



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING APRIL 18, 2023 5:00 P.M.**

#### **CALL TO ORDER:**

The meeting was called to order at 5:02 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

#### **ROLL CALL:**

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

#### **Council Members/Agency Members/Authority Board Members Present:**

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton, Council Member/Agency Member/Authority Board Member Jim Dear, Council Member/Agency Member/Authority Board Member Cedric Hicks, and Council Member/Agency Member/Authority Board Member Arleen Rojas

#### **Also Present:**

Monica Cooper, City/Agency/Authority Treasurer; David C. Roberts, Jr., City Manager; Sunny Soltani, City/Agency/Authority 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; Crystal Williams, Director of Human Resources; and Arlington Rodgers, Director of Public Works

#### **FLAG SALUTE:**

Council Member/Agency Member/Authority Board Member Dear led the Pledge of Allegiance.

#### **INVOCATION:**

**Item No. 1. 2023-0258 PASTOR REGINALD SAYLOR OF NEW HOLY TEMPLE CHURCH OF GOD OF CHRIST**

Pastor Reginald Saylor gave the invocation.

Pastor Oden, Triedstone Missionary Baptist Church, offered comments.

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

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

City/Agency/Authority Attorney Soltani announced the Closed Session items.

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 5:08 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 6:07 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

**REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)**

City/Agency/Authority Attorney Soltani provided the Closed Session Report as follows:

**CLOSED SESSION (Item 2)**

**Item No. 2. 2023-0281 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 two cases.

ACTION: No reportable action was taken.

**INTRODUCTIONS (MAYOR)**

**Item No. 3. 2023-0275 REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION**

Captain Jones reported/announced the following:

- Participated in the Dignity Health Earth Day and Easter Event
- Citizens Academy ongoing; last week, the Aerial Unit (helicopter unit) was able to attend and let participants learn the unit's role and interact with them
- Team attended Meet the Companies Event at California State University Dominguez Hills (CSUDH) last week; shared career advice and opportunities
- SAL Deputies and Community Relations staff also attended the Earth Day event at Dolphin Park; hosted a booth and donated helmets, scooters and handed out pamphlets
- Volunteer Appreciation Week; thanked all volunteers and the City who assist with all the events that the Sheriff Deputies participate in; looking for volunteers and if interested to contact the Community Relations Office
- In light of all the recent gun violence happening nationally, he reassured the community that they are equipped and prepared to handle any gun violence situations.
- Hosted Active Shooter Trainings; 14 trainings with various schools, churches,

businesses, and community groups; Active Shooter Training held last week at the Boys and Girls Club

- If you see something say something and immediately contact law enforcement
- National Prescription Take Back Day on Saturday, April 22, 2023, from 10:00 A.M. to 1:00 P.M. at the Carson Sheriff Station
- Thanked Carson community City officials, partnering law enforcement agencies and the public for assisting the Carson Sheriff Station for the investigation of local Carson missing juvenile Alinka Castaneda who was located and safely reunited with her family; investigation still ongoing; and appears to be an isolated incident
- Thanked the Mayor and City Council for their support of the hard-working men and women at the Carson Sheriff Station.

Council Member/Agency Member/Authority Board Member Dear inquired if anyone claimed the \$100,000 award the City approved. Captain Jones responded that he was not aware of anyone who contacted the City at this time.

Council Member/Agency Member/Authority Board Member Dear thanked Captain Jones and his Deputies for attending Children's Day and Earth Day. He offered comments in support of the Citizens Academy.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton commended Captain Jones and his team for their hard work and who attended the Meet the Companies Event. He mentioned the street racing that occurred on Alondra Boulevard and Central Avenue and how the Carson Sheriff Station would handle any incidents. Captain Jones mentioned that on Caldwell and Central there was a similar incident where they towed 65 cars. Captain Jones assured the community that the team is ready to respond in the event something like that takes place in Carson.

Council Member/Agency Member/Authority Board Member Rojas thanked Captain Jones and his team for their work. She shared her experience and offered comments in support of the Citizens Academy.

Mayor/Agency Chairman/Authority Board Member Davis-Holmes thanked Captain Jones for his work.

Council Member/Agency Member/Authority Board Member Hicks inquired about the speed monitors and Captain Jones reassured that they are still deployed and the locations change often.

