

## 6. PUBLIC HEARING

### A) Development Agreement No. 18-2018, Zoning Text Amendment No. 30-2018, and associated Mitigated Negative Declaration

Applicant: Todd Parkin, California Processing Company, LLC (Carcom)

Request: To consider the Development Agreement by and between the City of Carson and California Processing Company, LLC, for a proposed commercial cannabis operation center located at 2403 E. 223rd Street (APN: 7315012900, 7315012804) and a Zoning Text Amendment to permit commercial cannabis uses within Commercial zones subject to approval of a Development Agreement pursuant to City of Carson Cannabis Operations Ordinance No. 17-1637

Property Involved: 2403 E. 223<sup>rd</sup> Street (APN: 7315012900, 7315012804) and Citywide

ee Staff Recommendation: Approve

Chair Pimentel opened the public hearing.

Todd Parkin, applicant, noted his concurrence with the Development Agreement.

Commissioner Mitoma asked if the applicant had been in direct contact with the Sheriff's Department.

Cheryl Martinez, applicant's representative, stated they had not been in direct contact with the Carson's Sheriff's Department, but explained that they are putting in place standards that adhere to local/state safety requirements.

Vice-Chair Thomas asked about the financial strength of the guarantor.

Mr. Parkin stated that he has enough fluid funds in place to start the operation; and explained that it is common for businesses not to have fully secured funding until final written project approval is obtained.

Chair Pimentel opened the public hearing.

Richard Bis noted his opposition to anything related to the cannabis industry, expressing his concern for the youth and others who are struggling with substance abuse. He pointed out that Carson supports the Red Ribbon Week, which is a drug prevention awareness program. He expressed his belief there will be more traffic fatalities and more emergency room visits from drug-related activity.

Cristina Denmar noted her support for the cannabis industry, urging Carson to take full advantage of the opportunities being presented from bringing this type business into the community. She pointed out that studies have proven cannabis greatly benefits those struggling with various illnesses, afflictions and diseases; and she expressed her belief that no business will jeopardize losing their license by selling to minors.

Robert Lesley, resident, noted his opposition to the cannabis industry in Carson; he asked if a negative declaration study had been performed; expressed his belief there is no accountability in place for a cannabis business owner; and stated that bringing in a cannabis business is going against the wishes of the residents in Carson. He asked if the proposed 18-percent tax is a flat fee, asking how that will be assessed.

Faye Walton, resident, asked if a study has been performed to address negative impacts.

Vera DeWitt, resident, pointed out that California voters approved cannabis usage and that Carson voters also supported this measure; stated that only four non-dispensary locations will be permitted in Carson; and mentioned that a recent referendum attempt failed to repeal the passage of cannabis businesses in Carson.

Vivian Hatcher noted her opposition to cannabis businesses operating in this community, expressing her belief that most residents are in opposition.

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

#### Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Cainglet, to approve the applicant's request with the following two amendments: 1) the applicant to submit a Safety-Policing Plan approved by the L.A. County Sheriff and City of Carson prior to issuance of building permits, 2) City shall devote 25% of the revenues generated by this project to drug rehabilitation and homeless programs; and moved to adopt Resolution No. 18-2648. The motion carried, 5-4, as follows:

AYES: Cainglet, Fe'esago, Mitoma, Rahman, Pimentel  
NOES: Andrews, Nunley, Osuna, Thomas  
ABSTAIN: None  
ABSENT: Madrigal

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## 6. PUBLIC HEARING

### **B) Development Agreement No. 17-2018, Zoning Text Amendment No. 29-2018, Variance No. 564-2018, and associated Mitigated Negative Declaration**

Applicant: Eric Son, Focal Strategic Investments, LLC

Request: To consider the Development Agreement by and between the City of Carson and Focal Strategic Investments, LLC, for a proposed commercial cannabis operation center pursuant to the City of Carson Cannabis

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Operations Ordinance No. 17-1637, Zoning Text Amendment No. 29-2018 to allow commercial cannabis uses within industrial zones subject to approval of a Development Agreement pursuant to the City Of Carson Cannabis Operations Ordinance No. 17-1637, and a Variance to allow less than the required parking and minimum building setbacks

Property Involved: 17505 S. Main Street (APN: 7339003900) and Citywide

ee Staff Recommendation: Approve

Eric Son, applicant, noted his concurrence with the Development Agreement.

