the start of the meeting).
- **Written:** Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

## **PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:**

- **Livestream:** [www.carsonca.gov](http://www.carsonca.gov)
- **YouTube:** [www.youtube.com/@CityofCarsonCalifornia](http://www.youtube.com/@CityofCarsonCalifornia)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

## **RULES OF DECORUM:**

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
  2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
  3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
  4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
  5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
- *Treat everyone courteously*
  - *Listen to others respectfully*
  - *Exercise self-control*
  - *Give open-minded consideration to all viewpoints*
  - *Focus on the issues and avoid personalizing debate*
  - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

## **1. CALL TO ORDER: PLANNING COMMISSION**

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## **2. ROLL CALL**

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## **3. FLAG SALUTE**

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## **4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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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.

## **5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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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.

## **6. APPROVAL OF MINUTES**

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### 6.A. APPROVAL OF MINUTES - JUNE 10, 2025 (REGULAR)

RECOMMENDED ACTION:

- 1. APPROVE the minutes as listed.

### 6.B. APPROVAL OF MINUTES - JUNE 24, 2025 (REGULAR)

RECOMMENDED ACTION:

- 1. APPROVE the minutes as listed.

## **7. PUBLIC HEARING**

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7.A. CONSIDER ADOPTING A RESOLUTION FINDING A CEQA EXEMPTION AND APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD NO. 00001-2025) BY EXTENDING, BY FIVE (5) YEARS, THE SPECIFIED EXPIRATION DATE FOR CONDITIONAL USE PERMIT (CUP) NO. 983-15, DESIGN OVERLAY REVIEW (DOR) NO. 1581-15, AND VARIANCE (VAR) NO. 558-15 FOR AN EXISTING 50-FOOT-TALL MAJOR WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 21350 ALAMEDA STREET (APNS 7308-019-018 AND 7308-019-019)

RECOMENDED ACTION:

- 1. CONDUCT a Public Hearing; and
- 2. WAIVE further reading and ADOPT Resolution 25-2891, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD NO. 00001-2025) BY EXTENDING, BY FIVE (5) YEARS, THE SPECIFIED EXPIRATION DATE FOR CONDITIONAL USE PERMIT (CUP) NO. 983-15, DESIGN OVERLAY REVIEW (DOR) NO. 1581-15, AND VARIANCE (VAR) NO. 558-15 FOR AN EXISTING 50-FOOT-TALL MAJOR WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 21350 SOUTH ALAMEDA STREET (APNS 7308-019-018 AND 7308-019-019).”

## **8. MANAGER'S REPORT**

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## **9. ORAL COMMUNICATIONS (COMMISSIONERS)**

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## **10. ADJOURNMENT**

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*Date Posted: August 21, 2025*



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# Report to Planning Commission

Tuesday, August 26, 2025, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission  
FROM: McKina Alexander, Acting Planning Manager  
PREPARED BY: Laura Gonzalez, Planning Secretary  
SUBJECT: APPROVAL OF MINUTES - JUNE 10, 2025 (REGULAR)

## I. SUMMARY

The Planning Division is seeking approval of the following minutes:

- Tuesday, June 10, 2025

## II. RECOMMENDATION

APPROVE the minutes as listed.

## III. ATTACHMENTS

1. Minutes, June 10, 2025

### Attachments

[Minutes 6-10-25](#)



TUESDAY, JUNE 10, 2025  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 P.M.

**CITY OF CARSON**  
**MINUTES**  
**PLANNING COMMISSION**  
**REGULAR MEETING**

**1. CALL TO ORDER**

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The meeting was called to order at 6:30 P.M. by Chair Dianne Thomas.

**2. PLEDGE OF ALLEGIANCE**

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Commissioner Wilson led the Pledge of Allegiance.

**3. ROLL CALL**

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Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Carlos Guerra, Commissioner Frederick Docdocil, Commissioner Leticia Wilson, Commissioner Clarence Johnson, Commissioner Jaime Monteclaro

Also Present: Dr. Robert Lennox, Assistant City Manager; McKina Alexander, Acting Planning Manager; Christopher Palmer, Acting Economic Development Manager; Aaron Whiting, Associate Planner; Benjamin Jones, Assistant City Attorney

**4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA**

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None

**5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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None

**6. CONSENT CALENDAR**

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**A) Approval of Minutes – May 27, 2025**

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Guerra, to approve the minutes as presented. Motion carried, 9-0.

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## 7. PUBLIC HEARING

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### A) Tentative Parcel Map (TPM) Case No. 02-24 for 84421

Request:

A request for approval of a Tentative Parcel Map (TPM) to subdivide a 592,546 sq. ft. parcel into two legal parcels.