## **PRESENTATIONS**

### **Item No. 4. 2023-0297 STATE OF THE CITY PRESENTATION**

City Manager Roberts, Jr. stated the Information Technology Department (IT) provided a brief edited video version of the State of the City Address to show at this time.

City Manager Roberts, Jr. commended and thanked staff for their work on the video.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked staff for a phenomenal job

and everyone involved.

**Item No. 5. 2023-0296 PRESENTATION OF SPEECH DEDICATED TO MAYOR LULA DAVIS-HOLMES WRITTEN BY ELIZABETH MORGAN, FOUNDER OF EMPATH RECRUITER LLC**

Elizabeth Agatep Morgan, founder of Empath Recruiter LLC, shared her fond memories of Mayor Davis-Holmes in a speech she read aloud during the meeting.

**Item No. 6. 2023-0239 PROCLAMATION RECOGNIZING APRIL 23RD - 29TH AS NATIONAL LIBRARY WEEK (CITY COUNCIL)**

Item No. 6 was heard after Item No. 7.

Council Member/Agency Member/Authority Board Member Hicks read the proclamation and presented it to a Library Representative who offered words of gratitude.

**Item No. 7. 2023-0240 PROCLAMATION RECOGNIZING APRIL 27, 2023 AS NATIONAL PRESCRIPTION DRUG TAKE BACK DAY (CITY COUNCIL)**

Item No. 7 was heard after Item No. 5.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton announced Mike, owner of Crown Drugs, could not be present this evening who sent his son John on his behalf to accept the proclamation. He offered words of gratitude.

**Item No. 8. 2023-0280 PRESENTATION OF CERTIFICATE RECOGNIZING COACH CHRISTIAN DUNBAR AS THE 2023 LA TIMES BOYS' COACH OF THE YEAR**

Item No. 8 was heard after Item No. 6.

Council Member/Agency Member/Authority Board Member Rojas read background of Christian Dunbar.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes presented a Certificate of Recognition to Christian Dunbar who accepted the certificate with words of gratitude.

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

Richard Wills – Item No. 22

Offered comments in opposition to the item

Donald Taylor, President and CEO of Sports Officials for You! – Item No. 22

Offered comments in opposition to the item

Offered comments in support of the item

**APPROVAL OF MINUTES:**

**Item No. 9. 2023-0277 APPROVAL OF THE FOLLOWING CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY MEETING MINUTES: MARCH 7, 2023 (REGULAR) AND MARCH 9, 2023 (SPECIAL); MARCH 21, 2023 (REGULAR); AND APRIL 4, 2023 (REGULAR)**

Recommendation: Approve the minutes as listed.

**ACTION:** It was moved to approve staff recommendation on motion of Dear, seconded by Hicks and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

**Noes:** None

**Abstain:** None

**Absent:** None

**CONSENT: (Items 10 to 22)**

It was moved to approve Consent Items No. 10 to 22 on motion of Hicks, seconded by Dear.

Council Member/Agency Member/Authority Board Member Hicks requested to remove Item No. 20 for discussion.

Council Member/Agency Member/Authority Board Member Dear requested to remove Item No. 22 for discussion.

The motion to approve Consent Items No. 10 to 22, except Items No. 20 and 22, was unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

**Noes:** None

**Abstain:** None

**Absent:** None

**Item No. 10. 2023-0284 CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING**

**AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH  
ENDING MARCH 31, 2023**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 10 was approved on Consent.

**Item No. 11. 2023-0286 Resolution No. 23-073, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:**

**TOTAL OF \$4,570,262.57 FOR GENERAL DEMANDS, CHECK NUMBERS 166983 THROUGH 167197.**

**TOTAL OF \$562.50 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1270 THROUGH 1270, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESOR AGENCY TO THE CITY.**

ACTION: Item No. 11 was approved on Consent.

**Item No. 12. 2023-0287 Resolution No. 23-05-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,075.83, DEMAND CHECK NUMBERS SA-001893 THROUGH SA-001894**

ACTION: Item No. 12 was approved on Consent.

**Item No. 13. 2023-0288 Resolution No. 23-05-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$21,531.77, DEMAND CHECK NUMBERS HA-001939 through HA-001942**

ACTION: Item No. 13 was approved on Consent.

