

CITY OF CARSON
MINUTES
PLANNING COMMISSION
REGULAR MEETING
August 26, 2025

1. CALL TO ORDER: PLANNING COMMISSION

The meeting was called to order at 6:32 P.M. by Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, 701 E. Carson Street, Carson, California 90745.

2. ROLL CALL

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: Planning Manager McKina Alexander, Associate Planner Aaron Whiting, Assistant City Attorney Benjamin Jones

3. FLAG SALUTE

Commissioner Guerra led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

None.

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

None.

6. APPROVAL OF MINUTES

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

RECOMMENDED ACTION:

- 1. APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by DeQuita Mfume resulting in 9-0-0-0-0

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

RECOMMENDED ACTION:

- 1. APPROVE the minutes as listed.

Motion To Approve submitted by Carlos Guerra seconded by Del Huff resulting in 9-0-0-0-0

7. PUBLIC HEARING

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).”

Commissioner Guerra - Why did they want 10 years instead of 5?

Associate Planner Whiting - The original approval was for 5 years. They received a second approval for 10 years. Staff now feels that 5 years is sufficient time.

Commissioner Monteclaro - Has anybody encountered any health, safety, or general welfare problems within the vicinity?

Associate Planner Whiting - We have not received any communication from any members of the public regarding this.

Chair Thomas opened the public hearing.

Beatriz Cienfuegos (speaker) - I live in this neighborhood, and I have a lot of health problems. My doctor told me that maybe this is interfering with my sleep.

Katie (Applicant's representative) - This site has been up for 19 years. There are no noise emissions that come out of this. We've done everything that we could to have this built within FCC guidelines. We are more than happy to have that sent to you if needed for additional peace of mind of the public. We need the technology in the City of Carson. Businesses heavily rely on it as well as emergency communications.

Commissioner Guerra - Could you attribute any correlations with cancer and the antenna?

Katie - We are withing the FCC guidelines. It's safe for the public.

Commissioner Guerra - This question is for Assistant City Attorney Jones. Are you aware of any lawsuits that were generated within the City of Carson that could be attributed to those types of antenna systems?

Assistant City Attorney Jones - I'm not aware of any lawsuits involving the city based on a claim of cancer or illness caused by RF emissions. The city can confirm that the facility is complying with FCC regulations, but outside of that, the city should not get into concerns about radio frequency emissions.

Commissioner Guerra - Do you believe it's safe?

Assistant City Attorney Jones - Yes, the FCC regulations are based on studies that are based on health and safety.

Commissioner Johnson - What does the tower do overall and what type of emissions were you discussing?

Katie - It's for cellphone service. I am not familiar with that type of emissions. We have engineers and third-party people that make sure everything is good.

Commissioner Johnson - Is there an ongoing maintenance plan?

Katie - We check every six months.

Beatriz Cienfuegos - I have been living next to the facility for 3 years. I didn't have sleeping problems prior to that.

Chair Thomas - This is an existing facility that has been there for 19 years. It has to meet the standards of the FCC. Nothing is being constructed, this is only an extension of time for 5 years on their permit. Noise that you might be hearing can't be coming from that site.

Beatriz Cienfuegos - My other concern is that the site is not being maintained.

Commissioner Monteclaro - There should be a system for how to receive complaints.

Planning Manager Alexander - It is required to have emergency signs posted at the facility. Our staff visited the facility and confirmed that there is a sign posted. If there are concerns in terms of maintenance of the site, please contact planning staff so that we can coordinate with code enforcement staff to ensure that the property is being maintained.

Joanne Parton (Property owner) - I will take care of the overgrown grass tomorrow.

Chair Thomas closed the public hearing.

Motion To Approve submitted by Louie Diaz seconded by Clarence Johnson resulting in 9-0-0-0-0

8. MANAGER'S REPORT

Planning Manager Alexander - Assistant City Manager, Dr. Lennox was unable to attend tonight. Thank you for your professionalism and your expertise in these matters. If there are any concerns out there, please reach out to our planning staff. Our email is planning@carsonca.gov and our number is (310)952-1761.

9. ORAL COMMUNICATIONS (COMMISSIONERS)

Chair Thomas - McKina Alexander is now officially the Planning Manager, congratulations on your promotion.

Planning Manager Alexander - I appreciate this opportunity and look forward to continuing to work with you.

Commissioner Wilson - Last week there was a community meeting over at the Samoan Church regarding the closure of Phillips 66. There was an environmental organization hosting the meeting. They talked to the community about how they can have more transparency in what Phillips 66 will be doing with the property. I asked them to contact the City Clerk's Office and invite all the commissioners that serve on various commissions. There were two council members there and a few people from the Environmental Commission. I just wanted to report that there has been some organizing around that particular property.

Commissioner Docdocil - Congratulations Planning Manager. Thank you to staff for always making it easy for us to be able to do our jobs. I would like to commend our sheriff's department for stopping an illegal street takeover. That kind of activity is not tolerated in the City of Carson. Thank you everybody for being here tonight.

Commissioner Huff - It's nice to see everybody here. We've had all types of functions happening. Three new educational buildings are coming to Cal State University, Dominguez Hills, as well as the president announcing his retirement in December, and there are numerous properties that are being built for new residents. There are all kinds of things happening in our city. Our city is on top of things. If you say something, somebody is going to look into it and get back to you with an answer. Congratulations Planning Manager Alexander.

Commissioner Guerra - Tonight we all showed our compassion and the ability to listen to someone who had serious concerns. We love the community that we serve. I hope that people that have issues come talk to us to see if we have specific remedies that might help.

Commissioner Monteclaro - I would like to introduce a new member of my family, my sixth granddaughter who is four days old. Carson's own network is good news. Congratulations Planning Manager Alexander.

Commissioner Johnson - Happy to be here and happy to see the community. Congratulations Planning Manager Alexander.

Commissioner Mfume - Congratulations Planning Manager Alexander. Great to see all of you.

Commissioner Diaz - Back in February, I attended a Youth Violence Conflict Resolution seminar in partnership with Compton's Mayor Emma Sharif. There will be another seminar on August 31st at 301 N. Tamarino Avenue in Compton, 1:00 P.M. to 3:00 P.M. I would like to welcome my fellow commissioners to attend. I'm hopeful that this year or next year, the City of Carson could host a Youth Violence Conflict Resolution seminar. I've offered to host and hope that I can partner with some of our city officials, mayor, and council members. I would like to invite everyone here to attend and that's to be announced on a future date.

Chair Thomas - Carson Citizens Cultural Arts Foundation supported by our Mayor Lula Davis Holmes and a job fair group will be hosting our annual job fair on August 29th. It will be held at the Community Center, 9:00 A.M. to 1:00 P.M. We will have our very own app. The fiber optic network groundbreaking will happen on September 3rd at 10:00 A.M. We have our annual white linen celebration on September 6th at the City Hall parking lot at 5:00 P.M.

10. ADJOURNMENT

The meeting was adjourned at 7:30 P.M. by Chair Thomas.

Dianne Thomas, Chairperson

Attest:

Laura Gonzalez, Planning Secretary