Staff Recommendation:

Associate Planner Whiting presented the staff report and the recommendation to ADOPT Resolution No. 25-2890, entitled, "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 84421 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 100 W. ALONDRA BOULEVARD, APN 6125-017-800 (112 W. ALONDRA BOULEVARD AND 219 W. GARDENA BOULEVARD)."

Chair Thomas opened the public hearing.

Nate Brotton (UA Local 709 Sprinkler Fitters) – We would like to express our support for the project and to ask for your support with a yes vote. It will provide good paying jobs, hire residents, and use responsible contractors.

Jose Pina (Creed LA) – We would like to express our support for this project and ask for your supporting yes vote today. This project will bring good paying jobs into the community. The developer has assured that the buildout of these warehouse buildings will be an economic asset to the community with good paying jobs and sound development practices.

Beto Pasuto (LA Anchor Church) – Our ministry is happy to support projects like this with clear community benefits for the people in our congregation who live and work in Los Angeles. This project will support our local workforce and lead our stronger community development. We urge you to approve this project to give those in need of a second chance and opportunity to improve their lives.

Randy Wetmur (Iron Workers Local 416) – I'm here to support this project. The commitments made by the applicant for local hire ensure that our hardworking men and women are given chances to advance their careers while earning a middle-class wage and benefits. Additionally, the choice to hire from our local skilled and trade workforce ensures a high-quality project will be built right from the beginning. A lot of times our men and women are driving 60 to 70 miles one way to work. It takes away from their family. We encourage a yes vote.

Chair Thomas closed the public hearing.

Commissioner Huff – I keep hearing of how many jobs will benefit from this project. Do we have any idea how much our community will benefit from that?

Acting Planning Manager Alexander – This project was entitled a few years ago and it's already a developed site. This is simply dividing one lot into two.

Chair Thomas – We will be voting on the mapping and subdividing of a parcel into two. I think that will give the owner of the complex some versatility in who comes to occupy the sites. It will bring jobs that will come back to the site now that the project itself is complete.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Huff, to approve staff's recommendation, thus adopting Resolution No. 25-2890. Motion carried, 9-0.

**B) Public Hearing for Consideration of a Recommendation to City Council  
Regarding Zoning Text Amendment (ZCC 04-25)**

Request:

Consideration of a Resolution recommending that the City Council make a finding of applicability of CEQA Guidelines Section 15061(b)(3) and approve various amendments to the text of the City's Zoning Ordinance related to the Community Development Director approval authority and requirements and City Council review procedures.

Staff Recommendation:

Acting Planning Manager Alexander presented the staff report and the recommendation to ADOPT Resolution No. 25-2888, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CARSON CITY COUNCIL MAKE A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(B)(3) AND APPROVE CODE AMENDMENT NO ZCC 04-25, ADOPTION OF VARIOUS AMENDMENTS TO THE TEXT OF THE CITY'S ZONING ORDINANCE RELATED TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL AUTHORITY AND REQUIREMENTS AND CITY COUNCIL REVIEW PROCEDURES."

Commissioner Guerra – Does it mean that procedures as it relates to notifying the properties within the 700 ft are no longer valid?

Acting Planning Manager Alexander – That is correct. We are requesting it to be deleted from the section.

Commissioner Guerra – My concern is transparency.

Chair Thomas – I think you're thinking that removing this section is removing it from any project that takes place where notification is sent out withing a 750 radius.

Acting Planning Manager Alexander – To clarify, this is regarding the administrative review of projects. It's very similar to reviews that are done by the director through staff.

Assistant City Attorney Jones – This does not relate to the procedures for noticing for a public hearing. If a public hearing is required under the code for the planning commission or the city council, the notice to property owners withing 750 feet would still be sent. This notice

requirement relates to when a public hearing is not required, and the director is the approval authority. The code says, after the director issues the decision, they have to issue a notice of decision. This section is saying that they have to issue a notice of decision to property owner within 750 feet radius, and that's what is being proposed to be removed.

Chair Thomas opened the public hearing. There being no input, Chair Thomas closed the public hearing.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Docdocil, to approve staff's recommendation.

Chair Thomas offered a friendly amendment to the motion that the following verbiage be added. "According to Charter Section 313F Urgency, any ordinance declared by the City Council as an urgency measure necessary for the immediate preservation of public peace, health or safety and containing a statement of the reasons for its urgency may be introduced and adopted at one and the same meeting if passed by a two-thirds affirmative vote of the City Council."

Assistant City Attorney Jones – The easiest way to make the change you are suggesting would be in Section 5 of the resolution. The initial paragraph of Section 5 of the resolution would say, "Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt on an urgency basis pursuant to Charter Section 313F an appropriate ordinance etc."

