



TUESDAY, MAY 9, 2017  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

**MINUTES  
REGULAR MEETING OF THE  
PLANNING COMMISSION**

**Members:**

De Shon Andrews	Chair Louie Diaz	Uli Fe'esago
Sharon Guidry	Ray Madrigal	Michael Mitoma
Vice-Chair Ramona Pimentel	Barbara Post	Charles Thomas

**Alternates:**

Jane Osuna	Christopher Palmer	Myla Rahman
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**Staff:**

Planning Manager Naaseh	Assistant City Attorney Neumeyer	Senior Planner Rojas
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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**

The meeting was called to order at 6:39 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Thomas led the Salute to the Flag.

**3. ROLL CALL**

Planning Commissioners Present: Andrews, Fe'esago, Guidry, Madrigal, Mitoma, Pimentel, Post, Thomas

Planning Commissioners Absent: Diaz (excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, Senior Planner Rojas, Associate Planner Alexander, Recording Secretary Bothe

**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.*

AYES: Madrigal, Post, Thomas  
NOES: Andrews, Fe'esago, Guidry, Mitoma, Osuna, Pimentel  
ABSTAIN: None  
ABSENT: Diaz

The motion carried to approve the applicant's request for Design Overlay Review No. 1551-14 and Conditional Use Permit No. 960-14; moved to limit the beer/wine display to 200 square feet; and to adopt Resolution No. 17-2604 as follows:

AYES: Andrews, Fe'esago, Guidry, Mitoma, Pimentel, Thomas  
NOES: Madrigal, Osuna, Post  
ABSTAIN: None  
ABSENT: Diaz

## **7. PUBLIC HEARING**

### **A) Zone Text Amendment No. 24-16**

#### Applicant's Request:

The applicant, Becker Boards Small, LLC, is requesting to consider a zone text amendment modifying Section 9146.7.A. (Outdoor Advertising Signs) creating a SR-91 Freeway Corridor for outdoor advertising signs ("Billboards"). The property involved is the portion of the SR-91 Freeway that directly abuts the north side of the SR-91 Freeway, is zoned ML-D between Avalon Boulevard and Central Avenue located at APN 7319-033-064.

#### Staff Report and Recommendation:

Assistant Planner Alexander presented staff report and the recommendation for APPROVAL of the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 17- , entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council to consider approval of Zone Text Amendment to the Carson Municipal Code Section 9146.7.a, Outdoor Advertising Signs, establishing a SR-91 Freeway corridor for outdoor advertising signs."

Joseph White, applicant, explained that this billboard is restricted to the north side of the freeway, noting that is an industrial site; and advised that the only residents on the north side of the freeway are to the west of their site on Avalon Boulevard, with heavy industrial obstructing the visibility of this sign from the residents. He explained that they have taken every measure/precaution to protect the neighbors from seeing this sign and that they believe this sign will not be detrimental to the surrounding community. He added that only one resident showed up to their community meeting; advised that they have been communicating with that resident to address his concern with ambient lighting from this sign; and he confirmed for this resident that he will not be able to see this sign or its lighting from his house, including from his second story. He added that this billboard will not be visible from any of the residential homes; and advised that the City's contracted/independent consultant performed a light study and concluded there

will be no ambient light pollution to the residents, reiterating the City hired its own independent group to study this proposal to make sure there were no issues of concern for the residents to the south.

James June stated that his business is located directly next to this property; stated he is concerned that he will not be able to operate his business while the electrical work for this billboard will be done on his property; and expressed his concern that this billboard will be hanging over his building.

Mr. White advised that he made numerous attempts to stay in contact with this adjoining business, but noted that they were not returning his calls; and as a result, his company has decided to spend the extra money to completely do the electrical work on their own property, away from Mr. June's business; and advised that Mr. June's business will not be impacted at all by the construction activity. He explained that Edison's preference is to run the shortest electrical lines possible to any new source of power and that it is not uncommon to be granted an easement to perform this work with adjacent land owners; but he reiterated that they will spend the extra money to pull the electrical from the north part of their own property from Walnut and route the electrical run all the way down, noting it will be four times longer to keep the construction activity from impacting Mr. June's business activities. He stated that Mr. June's business sits to the east and that the billboard will not be overhanging, which was an inaccurate statement by Mr. June; and that the billboard will be completely located on the 840 Walnut site. He reiterated that they did everything they could to resolve any concerns with this project directly with the neighboring business; and he mentioned that the construction work typically takes 5 days.