**Item No. 14. 2023-0273 CONSIDER QUARTERLY FINANCIAL STATUS REPORT ON THE CITY OF CARSON PROJECTS BEING FUNDED BY THE AMERICAN RESCUE PLAN ACT (ARPA)**

Recommendation: RECEIVE and FILE.

ACTION: Item No. 14 was approved on Consent.

**Item No. 15. 2023-0289 CONSIDER TAKING A POSITION OF OPPOSITION AND SENDING A CORRESPONDING LETTER REGARDING SENATE BILL 423, WHICH WOULD FORCE CITIES TO APPROVE CERTAIN HOUSING PROJECTS WITHOUT**

**OPPORTUNITIES FOR ENVIRONMENTAL REVIEW OR PUBLIC INPUT (CITY COUNCIL)**

Recommendation: OPPOSE Senate Bill 423 and DIRECT staff to transmit a corresponding letter.

ACTION: Item No. 15 was approved on Consent.

**Item No. 16. 2023-0267 CONSIDER RENEWAL OF TRANSIT LIABILITY INSURANCE FOR POLICY PERIOD MAY 1, 2023 THROUGH APRIL 30, 2024 THROUGH CALIFORNIA TRANSIT INDEMNITY POOL, A JOINT POWERS AUTHORITY (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
APPROVE the renewal of transit liability insurance for the policy period May 1, 2023 through April 30, 2024, through California Transit Indemnity Pool with a limit of \$25,000,000 and self-insured retention (deductible) of \$250,000, at an annual premium of \$97,528.

ACTION: Item No. 16 was approved on Consent.

**Item No. 17. 2023-0263 CONSIDERATION OF RESOLUTION NO. 23-048, AMENDING THE CLASSIFICATION PLAN, RESOLUTION 77-111, BY ADOPTING THE NEW JOB CLASSIFICATION SPECIFICATION AND SALARY ALLOCATION OF INFORMATION TECHNOLOGY SECURITY ADMINISTRATOR (CITY COUNCIL)**

Recommendation: 1. APPROVE Resolution No. 23-048 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE CLASSIFICATION PLAN, RESOLUTION 77-111, BY ADOPTING THE NEW JOB CLASSIFICATION SPECIFICATION AND SALARY ALLOCATION OF INFORMATION TECHNOLOGY SECURITY ADMINISTRATOR."

ACTION: Item No. 17 was approved on Consent.

**Item No. 18. 2023-0294 CONSIDER MULTIPLE RESOLUTIONS AMENDING THE COMPENSATION 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. 23-075, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING RESOLUTION NO. 19-045, RETROACTIVELY INCREASING THE SALARIES FOR THE CLASSIFICATIONS OF CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER TO REFLECT COST OF LIVING ADJUSTMENTS CONSISTENT WITH OTHER EMPLOYEES IN THE CITY."

2. Resolution No. 23-074, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-23 CITY CLERK AND CITY TREASURER DEPARTMENT BUDGETS."

ACTION: Item No. 18 was approved on Consent.

**Item No. 19. 2023-0271 CONSIDER APPROVAL OF RESOLUTION NO. 23-072, "A RESOLUTION OF THE CARSON CITY COUNCIL, APPROVING THE CITY OF CARSON ZERO-EMISSION BUS ROLLOUT PLAN" (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 23-072, "A RESOLUTION OF THE CARON CITY COUNCIL, APPROVING THE CITY OF CARSON ZERO-EMISSION BUS ROLLOUT PLAN" (Exhibit No. 2; "Resolution No. 23-072").

ACTION: Item No. 19 was approved on Consent.

**Item No. 20. 2023-0160 CONSIDER APPROVAL OF A PURCHASE AGREEMENT WITH RJ THOMAS MANUFACTURING COMPANY, INC. FOR THE PURCHASE OF 32 PARK BENCHES FOR VARIOUS CITY PARKS (CITY COUNCIL)**

Item No. 20 was heard after Item No. 24.

Council Member/Agency Member/Authority Board Member Hicks asked for a staff report.

Director Whittiker, Jr. gave a staff report.

Council Member/Agency Member/Authority Board Member Hicks requested staff to look into the picnic shelters at Mills Park, gazebo at Calas Park, and trash receptacles at the parks.