Vice Chair Diaz and Commissioner Docdocil accepted the friendly amendment. Motion carried, 9-0.

## **8. BUSINESS DISCUSSION**

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### **A) Delegation of Approval Authority for Certain Density Bonus Applications to the City's Community Development Director with the Concurrence of the City Manager**

Request:

Consideration of a Resolution delegating the Planning Commission's approval authority for certain Density Bonus applications to the city's Community Development Director with the concurrence of the City Manager.

Staff Recommendation:

Acting Planning Manager Alexander presented the staff report and the recommendation to ADOPT Resolution No. 25-2889, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON MAKING A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(B)(3) DELEGATING APPROVAL AUTHORITY FOR CERTAIN DENSITY BONUS APPLICATIONS TO THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR WITH THE CONCURRENCE OF THE CITY MANAGER."

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Johnson, to approve staff's recommendation, thus adopting Resolution No. 25-2889. Motion carried, 9-0.

**9. MANAGER'S REPORT**

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Assistant City Manager Dr. Robert Lennox – I would like to thank the commission for using tonight to take care of some housekeeping items and create some efficiencies for the city. One of the efficiency items that we are going to be introducing is trying to transition the Planning Commission agenda process into the city's integrated platform that we use for the City Council. We'll have a test run at the next commission meeting. We are in the process of recruiting for the director position.

Acting Planning Manager Alexander – Feel free to email me if you are interested in knowing about the status of projects that are coming.

**10. COMMISSIONERS' ORAL COMMUNICATIONS**

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Commissioner Monteclaro – I'm happy to hear from the applicant on the project that will open job opportunities to Carson residents.

Commissioner Johnson – Happy to be here, serve, and further contribute to making our zoning more efficient and in alignment with our plans.

Commissioner Mfume – I'm honored to be part of this commission.

Commissioner Wilson – I echo all the comments that have already been made.

Commissioner Docdocil – Our meeting was very efficient. We had 10,000 to 15,000 attendees at the Philippine Independence Day celebration.

Commissioner Huff - I heard that there was a ribbon cutting that took place last week and none of us were there. Would you please make sure that it is announced in our meetings.

Assistant City Manager, Dr. Lennox – PIO typically sends those invitations out, I'll check and see what went wrong.

Commissioner Guerra – I'm honored and privileged to serve in this commission.

Vice Chair Diaz – I agree with everyone's remarks.

Chair Thomas – We're celebrating Juneteenth this coming Saturday at Anderson Park, 11:00 AM – 6:00 PM. Durti Ryce Band will be honoring Frankie Beverly and Maze.

**11. ADJOURNMENT**

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The meeting was adjourned at 7:32 p.m.

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Dianne Thomas  
Chairperson

Attest By:

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Laura Gonzalez  
Planning Secretary



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# Report to Planning Commission

Tuesday, August 26, 2025, 6:30 PM

APPROVAL OF MINUTES 6B.

TO: Planning Commission  
FROM: McKina Alexander, Acting Planning Manager  
PREPARED BY: Laura Gonzalez, Planning Secretary  
SUBJECT: APPROVAL OF MINUTES - JUNE 24, 2025 (REGULAR)

## I. SUMMARY

The Planning Division is seeking approval of the following minutes:

- Tuesday, June 24, 2025 (Regular)

## II. RECOMMENDATION

APPROVE the minutes as listed.

## III. ATTACHMENTS

1. Minutes, June 24, 2025 (Regular)

### Attachments

[Minutes 06-24-2025](#)

**CITY OF CARSON**  
**MINUTES**  
**PLANNING COMMISSION**  
**REGULAR MEETING**  
**June 24, 2025**

**1. CALL TO ORDER: PLANNING COMMISSION**

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The meeting was called to order at 6:30 P.M. by Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

**2. ROLL CALL**

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Planning Secretary Laura Gonzalez noted the roll:

Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Carlos Guerra, Commissioner Clarence Johnson, Commissioner Leticia Wilson, Commissioner Jaime Monteclaro

Commissioners Absent: Commissioner Frederick Docdocil

Also present: Assistant City Manager Lennox, Acting Planning Manager McKina Alexander, Economic Development Manager Christopher Palmer

**3. FLAG SALUTE**

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Commissioner Monteclaro led the Pledge of Allegiance.

**4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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None.

**5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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None.

**6. CONSENT**

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**Motion To Approve submitted by Del Huff seconded by DeQuita Mfume resulting in 8-0-0-0-1 Absent was Frederick Docdocil**

A. To ratify adoption and execution of Planning Commission Resolution No. 25-2889

with the following corrected title: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON MAKE A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(B)(3) DELEGATING APPROVAL AUTHORITY FOR CERTAIN DENSITY BONUS APPLICATIONS TO THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR WITH THE CONCURRENCE OF THE CITY MANAGER"

**7. APPROVAL OF MINUTES**

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None.