Commissioner Guidry commented on the past attempts to limit/reduce the number of billboards in Carson, questioning if there has been a shift in those plans; and she expressed her belief there is an overconcentration of billboards in Carson.

Mr. White advised that the state has enacted legislation for landscaped freeways and outdoor advertising along the state's freeways in order to control the proliferation of signs/billboards; and stated that the only place a billboard can be erected today is along a non-landscaped portion of the 91 Freeway. He added that because of Carson's current code to restrict the spacing of billboards in both directions to 1,000 feet, this site will be the only opportunity for a billboard on this stretch of the 91 Freeway because it runs into a landscaped freeway as you go east of their site; and as you go west of the Avalon corridor, the code only allows billboards between Avalon and Central, so there is no possibility of an additional billboard. He stated that in order for another billboard to be erected, that area would have to be declassified by Caltrans.

Commissioner Guidry stated that this stretch was a landscaped area at one time and declassified by Caltrans, stating that other areas can be declassified; and expressed her concern with blight and how bad it makes this city appear from the freeways versus when traveling through other cities that have landscaping and no billboards along the freeways.

Commissioner Thomas noted his concern with freeway billboard advertisements distracting drivers.

Planning Manager Naaseh stated that the ordinance as proposed allows only one billboard; and advised that Caltrans has performed extensive studies to put safety standards in place that controls billboard lighting, changing/timing of display advertisements, noting a display/advertisement should remain on screen for a minimum of 8 seconds.

Commissioner Mitoma expressed his belief that billboards are a blight on a community and noted his opposition to supporting these businesses.

Mr. White commented on the difficulty with declassifying a landscaped freeway; noted that Governor Brown mandated that Caltrans was no longer allowed to replant the landscaping during the drought; and explained now that the drought is over, Caltrans will be replanting and any potential for declassifying will be eliminated. He mentioned that they are a small business; that they also cater to the needs of local businesses for billboard displays, offering discounts to the community; advised that they participate in the community, reaching out to schools and advertising community events, etc.; advised that they have a Development Agreement (DA) with Carson; and that they will be paying substantially more than any other DA in place.

Planning Manager Naaseh explained that while Caltrans can declassify a landscaped part of the freeway in Carson, it is still the City's prerogative to control the installation of billboards along the freeway.

Vice-Chair Pimentel closed the public hearing.

Planning Commission Decision:

Commissioner Post moved, seconded by Commissioner Mitoma, to deny the applicant's request. Motion carried, 9-0 (absent Diaz).

**8. MANAGER'S REPORT**

Planning Manager Naaseh stated that the upcoming General Plan update should include the possibility of limiting the concentration of alcohol licenses in one area, pointing out that the entire community will be invited to participate in this lengthy process; and noted his anticipation of bringing the General Plan contract for approval to the first City Council meeting in June.

**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Associate Planner Alexander noted for Commissioner Mitoma that there are currently 8 static freeway-oriented billboards in Carson along the 91 Freeway and 21 billboards along the 405 Freeway.

Commissioner Fe'esago thanked and commended Assistant City Attorney Neumeyer for conducting the informative AB 1234 Ethics training last week.

Vice-Chair Pimentel thanked and commended Assistant City Attorney Neumeyer on the interesting AB 1234 Ethics training session last week; and she thanked everyone for

helping guide her through running this evening's meeting during Chairman Diaz' absence.

**10. ADJOURNMENT**

At 8:43 p.m., the meeting was formally adjourned to Tuesday, May 23, 2017, 6:30 p.m., Helen Kawagoe City Council Chambers.

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Chairman

*Attest By:*

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*Secretary*