Recommendation: TAKE all of the following actions:  
(1) WAIVE any irregularities or informalities in the bids or bidding pursuant to CMC 2610(k)(2);  
(2) APPROVE the Purchase Agreement for the purchase of 32 park benches for various City parks from R.J. Thomas Manufacturing Company, Inc. for a total do-not-exceed cost of \$40,083.20 (Exhibit No. 3; the "Purchase Agreement"); and  
(3) AUTHORIZE the Mayor to execute the Purchase Agreement following approval as to form by the City Attorney.

ACTION: It was moved to approve staff recommendations on motion of Hicks, seconded by Hilton.

During discussion of the motion, Assistant City Manager Lennox referred to the proposed change in language in Section 1 of Exhibit A of the agreement in the description of goods being provided which there is one change in the third sentence, the words "fully assembled" would be stricken through as the benches arrive unassembled and the Public Works team would do the



assembling and installation as they arrive.

Council Member/Agency Member/Authority Board Member Dear stated that it was brought to his attention by a Kiwanis Club member at the Children’s Day held at Dolphin Park, that there is a program which started with the Redondo Beach Kiwanis Club of an all-inclusive bench which he described. He suggested the City look into the program and will have Council Aide Isaias Pulido provide information to Director Whittiker, Jr.

The motion, as amended, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

**Item No. 21. 2023-0274 CONSIDER AWARDING A PURCHASE ORDER TO CLARK EQUIPMENT COMPANY, WEST FARGO, ND, FOR THE PURCHASE OF ONE NEW 2023 BOBCAT MT100 MINI TRACK LOADER FOR THE PUBLIC WORKS LANDSCAPE, BUILDING & MAINTENANCE (LBM) DIVISIONS**

Recommendation: TAKE the following actions:  
1. WAIVE the formal bid process defined by the Carson Municipal Code, Section 2607, as allowed by Section 2605 (b)(1)(ii).  
2. AUTHORIZE the Purchasing Manager to utilize Cooperative Purchasing as allowed by Section 2611 (g) to issue a purchase order in the amount of \$41,908.43 to Clark Equipment Company of West Fargo, ND, for the purchase of one new Bobcat MT100 Mini Track Loader (Exhibit No. 1).

ACTION: Item No. 21 was approved on Consent.

**Item No. 22. 2023-0250 CONSIDER DENYING PROTEST OF SPORTS OFFICIALS FOR YOU! LLC AND AWARDING CONTRACT SERVICES AGREEMENTS WITH SAMI'S REFEREES, LLC, AND HANGTIME SPORTS FOR ON-CALL YOUTH AND ADULT SPORTS OFFICIATING SERVICES (CITY COUNCIL)**

Item No. 22 was heard after Item No. 20.

Council Member/Agency Member/Authority Board Member Dear requested clarification on the amounts in the staff report which was not in the staff report at the last City Council meeting and why staff is recommending two out of three and not all three vendors.

Director Whittiker, Jr. stated it was the cost involved regarding the request for proposal (RFP).

He explained that there was a discrepancy in the amount that was proposed from one of the vendors, therefore, was not recommended.

(Mayor/Agency Chairman/Authority Chairman Davis-Holmes exited the meeting at 8:47 P.M. and reentered the meeting at 8:49 P.M.)

Donald Taylor

Explained his bid and felt his company was not treated fairly.

Navin Sami

Spoke about the issue of the amount of money and offered comments in support of officiating services.

Director Whittiker, Jr. discussed staff's recommendations.

Recommendation:

TAKE all of the following actions:

1. DENY the protest submitted by Sports Officials for You! LLC (Exhibit No. 2) pursuant to CMC Section 2613(h)(6) on the grounds stated in staff's response letter (Exhibit No. 3) and this report. With such denial, as provided in CMC 2613(h)(6), no further appeal rights shall be available to the protestor;
2. WAIVE any irregularities or informalities in the proposals, per CMC 2611(l)(2);
3. APPROVE the proposed Contract Services Agreement with Sami's Referees, LLC, for a not-to-exceed contract total of \$540,000.00 over an initial three-year term for the period April 1, 2023, through March 31, 2026, with two one-year options upon approval by the City Council (Exhibit No. 8; "Sami's Agreement");
4. APPROVE the proposed Contract Services Agreement with Hangtime Sports, a sole proprietorship, for a not-to-exceed contract total of \$180,000.00 over the initial three-year term for the period April 1, 2023, through March 31, 2026, with two one-year extensions upon approval by the City Council (Exhibit No. 9; "Hangtime Agreement"); and
5. AUTHORIZE the Mayor to execute the Sami's Agreement and the Hangtime Agreement, following approval as to form by the City Attorney.

