



Tuesday, October 14, 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	

This Agenda and corresponding staff reports can be found on the City of Carson website at 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 (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
- YouTube: 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

2. ROLL CALL

3. FLAG SALUTE

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED 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.

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

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

6.A. APPROVAL OF MINUTES - August 26, 2025

RECOMMENDED ACTION

— APPROVE the minutes as listed.

7. PRESENTATIONS

7.A. YEAR-END REVIEW PRESENTATION

8. MANAGER'S REPORT

9. ORAL COMMUNICATIONS (COMMISSIONERS)

10. ADJOURNMENT

Date Posted: October 30, 2025



Report to Planning Commission

Tuesday, October 14, 2025, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission
FROM: McKina Alexander, Planning Manager
PREPARED BY: Laura Gonzalez, Planning Secretary
SUBJECT: APPROVAL OF MINUTES - August 26, 2025

I. SUMMARY

The Planning Division is seeking approval of the following minutes:

- Tuesday, August 26, 2025 (Regular)

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ATTACHMENTS

1. Minutes, August 26, 2025 (Regular)

Attachments

[Minutes 8-26-25.pdf](#)



**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. Noice 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 Montecarlo - 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