## 8. PRESENTATIONS

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None.

## 9. DISCUSSION

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None.

## 10. CONTINUED PUBLIC HEARING

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A. Zone Text Amendment (ZCC No. 03-25) to update and clarify on-site, business signage-related code sections

RECOMMENDED ACTION

— CONTINUE the Public Hearing to July 8, 2025

**Motion To Continue submitted by Carlos Guerra seconded by Louie Diaz resulting in 8-0-0-0-1  
Absent was Frederick Docdocil**

## 11. NEW PUBLIC HEARING

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None.

## 12. MANAGER'S REPORT

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Assistant City Manager, Dr. Lennox – We are recruiting for the director position. There's a good pool of applicants so far. As we get closer to selection, I'll be sure to inform the commission of the next steps. I had the pleasure of attending the Juneteenth celebration, it was a great event.

Acting Planning Manager Alexander – We're having a Phase 2 Zoning Code Update public engagement workshop this Thursday. We sent out emails to all those that have reached out as interested parties to share what the Phase 2 Update is about. This is primarily an educational opportunity as well as getting input from the community. The focus of Phase 2 Zoning Update is Industrial, Commercial, Flex District, and other related planning items. We are looking forward to continuing this engagement with the public and want to make sure that you can be our network to share the information.

## 13. ORAL COMMUNICATIONS (COMMISSIONERS)

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Commissioner Wilson – Thank you for giving us this quick tutorial on the new system.

Commissioner Huff – See you at our next meeting.

Commissioner Guerra – Do any applicants for the position you're recruiting reside in the City of Carson?

Assistant City Manager, Dr. Lennox – I will defer to an offline conversation.

Commissioner Monteclaro – I believe this new system will be very effective and efficient. I would like to express my concern about what's going on internationally with the threat of war. Prayers for world peace.

Commissioner Mfume – Thank you to the IT department. Staff you are amazing. Thank you, commissioners, you do an awesome job.

Vice Chair Diaz – Thank you IT for helping us through this process and for yesterday's training. Thank you, staff, for preparing our agenda package on a timely basis so that we can review it and be prepared for these meetings. Thank you to my colleagues for your participation. This commission is awesome.

Chair Thomas – Juneteenth was an incredible event. We want to thank the city and the City Council. It's amazing to work in the city of Carson. Everyone is to be commended for doing their part. This commission is

awesome.

#### **14. ADJOURNMENT**

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The meeting was adjourned at 6:49 P.M. by Chair Thomas.

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Dianne Thomas, Chairperson

Attest:

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Laura Gonzalez, Planning Secretary



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# Report to Planning Commission

Tuesday, August 26, 2025, 6:30 PM

NEW PUBLIC HEARING 7A.

TO: Planning Commission  
FROM: McKina Alexander, Planning Manager  
PREPARED BY: Aaron Whiting, Associate Planner  
SUBJECT: CONSIDER ADOPTING A RESOLUTION FINDING A CEQA EXEMPTION AND APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD NO. 00001-2025) BY EXTENDING, BY FIVE (5) YEARS, THE SPECIFIED EXPIRATION DATE FOR CONDITIONAL USE PERMIT (CUP) NO. 983-15, DESIGN OVERLAY REVIEW (DOR) NO. 1581-15, AND VARIANCE (VAR) NO. 558-15 FOR AN EXISTING 50-FOOT-TALL MAJOR WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 21350 ALAMEDA STREET (APNS 7308-019-018 AND 7308-019-019)

## PROJECT/APPLICATION INFORMATION

Project Summary:	A request to modify the conditions of approval for Conditional Use Permit (CUP) No. 983-15, Design Overlay Review (DOR) 1581-15, and Variance (VAR) No. 558-15.
Project Location:	21350 Alameda Street (APN # 7308-019-018)
General Plan/Zoning:	Manufacturing, Light -Design Overlay (ML-D) Zone
Project Applicant:	Crystal Shea, Network Connex
Project Owner:	Glenn F and Joanne S Barton Trust

### I. OVERVIEW

#### A. Introduction and Background

On July 12, 2016, the Planning Commission approved Conditional Use Permit (CUP) No. 983-15, Design Overlay Review (DOR) No. 1581-15, and Variance (VAR) No. 558-15 to legalize an existing 50-foot-tall major wireless communications facility designed as a pine tree ("monopine") at 21350 S. Alameda Street.

Pursuant to Resolution No. 16-2579, Condition No. 8, "a modification of the conditions of this permit, including additions or deletions may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance." The applicant has submitted a timely application requesting to modify the conditions of approval.