**ACTION:** It was moved to approve staff recommendations on motion of Hicks, seconded by Davis-Holmes.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Hicks inquired about the policy of the RFP process in selecting a vendor based on the dollar amount.

Deputy City Manager Rahmani responded that most of the time it is the lowest bidder who is selected and sometimes do not select based on price. He discussed the RFP process.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes referred to the 30-day clause in the

agreement when not performing and prices are different for the same level of service.

The motion was carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
Noes: Council Member/Agency Member/Authority Board Member Dear  
Abstain: None  
Absent: None

**SPECIAL ORDERS OF THE DAY: (Items 23 - 24)**

**Item No. 23. 2022-750 PUBLIC HEARING FOR CONSIDERATION OF INTRODUCING ORDINANCE NO. 23-2303, AMENDING SECTION 9113.2 (OVERLAY DISTRICTS) AND ADDING SECTION 9113.4 (MHP OVERLAY DISTRICT CONDITIONALLY PERMITTED USE), OF PART 1 (INTRODUCTION) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE RELATED TO ESTABLISHING A MOBILE HOME PARK OVERLAY DISTRICT (CITY COUNCIL)**

Item No. 23 was heard after approval of the Consent items.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave a Public Hearing Report.

Director Naaseh gave a PowerPoint presentation of the Mobilehome Overlay District.

Mayor and City Council offered comments in support of the item.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the public hearing open at 7:15 P.M.

Public Comments:

Glenn White

Requested that the following language be removed, “the zoning regulation shall collectively ensure that existing mobilehome parks subject to the MHD shall not be redeveloped with another permitted use unless as part of a new development a discretionary overlay zone change is granted”; also requested to add the statement, “no mobilehome park within the overlay shall be redeveloped into anything except another mobilehome park”.

Council Member/Agency Member/Authority Board Member Dear asked City Attorney Soltani to explain and clarify the questions Glenn White had about exceptions and loop holes.

City/Agency/Authority Attorney Soltani referred to page 11 of the staff report in the proposed ordinance in Section 9113.4, last sentence, clearly states, “Use for any other purpose in the Mobile Home Park Overlay District is strictly prohibited.” She stated the overlay mobilehome

park zone only allows mobilehome park as a use as stated in the proposed ordinance. She also referred to Page 7 of the staff report in the proposed ordinance which is the seventh Whereas in the middle of the paragraph states, "Mobile home parks will be the only permitted use in the MHD Overlay Zone."

Council Member/Agency Member/Authority Board Member Dear asked Glenn White if he had a copy of the ordinance and asked the City Attorney to address Glenn White's concerns.

City/Agency/Authority Attorney Soltani referred to language in the same paragraph as follows: "The zoning regulations shall collectively ensure that existing mobilehome parks subject to the mobilehome district shall not be redeveloped with another permitted use unless, there is a discretionary overlay zone change" and explained further the mobilehome zoning regulations.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested the City Attorney to address recreational vehicles (RV's) being brought in to certain mobilehome parks.

City/Agency/Authority Attorney Soltani stated if you live in a mobilehome park where recreational vehicles are being allowed should contact Housing and Community Development (HCD) which is prohibited under State law which is not under the city's jurisdiction. It is an issue that HCD would enforce.

Drake Nelson, Vice President of the Homeowners Association at Bel Aire Park

Thanked Mayor Davis-Holmes for her support of mobilehome park residents; thanked the City Council for their efforts and asked for a fair shake

Mayor/Agency Chairman/Authority Chairman Davis-Holmes offered comments.

Bill Smalley, President of the Homeowners Association of Colony Cove

Stated City Attorney Soltani made an incorrect statement about RVs and referred to the California State Law and that mobilehome parks are run by civil law and not criminal law; referred to Section 7, 98.22(a) that RV's may be brought in to mobilehome parks as long as the mobilehome parks are not older than 1980; commended Mayor Davis-Holmes for the State of the City Address which was very eloquent and informative; and referred to the City's \$88 million Reserves

Jan Smith, resident of Rancho Dominguez Park

Thanked City Attorney Soltani for her assistance in explaining the mobilehome park matters; inquired if item is approved will the park be compliant if they sell their mobilehome park in the future and would they receive fair market value comparable to other mobilehomes in different parks instead of what was offered in 2021 when the park closed

City/Agency/Authority Attorney Soltani cited language on page 7 of the staff report General Plan in the second paragraph, "Provisions of the mobilehome district overlay zone shall be applied in addition to the regulations of the underlying zoning district. However, existing mobilehome parks subject to the mobilehome district shall be considered conforming with the General Plan and the Zoning Ordinance; that is, existing mobilehome parks subject to the mobilehome district can continue, renovate, expand, etc. as needed to ensure continued viability and vibrancy."

