



CITY OF CARSON

MINUTES CARSON CITY COUNCIL SPECIAL MEETING FEBRUARY 15, 2023 1:00 P.M.

CALL TO ORDER:

The meeting was called to order at 1:03 P.M. by Mayor Lula Davis-Holmes via Zoom teleconference.

ROLL CALL:

City Clerk, Dr. Khaleah K. Bradshaw noted the roll:

Council Members Present via Zoom Teleconference:

Mayor Lula Davis-Holmes, Mayor Pro Tempore Jawane Hilton, Council Member Jim Dear, Council Member Cedric Hicks, Sr., and Council Member Arleen Rojas

Also Present via Zoom Teleconference:

Monica Cooper, City Treasurer; David C. Roberts, Jr., City Manager; Sunny Soltani, City Attorney; Benjamin Jones, Assistant City Attorney; John Raymond, Assistant City Manager; Robert Lennox, Assistant City Manager; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Michael Whittiker, Jr., Director of Community Services; and Crystal Williams, Director of Human Resources

CLOSED SESSION (Item 1)

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK) –
None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

Assistant City Attorney Jones announced the Closed Session item.

RECESS INTO CLOSED SESSION

The meeting was recessed at 1:06 P.M. by Mayor Davis-Holmes to Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 2:01 P.M. by Mayor Davis-Holmes with all members previously noted present.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

Assistant City Attorney Jones provided the Closed Session Report as follows:

Item No. 2023-0111

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(1), because there is a significant exposure to litigation in one case.

ACTION: No reportable action was taken.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)

City Clerk, Dr. Bradshaw noted she received ten written comments via email regarding the Public Hearing.

WORKSHOP (Item 2)

Item No. 2023-0086

CARSON 2040 GENERAL PLAN UPDATE WORKSHOP/STUDY SESSION (CITY COUNCIL)

Mayor Davis-Holmes declared the Public Hearing open.

City Clerk, Dr. Bradshaw gave the Public Hearing report.

Director Naaseh gave a staff report.

Rajeev Bhatia, representing Dyett & Bhatia, gave a PowerPoint presentation of the Carson 2040 General Plan Update.

Mayu Tanaka, representing Dyett & Bhatia, continued with the PowerPoint presentation on the Community Health & Environmental Justice Element (SB 1000).

Rajeev Bhatia continued with the PowerPoint presentation on the Community Services, Education & Safety Element, Open Space & Environmental Conservation Element, Noise Element, Economic Development Element, Housing Element, and Plans to Implement the General Plan.

Paul Stephenson, EIR Consultant for the General Plan with Environmental Science Associates (ESA), gave a PowerPoint presentation on the California Environmental Quality Act (CEQA), The EIR Process, Topics Analyzed in the Draft EIR, Topics Found Not to be Significant in the Draft EIR, Draft EIR Findings: Significant and Unavoidable Impacts, Draft EIR Findings: Less than Significant Impacts with Mitigation Incorporated, Draft EIR Findings: Less than Significant Impacts, Project Alternatives Evaluated in the Draft EIR, Alternative 1 – No Project Alternative, Alternative 2 – Corridors Alternative, Final EIR, and Public Outreach.

Director Naaseh gave a PowerPoint presentation on the Community Interests and Concerns – Legal Non-Conforming Uses, Business/Residential Mixed-Use, Shell Property, Economic Development/Strategic Plan, Community Outreach, Prohibited Uses, and Flex District.

(Mayor Davis-Holmes exited and rejoined the meeting.)

Public Testimony

The following individuals offered comments for reconsideration of some elements of the proposed 2040 General Plan Update and/or requested more time with stakeholders before adoption:

Todd Burnett, representing Carson Companies
Chris Wilson, Senior Policy Manager, Los Angeles County Business Federation
Blake Perez, representing Building Owners and Managers Association of Greater Los Angeles
Sheila Johnson, concerned resident with several inquiries

Mayor Davis-Holmes requested the City Manager to contact Sheila Johnson and Mayor Pro Tempore Hilton to follow up.

