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## 7. PUBLIC HEARING

### B) Zone Text Amendment 184-19

#### Applicant's Request:

The applicant, city of Carson, Community Development Department, Planning Division, is recommending approval to the City Council of proposed amendment to the Zoning Ordinance regarding Discount Stores for properties citywide.

#### Staff Report and Recommendation:

Planning Manager Betancourt presented staff report and the recommendation to RECOMMEND APPROVAL of Zone Text Amendment No. 184-19 to the City Council; and WAIVE further reading and ADOPT Resolution No 19-2677, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, RECOMMENDING APPROVAL OF TEXT AMENDMENT NO. 184-19 BY THE CITY COUNCIL BY ADOPTING AN ORDINANCE AMENDING SECTION 9138.19 (DISCOUNT STORES) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) OF PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE REGARDING DISCOUNT STORES."

Assistant City Attorney Jones explained for Commissioner Palmer there is a minimum lot area requirement that discount stores not be permitted on lots less than 6 acres of net area.

Addressing Chair Pimentel's inquiry, Assistant City Attorney Jones stated that if an existing discount store were to close, this ordinance, if approved, would not allow another discount store to go into that vacated space if there is another discount store within a mile.

Commissioner Mitoma expressed his concern with the fairness of this proposed ordinance, stating that a property owner may not be able to lease their land/building if there is only interest coming from a discount store, expressing his belief that if one discount store closes, another discount store should be able to move into that vacated building.

Commissioner Valdez stated that small mom-and-pop discount stores can't compete with large business discount stores.

Commissioner Mitoma added that small-scale discount stores can't compete with grocery stores and large-scale discount stores; and stated there should be a small square-foot allowance for those small-scale discount stores to locate within this proposed one-mile restricted area. He expressed his belief this proposed ordinance is unfair to the small business owner and to a commercial property owner.

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

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Planning Commission Decision:

Commissioner Palmer moved, seconded by Commissioner Fe'esago, to approve staff's recommendation, thus adopting Resolution No. 19-2677. Motion carried as follows:

AYES: Fe'esago, Palmer, Pimentel, Rahman  
NOES: Valdez  
ABSTAIN: Madrigal, Mitoma  
ABSENT: Cainglet, Rashad

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