

**CITY OF CARSON  
HOUSING AUTHORITY/  
SUCCESSOR AGENCY/  
CITY COUNCIL AGENDA**



**TUESDAY, DECEMBER 13, 2022  
City of Carson  
Online Remote Meeting**

**9:00 AM**

Lula Davis-Holmes, Mayor

Jawane Hilton, Mayor Pro Tem and District 1  
Councilmember

Cedric L. Hicks, Sr., District 3 Councilmember

Jim Dear, Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

---

**ADJOURNED REGULAR MEETING OF THE CARSON CITY COUNCIL**

***“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 City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council during the designated public comment period.

**THE CITY COUNCIL MEETING WILL BE HELD VIRTUALLY VIA ZOOM**

**PUBLIC VIEWING AVAILABLE BY:**

- Livestream on the City’s website: The meeting will be streamed live over the internet via: [ww.carsonca.gov](http://ww.carsonca.gov)  
or on Youtube: [www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage](http://www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage)
- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

**PUBLIC COMMENTS CAN BE MADE AT/VIA:**

- **Call-In:** To make a live comment over the phone, call 1-669-900-6833 (Meeting ID: 310 233 4888) on the date of the meeting during the portion of the agenda entitled "Oral Communications." There will be two Oral Communication sessions: one for Agendized Items (comment items ON the agenda) while the other for non-Agendized items (comment about items NOT on the Agenda). Please refer to the Agenda when to call in for these sessions.

- **Email:** Public comments can be emailed to [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov). The cut-off time to receive any email communications is 7:30 a.m. on the day of the meeting.

- **Written:** Written comments can be dropped off at the City Clerk's Office. The cut-off time to receive any written communications is 7:30 a.m. on the day of the meeting.

*Written comments dropped off at the City Clerk's Office or any email received will not be read aloud at Council Meeting but will be circulated to the City Council and incorporated into the record.*

*The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on number of speakers.*

*While participating, please state your name and identify the agenda item you wish to address in your comments.*

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (9:00 am)**

**ROLL CALL (CITY CLERK):**

**FLAG SALUTE:**

**INVOCATION:**

**CLOSED SESSION**

**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)**

**RECESS INTO CLOSED SESSION**

**RECONVENE TO OPEN SESSION**

**REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)****ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)**

*The public may address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency or on any items on the agenda of the City Council/Housing Authority/Successor Agency, other than closed session matters, prior to any action taken on the agenda. Speakers are limited to no more than three minutes, speaking once. Oral communications will be limited to one (1) hour unless extended by order of the Mayor with approval of the City Council.*

**APPROVAL OF MINUTES:****CONSENT: (Items 1 to 2)**

*ANY ITEM OR ITEMS MAY BE REMOVED FOR DISCUSSION.*

*These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.*

- Item No. 1. [2022-950](#) **CONSIDER RESOLUTION NOS. 22-247, 22-251 AND 22-255 INCREASING THE MINIMUM WAGE FOR CITY OF CARSON EMPLOYEES PURSUANT TO CALIFORNIA STATE LAW AND AMENDING THE FISCAL YEAR 2022-23 BUDGET DUE TO THE INCREASE (CITY COUNCIL)**

- Recommendation:**
1. WAIVE further reading and ADOPT Resolution No. 22-247, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON CALIFORNIA, AMENDING THE SALARY RANGES FOR UNCLASSIFIED, PART-TIME, UNREPRESENTED, HOURLY CLASSIFICATIONS TO INCREASE THE HOURLY MINIMUM WAGE TO \$15.50, EFFECTIVE JANUARY 1, 2023."
  2. WAIVE further reading and ADOPT Resolution No. 22-251, "A RESOLUTION OF THE CITY COUNCIL CITY OF CARSON CALIFORNIA, AMENDING THE SALARY RANGES FOR AFSCME 809 UNCLASSIFIED, PART-TIME, HOURLY CLASSIFICATIONS TO INCREASE THE HOURLY MINIMUM WAGE TO \$15.50, EFFECTIVE JANUARY 1, 2023."
  3. WAIVE further reading and ADOPT Resolution No. 22-255, "RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-2023 BUDGET, IN VARIOUS DEPARTMENTS, FOR THE ADJUSTMENT OF SALARIES OF THOSE AFFECTED DUE TO THE INCREASE IN THE CALIFORNIA STATE MINIMUM WAGE."