## **B. Project Description**

The subject property contains a 50-foot-tall major telecommunications facility designed as a monopine, along with related equipment within an equipment enclosure bounded by a 6-foot-tall CMU wall. The remainder of the 4,800-square-foot subject property is a paved open area, enclosed by a slatted chain-link fence.

## **C. Project History**

In 2006, CUP, DOR, and VAR entitlements were conditionally approved by the Planning Commission for the existing monopine. Major wireless communications facilities are conditionally permitted in the ML-D Zone subject to Carson Municipal Code (CMC) Section 9138.16 (Communications Facilities) and developments located within a design overlay are subject to Site Plan and Design Review pursuant to CMC Section 9172.23. Variance No. 482-06 was granted to allow the arms of the monopine to encroach 6 feet, 9 inches into the required 20-foot front yard setback.

The staff report for the approval expressed concerns that the development of the telecommunications facility would limit future development on the small property. At the time, the property owner had considered constructing a warehouse/office building alongside the telecommunications facility, which could have helped buffer noise from the Alameda Corridor to the residences to the east. Additionally, the City considered installing a noise wall behind the industrial properties on Alameda. To allow time for the City to develop and implement a solution for buffering the residential neighborhood from the Alameda Corridor, the project was approved with Condition No. 8 as follows:

*“8. To ensure future development of the site, a condition requiring development of the warehouse/office building within 5 years of the installation of the monopine will be required. This permit shall be effective for 5 years with an expiration date of July 25, 2011. To facilitate the continued operation of the monopine, a two (2) year extension of this permit may be authorized administratively if the subject property is developed or a determination is made that the telecommunication facility is not conflicting with any existing or anticipated plans for the Alameda Corridor. Upon expiration of the two (2) year extension, subsequent extensions of this permit shall be approved by the Planning Commission. It is the intent of this Commission to facilitate the continued operation of the telecommunication facility.”*

The approval was not extended and therefore expired on July 25, 2011. On June 16, 2015, an application was filed to legalize the expired telecommunication facility. As previously mentioned, on July 12, 2016, the Planning Commission approved CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15. The staff report for the new approval expressed continued concern regarding the long-term development of the site and approved the project with Condition No. 14.b., as follows:

*“14.b. The approval for this application shall expire on July 12, 2026. Upon expiration the monopine, all its related equipment, walls, and all other related improvements shall be removed unless other approvals are secured prior to the expiration.”*

## **D. Existing Conditions**

### **1. Land Use Information**

The project site is located on the southeastern corner of the of Alameda Street and Madison Street intersection. It abuts a public alley (Alley 43) directly to the east. The surrounding area consists primarily of light industrial uses to the north and south, a residential neighborhood to the east, and a rail corridor across Alameda Street to the west.

The following table summarizes the surrounding land uses, zoning and general plan designations:

	Existing Use	Zoning	General Plan
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<b>Subject Site</b>	Telecommunications Facility	Manufacturing, Light -Design Overlay (ML-D)	Light Industrial
<b>North of Subject Site</b> (across Madison St.)	Retail Store/ vacant	Manufacturing, Light -Design Overlay (ML-D)	Light Industrial
<b>South of Subject Site</b>	Single Family Residence (nonconforming)	Manufacturing, Light -Design Overlay (ML-D)	Light Industrial
<b>East of Subject Site</b> (across Alley 43)	Single Family Residence	High Density Residential (HDR)	High Density Residential
<b>West of Subject Site</b> (across Alameda St.)	Rail Corridor	Manufacturing Heavy (MH)	Heavy Industrial

## 2. Site Conditions

The project site is paved, flat, and enclosed by a slatted chain-link fence. The northern portion of the property is currently vacant and used for technician parking when the telecommunications facility is serviced. During a site visit, staff observed graffiti and overgrown weeds, indicating a need for maintenance, as required by Conditions 22 and 25, respectively.

### **E. CMC Requirements for Modification of Conditions of Approval of Conditional Use Permits, Variances and Site Plan and Design Review Approvals, and for Approval of Major Communications Facilities**