Jan Smith

Inquired if the time has expired for the park owners (Rancho Dominguez Mobilehome Park) to appeal the court's ruling

City/Agency/Authority Attorney Soltani stated she would confirm with her litigator.

Leonor Gonzalez, HOA President for Park Avalon Mobilehome Estates

Thanked the Mayor and City Council for their support and offered comments in support of the item.

Socorro Magana, President of Rancho Dominguez Mobilehome Park

Leonor Gonzalez translated her comments to thank the Mayor and City Council for not closing the Rancho Dominguez Mobilehome Park on April 4, 2023.

City/Agency/Authority Attorney Soltani confirmed the deadline to file the appeal for the Rancho Dominguez case was yesterday and no appeals were filed.

Victor Camarena

Offered comments in support of the item

Barbara Palmatier, resident of Bel Air Mobilehome Park

Thanked the Mayor and City Council for their support on this item and to not allow owners to charge more rent

Mayor/Agency Chairman/Authority Chairman Davis-Holmes noted the park owner would have to meet with the Mobilehome Park Rental Review Board to request a rent increase.

City/Agency/Authority Attorney Soltani stated the ordinance has been amended that 50% or 70% consumer price index (CPI) which is an administrative process and for fair returns and capital improvements would still have to go through the Mobilehome Park Rental Review Board rent control hearing.

There being no other public testimonies, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing at 7:46 P.M.

Director Naaseh gave full credit to City/Agency/Authority Attorney Soltani for drafting the ordinance.

City/Agency/Authority Attorney Soltani also thanked Assistant City/Agency/Authority Attorney Ben Jones for his assistance with the ordinance.

Council Member/Agency Member/Authority Board Member Dear thanked City/Agency/Authority Attorney Soltani for putting together the ordinance to protect the mobilehome park residents.

Recommendation:

TAKE the following actions:

1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing; AND
2. INTRODUCE for first reading, by title only with full reading waived, ORDINANCE NO. 23-2303, "AN ORDINANCE OF THE

CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA,  
AMENDING SECTION 9113.2 (OVERLAY DISTRICTS) AND  
ADDING SECTION 9113.4 (MHP OVERLAY DISTRICT  
CONDITIONALLY PERMITTED USE), OF PART 1  
(INTRODUCTION) OF CHAPTER 1 (ZONING) OF ARTICLE IX  
(PLANNING AND ZONING) OF THE CARSON MUNICIPAL  
CODE RELATED TO ESTABLISHING A MOBILE HOME PARK  
OVERLAY DISTRICT"

**ACTION:** It was moved to waive further reading and introduce Ordinance No. 23-2303, as read by title only, on motion of Hilton, seconded by Dear.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Dear offered a friendly amendment to the motion to put additional verbiage in the ordinance to make it crystal clear what already exists in the ordinance to strengthen the intent to protect the residents from park owners closing the mobilehome parks.

City/Agency/Authority Attorney Soltani stated she could add at the end of Section 9113.4 on page 11 of the staff report of the ordinance after the sentence, "Use of any other purpose in the Mobilehome Park Overlay District is strictly prohibited" and add, "and there are no exceptions to this." This may address Glenn White's concerns with the understanding that any property owner can apply for a zone change and the City Council has discretion to award the change or not which is State law to allow it but will have comfort there is no build in exception.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton expressed concern that the proposed ordinance has been vetted and if make a change tonight if it could be challenged and/or delayed.

City/Agency/Authority Attorney Soltani stated it is superfluous which is already clear.

The maker and seconder of the motion accepted Council Member/Agency Member/Authority Board Member Dear's friendly amendment to the motion with the additional language as stated by the City Attorney.

The motion, as amended, was unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

**Noes:** None

**Abstain:** None

**Absent:** None

**RECESS:**

The meeting was recessed at 7:55 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

**RECONVENE:**

The meeting was reconvened at 8:05 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes with all members previously noted present.