Mark, representing a client who owns properties in the heavy industrial area
Loren Miles, HEG Trust
Speaker, representing client who owns property (Truck Yard) on Anelo Avenue
Mary Alden, representing Schultz property who owns building at 18421 Main Street
Neil Cummings, Co-Trustee of the Carroll Shelby Trust
Lee Aceves, representing owner on Anelo Avenue, contact number 213-448-9835

City Clerk, Dr. Bradshaw read written comments she received from the following who requested reconsideration of some elements of the proposed 2040 General Plan Update and/or more time with stakeholders before adoption:

Henry Rogers, Managing Principal, Grey Pine Group – support
Mark Waronek, Board President, South Bay Association of Chambers of Commerce
Alexandra Lakatos, Vice President of Edmond Group LLC
Mihran Toumajan, Government Relations Manager, on behalf of Tim Jemal, CEO of the NAIOP SoCal
Christine Gutierrez, Carson resident
Erin Gardner, Operations Manager, on behalf of Kat Janowicz, Chair Board of Directors, FuturePorts
Heather Abel, Managing Director of Asset Management, Banner Oak Capital Partners
Jeremy Harris, President & CEO, Long Beach Area Chamber of Commerce
Jessica Alvarenga, Director Government Affairs, Pacific Merchant Shipping Association

Mayor Davis-Holmes closed the Public Hearing.

Mayor Davis-Holmes and Mayor Pro Tempore Hilton stated they would like to meet with affected stakeholders who would be impacted by some of the zoning changes.

Council Member Dear stated he would like all of City Council to participate in the round table with the businesses.

Council Member Dear suggested speakers speak at the beginning of the meeting which Mayor Davis-Holmes agreed.

Mayor Davis-Holmes recommended a survey be sent to residents.

Recommendation: TAKE the following actions:
1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing; AND
2. PROVIDE direction to staff regarding the Carson 2040 General Plan Update.

ACTION: The Mayor and City Council were all in consensus with the following:

Prohibited Uses

Option 2 - Stay consistent with existing Zoning Code (Slide 39)

Flex District

Option 2 – Prohibit residential uses in some Flex District areas (retain two sites identified in the Housing Element as housing sites) (Slide 40)

Legal Non-Conforming Uses

Assistant City Attorney Jones noted that details of the non-conforming use regulations are addressed in the current Zoning Code (Slide 34).

Mayor Davis-Holmes asked staff for additional language be brought back by Director Naaseh for the City Council to make an informed decision.

Business Residential Mixed Use

Option 3 - Keep the existing zoning and have provisions that restricts access to Main Street for protection of the residents (Slide 35).

Mayor Davis-Holmes and Council Member Dear requested detailed language for City Council to feel comfortable about protecting the residents.

Council Member Dear asked about the Mobile Home Park Zoning. Assistant City Attorney Jones noted the Mobile Home Park Zoning is described in the Land Use Element which is Chapter 2 of the General Plan, Page 2-13, which there will be change in the language.

Shell Property

Option 2 – Keep the designation Business Residential Mixed Use; however, prohibit residential.

Council Member Dear suggested that the soil be tested to possibly make the area a ball diamond or soccer/football field and spoke in favor of more greenery, trees, parks, etc.

Economic Development Strategic Plan (EDSP)

The Economic Development Strategic Plan (EDSP) cannot be held up any further.

Community Outreach

Mayor Davis-Holmes recommended staff conduct a survey and meet with stakeholders.

The General Plan can be changed as needed.

Mayor Davis-Holmes asked that staff come back with language regarding zoning, the Flex District, meeting with stakeholders, information about survey to residents and plan of action on how to proceed.

Council Member Dear asked that it be clear that City Council will not be voting on this item on February 21, 2023, but most likely in March which Mayor Davis-Holmes confirmed.

Mayor Pro Tempore Hilton asked that stakeholders meet with their District representative to ensure that there is a collective voice at the table. Due to the Brown Act, all five Council Members may not be able to meet with everyone at the same time. He encouraged all residents and stakeholders to reach out to the City Council individually.

Director Naaseh noted inventory of emails he received from folks and will send an invitation to them to meet with City Council and will have staff available to provide support as necessary.

ADJOURNMENT

The meeting was adjourned at 5:07 P.M. by Mayor Davis-Holmes.

Lula Davis-Holmes
Mayor

ATTEST:

Dr. Khaleah K. Bradshaw
City Clerk