- CMC Section 9172.21(G) provides that after a Conditional Use Permit has been granted, modification of the conditions of the permit may be considered upon filing of an application by the owner of the subject property or his authorized representative in accordance with CMC 9173.1, and the decision and any appeal in connection with a modification of conditions shall be in the same manner as for a Conditional Use Permit.
- CMC Section 9172.21(H)(2) provides that a permit which would otherwise expire may be extended by the Commission if it finds 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.
- CMC Section 9172.22(G) provides that after a Variance has been granted, modification of the conditions of the Variance may be considered upon filing of an application in accordance with CMC Sect. 9173.1, and the decision and any appeal in connection with a modification of conditions shall be in the same manner as for a Variance. CMC Sect. 9172.22(H)(2) provides that a variance which would otherwise expire may be extended by the Commission if it finds the termination of the Variance would constitute an undue hardship upon the Variance holder and that the continuation of the Variance would not be materially detrimental to the health, safety and general welfare of the public.
- CMC 9172.23(H) provides that after a Site Plan and Design Review Permit has been granted modification of the Development Plan and/or any conditions of the permit may be considered upon filing of an application by the owner of the subject property or his authorized representative in accordance with CMC Sect. 9173.1, and the decision and any appeal in connection with modification of a Development Plan and/or conditions of the permit shall be the same manner as set forth in CMC Sect. 9173.4. CMC Sect. 9172.23(I)(2) provides that a permit which would otherwise expire may be extended by the Commission if it finds 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.

- CMC Sect. 9138.16 provides that “major communications facilities” shall be subject to the approval of a development plan in accordance with the site plan and design review procedures as provided in CMC Sect. 9172.23 and conditional use permit procedures as provided in CMC Sect. 9172.21, and that in considering applications for “major communications facilities,” the Planning Commission shall be guided by the provisions of subsections F (Design and Development Standards) and H (Required Findings) of CMC Sect. 9138.16. “Major communications facility” is defined to include ground-mounted or freestanding facilities.

The required findings under Subsection H of CMC Sect. 9138.16 are as follows, in addition to the required findings for the CUP, DOR, and VAR:

- (1) The proposed site is the least intrusive after considering co-location with another facility, other networks available such as distributed antenna systems, and location at another site;
- (2) The proposed communications facility will be aesthetically compatible, located and designed to minimize the visual impact on surrounding properties and from public streets, including adequate screening through the use of landscaping that harmonize with the elements and characteristics of the property and/or stealth which incorporates the facility with the structure in which it will be mounted through use of material, color, and architectural design; and
- (3) The proposed communications facility is not located on any residential dwelling or on any property which contains a residential dwelling, or any property wherein a person resides, except as may be associated with a church, temple, or place of religious worship.

## **II. ANALYSIS**

Although the municipal code does not require an expiration date for telecommunication facilities, the on-site conditions that originally raised concerns about noise impacts to nearby residences, first when the project was proposed in 2006 and again during the 2016 review, remain unchanged. Neither the warehouse/office building nor the noise wall projects considered at that time moved forward. In staff’s opinion, modifying the conditions to allow the applicant additional time to continue the existing use while the City and the applicant explore possibilities for future development or improvements on and/or around the subject property that could help ensure the long term compatibility of the subject use with surrounding properties and uses, including buffering the residential neighborhood to the east of the subject property from the subject property and the Alameda Corridor to its west, is warranted. Therefore, the expiration date on Condition No. 14.b. has been modified from July 12, 2026, to July 12, 2031, rather than the applicant’s requested extension date of July 12, 2036, in the conditions of approval attached to the recommended resolution.

This five year extension of time is the only proposed change to the existing conditions of approval.

### **A. Public Hearing Notice**

Public Notice was given in accordance with Section 9173.22 of the CMC. Notice of public hearing was posted at the project site and mailed to property owners and occupants within a 750’ radius of the project site on July 30, 2025.

### **B. Environmental Analysis**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, as the project involves no expansion of use.

## **III. CONCLUSION AND RECOMMENDATION**

TAKE the following actions:

1. CONDUCT a Public Hearing; and

2. WAIVE further reading and ADOPT Resolution 25-2891, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD NO. 00001-2025) BY EXTENDING, BY FIVE (5) YEARS, THE SPECIFIED EXPIRATION DATE FOR CONDITIONAL USE PERMIT (CUP) NO. 983-15, DESIGN OVERLAY REVIEW (DOR) NO. 1581-15, AND VARIANCE (VAR) NO. 558-15 FOR AN EXISTING 50-FOOT-TALL MAJOR WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 21350 SOUTH ALAMEDA STREET (APNS 7308-019-018 AND 7308-019-019)."