Commissioner Fe'esago asked if enough parking is being provided.

Director Naaseh explained that this site shape and size is unique and that staff will be working with the developer on some changes to the site plan.

Commissioner Mitoma asked if the applicant had been in contact with the Carson Sheriff's Department and the nearby hotel, questioning if this is a proper location for this type of business.

Mr. Son stated they had not personally contacted the hotel representatives or the Sheriff's Department. He stated there will be enough parking for their employees; advised that the height of the fence will be increased; and that there will be a guard on duty 24 hours a day.

Chair Pimentel opened the public hearing.

Richard Bis noted his opposition to cannabis operations in Carson, stating it is a social justice issue and expressed his belief it will have a negative impact on this community.

Robert Lesley, resident, noted his opposition to cannabis operations in Carson; stated that Los Angeles has more unpermitted cannabis businesses than it has permitted cannabis businesses; advised that Los Angeles is trying to get control of that situation; and expressed his belief the same thing will happen in Carson. He stated that a negative declaration had not been performed and that all the impacts have not been disclosed.

Vivian Hatcher noted her opposition to cannabis businesses operating in this community, expressing her belief that many residents are in opposition; and stated that cash-only businesses are likely not going to accurately report their earnings.

Stuart Ker, nearby business owner, stated that because this location is so close to the freeway, it is difficult for the police to catch those fleeing; and noted his opposition to a cannabis business at this location. He noted his experience with crime in this area since 1976, especially with some of the residents from the hotel or the homeless in this area.

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

Chair Pimentel asked about the proposed security.

Director Naaseh stated that a security plan will need to be approved by the City and the Sheriff's Department; advised that two armed security guards will be on duty 24/7; and that digital cameras will be installed.

Discussion ensued with regard to the location of this proposal, questioning whether this is a safe location for this type of operation. Commissioner Mitoma and Vice-Chair Thomas expressed their belief this is not a proper location for a cannabis business.

Planning Commission Decision:

Chair Pimentel moved to approve the applicant's request.

By way of a friendly amendment, Vice-Chair Thomas asked that the same amendments for Carcom be included with Focal.

Chair Pimentel accepted the friendly amendment. Vice-Chair Thomas seconded the motion to approve the applicant's request with the following two amendments: 1) the applicant to submit a Safety-Policing Plan approved by the L.A. County Sheriff and City of Carson prior to issuance of building permits, 2) City shall devote 25% of the revenues generated by this project to drug rehabilitation and homeless programs; and moved to adopt Resolution No. 18-2649. The motion failed, 4-5, as follows:

AYES: Cainglet, Fe'esago, Rahman, Pimentel  
NOES: Andrews, Mitoma, Nunley, Osuna, Thomas  
ABSTAIN: None  
ABSENT: Madrigal

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## 7. ADJOURNMENT

At 10:10 p.m., the meeting was formally adjourned to Tuesday, November 13, 2018.

### Upcoming Meetings

November 13th

November 27<sup>th</sup>

December 11<sup>th</sup>

December 25<sup>th</sup> (dark)

*For further information, call (310) 952-1761.  
Planning Commission Agenda and Reports  
available at  
[http://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx)*

*This Board/Commission/Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board/Commission/Committees agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Board/ Commission/ Committee and items not on the Board/Commission/Committee agenda but are within the subject matter jurisdiction of the Board/ Commission/ Committee. The Board/Commission/Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.*