- Attachments:**
- [EXHIBIT 1 - Resolution No. 22-247 Unrepresented Part-time Minir](#)
  - [EXHIBIT 2 - Resolution No 22-251 AFSCME 809 Part-time Minimu](#)
  - [Exhibit 3 - Resolution No. 22-255 Budget Amendment due to Minir](#)
  - [Exhibit 4 - AFSCME 809 PT Salary Table Update](#)
  - [Exhibit 5 - Part time unrepresented Salary Table 2023 Updated](#)

- Item No. 2. [2022-1004](#) **CONSIDER MULTIPLE RESOLUTIONS AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS AND AMENDING BENEFITS FOR THE CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)**

- Recommendation:** WAIVE further reading and ADOPT the following Resolutions:
1. Resolution No. 22-241, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS, AND RESCINDING RESOLUTION NO. 22-107, AND ANY OTHER PRIOR SIMILAR RESOLUTIONS (CITY COUNCIL)".
  2. Resolution No. 22-240, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2022-23 BUDGET, IN THE CITY MANAGER'S OFFICE, FOR THE ADJUSTMENT OF SALARIES AND BENEFITS OF PERSONNEL RESULTING FROM AMENDMENTS TO THE COMPENSATION AND BENEFITS RESOLUTIONS FOR FULL-TIME TIME AND PART-TIME COUNCIL AIDES AND CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)".
  3. Resolution No. 22-245, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING AND RESTATING RESOLUTION NO. 19-042 ADJUSTING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT (PEMHCA) AND ESTABLISHING A TUITION EDUCATION REIMBURSEMENT BENEFIT FOR THE CLASSIFICATIONS OF CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER. (CITY COUNCIL)".

- Attachments:** [Exhibit 1 - Reso No. 22-241 - CA Salaries Budget Amend](#)  
[Exhibit 2 - Reso No. 22-240 - Council Aide](#)  
[Exhibit 3 - Exh. A to Reso no. 22-240 - Council Aide - Finalized job](#)  
[Exhibit 4 - Exh. B to Reso No. 22-240 - Salary & Benefits for Coun](#)  
[Exhibit 5 - Reso No. 22-245 - Chief Deputy Clerk-Treasurer Medic](#)

### DISCUSSION (Item 3)

- Item No. 3. [2022-1003](#) **CONSIDERATION OF RESOLUTION NO. 22-248; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF THE CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT "MEASURE R" (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW.**

- Recommendation:**
1. WAIVE further reading and ADOPT Resolution No. 22-248, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT MEASURE (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW." AND
  2. Ordinance No. 22-2214, "AN ORDINANCE OF THE PEOPLE OF THE CITY OF CARSON AMENDING CHAPTER 11 OF ARTICLE IV OF THE CARSON MUNICIPAL CODE, THEREBY CONTINUING THE CITY'S 2% UTILITY USERS' TAX ON GAS AND ELECTRIC UTILITIES, WHICH IS A GENERAL TAX, UNTIL IT IS ENDED BY VOTERS"

- Attachments:**
- [Exhibit 1 - 22-248 - Reciting the Fact of the General Municipal Elec](#)
  - [Exhibit 2 - 22-2214 - UUT Continuation.pdf](#)
  - [Exhibit 3 - Canvass Certificate](#)
  - [Exhibit 4 - Statement of Votes Cast](#)

**ORDINANCE SECOND READING: (Items 4 to 5)**

- Item No. 4. [2022-1000](#) **SECOND READING OF ORDINANCE NO. 22-2221, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; AND (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND ZONE CHANGE NO. 188-19 CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**
- Body**
- I. SUMMARY**
- On December 6, 2022, under Item No. 33 of the City Council Agenda, the City Council voted 5-0 to**

**introduce Ordinance No. 22-2221.****II. RECOMMENDATION**

**Recommendation:** CONDUCT a Second Reading by title only and adopt Ordinance No. 22-2221, "An Uncodified Ordinance of the City Council of the City of Carson, California, (1) making, ratifying and affirming the CEQA Findings and Actions of the Planning Commission related to certification of Environmental Impact Report (SCH No. 2021010116) with respect to approval of Specific Plan No. 21-19 (Imperial Avalon Specific Plan) and Zone Change No. 188-19; and (2) approving the Imperial Avalon Specific Plan (SP No. 21-19), and changing the Project site's zoning from Commercial Automotive and RM-8-D to Specific Plan (Imperial Avalon Specific Plan) for a 1,115 Unit Mixed-Use development referred to as the Imperial Avalon Project."

**Attachments:** [EX. 1 ORDINANCE NO. 22-2221 IASP 21-19](#)

Item No. 5. [2022-1001](#) **SECOND READING OF ORDINANCE NO. 22-2222, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 23-19; AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**

**Body****I. SUMMARY**

On December 6, 2022, under Item No. 33 of the City Council Agenda, the City Council voted 5-0 to introduce Ordinance No. 22-2222

**II. RECOMMENDATION**

**Recommendation:** CONDUCT a Second Reading by title only and adopt Ordinance No. 22-2222, "An Uncodified Ordinance of the City Council of the City of Carson, California, (1) making, ratifying and affirming the CEQA Findings and Actions of the Planning Commission related to certification of Environmental Impact Report (SCH No. 2021010116) with respect to approval of Development Agreement No. 23-19; and approving Development Agreement No. 23-19 between the City of Carson and Imperial Avalon, LLC, for a 1,115 Unit Mixed-Use Project at 21207 S. Avalon Blvd."

**Attachments:** [EX. 1 ORDINANCE NO. 22-2222 IA DA 23-19](#)

**ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

*The public may at this time address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency. 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.*

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

**ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)**

**RECESS TO CLOSED SESSION**

**RECONVENE TO OPEN SESSION**

**REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS**

**ADJOURNMENT**