**Item No. 24. 2023-0293 PUBLIC HEARING TO CONSIDER THE PROPOSED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2023/24, AND ADOPTION OF THE 2023-2024 ANNUAL ACTION PLAN (CITY COUNCIL)**

Director Naaseh gave a PowerPoint presentation.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing report.

Discussion ensued regarding use of COVID funds for the organizations.

Director Naaseh stated he would come back with a report for use of funds under the COVID guidelines.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired what is the bottom line to allocate.

Director Naaseh stated the dollar amount for public services is limited to 15% at \$106,383 and can use additional \$20,000.

Director Naaseh stated the exact amount for the extra money is \$20,505 and can split equally to the Boys & Girls Clubs of Carson and Office of Samoan Affairs.

The Mayor and City Council were in consensus to provide additional funds to the Boys & Girls Clubs of Carson and Office of Samoan Affairs.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes opened the public hearing at 8:18 P.M.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing Report.

Kim Richards, on behalf of June Pouesi, Office of Samoan Affairs

Requested confirmation of the increased amount recommended by staff; and offered comments in support of the organization

Diana Medel, Director of Strategic Partnerships, on behalf of Boys & Girls Clubs of Carson

Spoke in support of funding to Boys & Girls Clubs of Carson and stated mission of organization

Jessica Martinez, representing Gang Alternatives Program (GAP)

Spoke in support of funding for the organization and provided description of program

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted there was one written communication received from Jenny O'Brien with the Venice Family Clinic and made part of the record.

Director Naaseh noted the recalculated funding allocations as follows:

Boys & Girls Clubs of Carson - \$30,753.50

Office of Samoan Affairs - \$20,502.50

Capital Improvements - \$460,996

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired about the Venice Family Clinic.

Housing Analyst Keith Bennett confirmed the Venice Family Clinic is the free community clinic located on the campus of Carson High School formerly under the auspices of South Bay Family Health Care. They merged into the Venice Family Clinic and took over the operations.

Director Naaseh stated staff will come back for allocation of the \$60,000 from the CDBG COVID funding.

Council Member/Agency Member/Authority Board Member Hicks inquired if GAP meets the requirement for ARPA funds. Director Naaseh stated he was unsure and would report back.

Director Naaseh recommended the City Council approve the reallocation as discussed.

There being no further public testimonies, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing at 8:34 P.M.

Council Member/Agency Member/Authority Board Member Dear offered comments in support of the GAP organization. He inquired what other ways to supplement the organization such as obtaining other grants or possibly taking General Fund money.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested staff to come back to see how can assist the GAP organization for more funding with a recommendation with no objection heard.

Recommendation:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. ALLOCATE CDBG public service funding for FY 2023/24 (PY 2023) as designated by City Council.
3. AUTHORIZE the mayor to execute agreements with the public service provider as designated by City Council following negotiation and approval as to form by the City Attorney.
4. APPROVE the proposed FY 2023/24 (PY 2023) CDBG budget.
5. APPROVE the submission of the City's 2023-2024 Annual Action Plan to the U. S. Department of Housing and Urban Development; and
6. DIRECT staff to bring back a Substantial Amendment to the 2019-2020 Annual Action Plan in the amount of \$60,000 to provide funding to Family Promise of the South Bay from the CDBG-CV funds.



**ACTION:** It was moved to approve staff recommendations of the funding allocations and direct staff to come back at the next City Council meeting to find additional resources to increase funding for the Boys & Girls Clubs of Carson, Harbor Area Gang Alternatives Program, and Office of Samoan Affairs on motion of Davis-Holmes, seconded by Hilton.

During discussion of the motion, Director Naaseh noted for clarity that the motion includes the increase of funding reallocations he noted earlier of \$30,753.50 for the Boys & Girls Clubs of Carson, \$20,502.50 for the Office of Samoan Affairs, and \$460,996 for Capital Improvements with the caveat that staff will seek additional funding or grants to further enhance the amounts within 30 days.

The motion, as amended, was unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

**Noes:** None

**Abstain:** None

**Absent:** None

**DISCUSSION: (Items 25 to 26)**

**Item No. 25. 2023-0272 FISCAL YEAR 2023-2024 BUDGET WORKSHOP NO. 2 (CITY COUNCIL)**

Item No. 25 was heard after Item No. 22.