**ATTACHMENTS**

- 1) Planning Commission Resolution No. 25-2891
- 2) Public Hearing Notice

**Attachments**

[1. RESOLUTION NO. 25-2891 \\_ MOD 221350 ALAMEDA ST.pdf](#)

[2. NOTICE OF PUBLIC HEARING \\_ 21350 Alameda St.pdf](#)

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 25-2891**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT NO. 00001-2025 BY EXTENDING, BY FIVE (5) YEARS, THE SPECIFIED EXPIRATION DATE FOR CONDITIONAL USE PERMIT (CUP) NO. 983-15, DESIGN OVERLAY REVIEW (DOR) NO. 1581-15, AND VARIANCE (VAR) NO. 558-15 FOR AN EXISTING 50-FOOT-TALL MAJOR WIRELESS TELECOMMUNICATION FACILITY LOCATED AT 21350 ALAMEDA STREET (APNS 7308-019-018 AND 7308-019-019).**

**WHEREAS**, on April 2, 2025, Department of Community Development received an application from **Crystal Shea** for Modification of Conditions of Approval of a Discretionary Permit No. 00001-2025, for CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15, which was conditionally approved by adoption of Planning Commission Resolution No. 16-2579 on July 12, 2016, to legalize an existing 50-foot-tall major wireless telecommunication facility on the real property located at 21350 Alameda Street and legally described in Exhibit "A" attached hereto, with no associated development or improvements; and

**WHEREAS**, the applicant's requested modification is to change the expiration date set forth in Condition No. 14.b of the Conditions of Approval of CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15 from July 12, 2026, to July 12, 2036, reflecting a 10-year extension of the specified expiration date; and

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 26<sup>th</sup> day of August 2025, conduct a duly noticed public hearing as required by law to consider said modification of conditions of a discretionary permit. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site on July 30<sup>th</sup>, 2025.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds as follows:

1. With respect to **MODIFICATION OF CONDITIONS OF A DISCRETIONARY PERMIT (MOD) No. 00001-2025**, an application to modify the conditions of approval of CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15:

- a) Condition No. 14.b of the conditions of approval of CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15 provides, in relevant part, “the approval for this application shall expire on July 12, 2026.” An extended expiration date of July 12, 2031, reflecting a five-year extension rather than the applicant’s requested ten-year extension, will allow the applicant time to continue the existing use while the City and the applicant explore possibilities for future development or improvements on and/or around the subject property that could help ensure the long term compatibility of the subject use with surrounding properties and uses, including buffering the residential neighborhood to the east of the subject property from the subject property and the Alameda Corridor to its west.
- b) The findings made in Resolution No. 16-2579 are still met with the modified conditions of approval attached hereto as Exhibit “B,” which reflect a five-year extension of the expiration date set forth in Condition No. 14.b rather than the applicant’s requested ten-year extension.
- c) Termination of CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15 would constitute an undue hardship upon the permit holder, and the continuation of the permits for the five-year extension period from July 12, 2026 to July 12, 2031 would not be materially detrimental to the health, safety and general welfare of the public.

**SECTION 3.** The City’s consideration of and action on the application for Modification of Conditions of Approval of a Discretionary Permit No. 00001-2025 as set forth in this Resolution is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 Categorical Exemption. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

**SECTION 4.** Based on the findings and conclusions set forth above, the Planning Commission, in acting upon and deciding the application for Modification of Conditions of a Discretionary Permit No. 00001-2025, hereby approves a modification to the first sentence of Condition No. 14.b of the Conditions of Approval of CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15, as follows (added text is indicated in ***bold italics***, deleted text in ~~striketrough font~~): “The approval for this application shall expire on July 12, ***2031***~~2026~~.” The modified Conditions of Approval of CUP No. 983-15, DOR No. 1581-15, and VAR No. 558-15, pursuant to the approval set forth in this paragraph, are attached hereto as Exhibit “B.”

**SECTION 5.** This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

**SECTION 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**APPROVED** and **ADOPTED** this 26<sup>th</sup> day of August 2025.

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**DIANNE THOMAS**  
**CHAIRPERSON**

**ATTEST:**

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**LAURA GONZALEZ**  
**PLANNING SECRETARY**

Exhibit A: Legal Description (to be attached)

Exhibit B: Modified Conditions of Approval (to be attached)

**EXHIBIT "A"**

**Legal Description**

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Lots 295 and 296 of Tract No. 6720, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 71, Pages 79 and 80 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel Numbers: 7308-019-018 and 7308-019-019

**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT**  
**PLANNING DIVISION**

**EXHIBIT "B"**

**MODIFIED CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1581-15**

**CONDITIONAL USE PERMIT NO. 983-15**

**VARIANCE NO. 558-15**

**GENERAL CONDITIONS**

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1581-15, Conditional Use Permit No. 983-15 and Variance No. 558-15 is not submitted to the City of Carson within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.

7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. The operator of a lawfully erected facility, and the owner of the premises upon which it is located, shall promptly notify the Planning Division in writing in the event that the use of the facility is discontinued for any reason. In the event the facility is discontinued or abandoned for a period of more than 180 days, then the owner(s) and/or operator(s) shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises as appropriate so as to be in conformance with applicable zoning codes at the owner's and/or operator's expense. All such removal, repair and restoration shall be completed within 90 days after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety requirements.
11. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
12. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the conditions. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set

aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1581-15, Conditional Use Permit No. 983-15 and Variance No. 558-15. The applicant shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and City shall have no liability to the applicant.

- 14.a. The property owner shall obtain all necessary approvals from the Planning Division as required by the Article IX of the Carson Municipal Code, Planning and Zoning, prior to establishment of any use on the property other than the telecommunication facility approved by this permit.
- 14.b. The approval for this application shall expire on July 12, 2031. Upon expiration, the monopine, all its related equipment, walls, and all other related improvements shall be removed unless other approvals are secured prior to the expiration.
- 14.c. The property owner shall agree to cooperate with the installation of a sound wall along the east property line, should one be proposed in the future. In this case, the property owner shall not be responsible for the cost of the wall. The property owner shall agree to provide an easement to allow access to the property for purposes of all activities related to the construction of the wall.

## **PARKING**

15. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

## **AESTHETICS**

17. The applicant shall install additional and replace any damaged/discolored branches to stealth existing and proposed antennas and related equipment, subject to the approval by the Planning Division.
18. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.
19. The major communications facility shall not exceed 50 feet in height, up to and including the faux branches and leaves.
20. All electrical and equipment wiring shall be placed underground or concealed within the equipment structures proposed to the extent feasible.

21. The ground equipment and supporting structure(s) that is not undergrounded shall be painted a neutral, non-glossy color and screened from public view to the extent feasible.
22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

### **SIGNS**

23. The display of any sign or any other graphic on a communications facility or on its screening is prohibited, except for signs for health, safety, and welfare purposes, which is required to be posted in case of an emergency. Emergency signs shall be visibly posted at the facility and shall include contact information including the phone number of the utility provider.

### **FENCES/WALLS**

24. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.

### **LANDSCAPING**

25. Existing landscaping shall be maintained subject to the approval of the Planning Division.

### **NOISE**

26. All major communication facilities shall be constructed and operated in such a manner as to meet the requirements of the Noise Ordinance.
27. Backup generators shall only be operated during power outages and for testing and maintenance purposes.

### **BUILDING AND SAFETY**

28. Submit for plan check, obtain all building permits and have a final inspection conducted for proposed project.

### **FIRE DEPARTMENT - COUNTY OF LOS ANGELES**

29. Battery backup and storage areas shall be constructed and maintained in compliance with Article 64 of the uniform Fire Code (UFC).

## **ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON**

### ***General Conditions***

30. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
31. A construction permit is required for any work to be done in the public right-of-way.
32. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
33. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

## **BUSINESS LICENSE DEPARTMENT - CITY OF CARSON**

34. Per section 6310 of the Carson Municipal Code, all parties involved in the permitting of the monopine telecommunication facility located at 21350 S. Alameda Street, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

### **OTHER**

35. Future modifications to the approved development plans, including the installation of additional panels and equipment cabinetry, shall be subject to Planning Division review and approval. If deemed to be major modifications, the Planning Commission shall be the approval authority.



## NOTICE OF PUBLIC HEARING

**ADDRESS ANY COMMUNICATIONS TO:  
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION  
701 EAST CARSON STREET  
CARSON, CALIFORNIA 90745**

### **Modification of Conditions of Discretionary Permit (MOD) No. 00001-25**

The Planning Commission of the City of Carson, California, will conduct a public hearing, at which time you may be present and be heard to consider MOD No. 00001-25 for finding a CEQA exemption and modifying the conditions of approval of CUP 600-05, VAR 482-06, and DOR 917-05 related to a previously approved Wireless Telecommunication Facility at **21350 S. Alameda Street**, located in the Manufacturing, Light-Design Overlay (ML-D) zone.

The proposed project is exempt to the provisions of the California Environmental Quality Act (CEQA) Guidelines under Categorical Exemption Section 15301 – Existing Facilities and will not have a significant effect on the environment.

If you challenge the approval or denial of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing. If you are no longer the owner of the property, please forward this notice of hearing to the current owner.

Address any communications or comments regarding the project to Aaron Whiting, Associate Planner at (310) 952-1761, Extension 1315 or [planning@carsonca.gov](mailto:planning@carsonca.gov). Documents related to the proposed project are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., Tuesday, August 26<sup>th</sup>, 2025

PLACE: Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
Carson City Hall  
701 East Carson Street  
Carson, California 90745

APPLICANT: **Crystal Shea, Network Connex**  
655 N. Central Ave., Suite 1520  
Glendale, CA 92103

DATED: This 30<sup>th</sup> day of July 2025

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Dr. Khaleah K. Bradshaw, City Clerk  
City of Carson, California