Senior Budget Analyst Ralston Turner gave a PowerPoint presentation.

Deputy City Manager Rahmani noted the \$88 million unrestricted funds will be shown extensive planning how the money will be allocated to Capital Improvement Project (CIP) projects at the next budget workshop.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested again that all parks and facilities need to be staffed seven days a week since there have been complaints from residents that the parks are not being maintained.

Director Rodgers stated he would take the Mayor’s request under consideration.

Council Member/Agency Member/Authority Board Member Dear asked Director Rodgers if the proposed budget is enough for adequate staffing to handle the requests that have been made coming from the residents.

Director Rodgers stated he made assessments and recommendations to the City Manager.

City Manager Roberts, Jr. gave an update of the median issues, tree contract and the RFP process to address the potholes, streets, and sidewalks.

Deputy City Manager Rahmani stated a detailed outline of positions will be provided on May 16, 2023

Senior Budget Analyst Ralston Turner continued with the PowerPoint presentation.

Council Member/Agency Member/Authority Board Member Dear suggested to add in the proposal to share funding (City Council Discretionary Fund) among the Mayor and City Council.

Director Rahmani noted he will keep the proposed budget and add language regarding the budget transfer suggested by Council Member Dear under the City Council Discretionary Fund (Travel and Conference Budget).

Recommendation: PROVIDE direction to staff on any expenditure line item that will be used to build the draft budget.

ACTION: The Mayor and City Council were in consensus with all six budget proposals that were presented by staff.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes expressed her excitement of the City's historical \$1.4 million surplus, revenue, and future street improvements. She expressed gratitude to the residents for passing Measure K. She thanked City/Agency/Authority Attorney Soltani for the oil tax, Deputy City Manager Rahmani and staff for their hard work.

Director Rahmani noted the City Council will have a comprehensive Capital Improvement Project presentation from the Public Works Department and a comprehensive Special Events presentation from Community Services Department on May 16, 2023. The City Manager's Office and Finance Department will finalize the Operating Budget and set to adopt the budget on June 20, 2023.

**Item No. 26. 2023-0276 CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO THE YOUTH COMMISSION AND PUBLIC WORKS COMMISSION (CITY COUNCIL)**

Recommendation: TAKE the following actions:  
1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;  
2. CONSIDER and APPOINT all (contested and uncontested) members to the Youth Commission and Public Works Commission; and  
3. DIRECT the City Clerk to notify all affected appointments of this action in writing;  
4. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

**ACTION:** The Mayor and City Council took the following actions:

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Clarence Johnson to the Public Works Commission for a term ending November 30, 2024.

Council Member/Agency Member/Authority Board Member Hicks removed James Murphy from the Public Works Commission.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed the following individuals to the Youth Commission for a term ending June 30, 2024:

Ju'Lissa Shannonhouse (uncontested)

Matthew Castillo

Mateo Duran

Michaela Louise Santos

Kayla Honma

Lan Locke

Jezabella Agredano

Jalen Davis, Alternate 1

It was moved to ratify the Mayor's appointments to the Public Works Commission and Youth Commission on motion of Davis-Holmes, seconded by Dear and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

**Noes:** None

**Abstain:** None

**Absent:** None

In a separate conversation with Mayor/Agency Chairman/Authority Chairman Davis-Holmes, she directed staff to place her Youth Commission appointments appropriately as listed in the report.

**ORDINANCE SECOND READING: (NONE)**

**MEMORIAL ADJOURNMENTS**

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented the following Memorial Adjournment Requests:

Roslyn B. Hodge

Havoline D. Scott Williams

Martha Floyd Buckley

Tatiana S. Kemp

Roman P. Mosqueda, Esq.

Phyllis Towers  
Dan Valdez

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested prayers for Ralph Euro for his recovery.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton gave a prayer.

Council Member/Agency Member/Authority Board Member Dear requested to add Kendall Sparks to the Memorial Adjournment Requests.

**ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)** – None.

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

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add the following items to a future agenda:

- Direct staff to look into a Façade Program for seniors
- Create a plan for the walls on Avalon Boulevard

Council Member/Agency Member/Authority Board Member Dear requested to add the ordinance to adjust the City Council meeting agenda to a future agenda.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes referred to an ordinance that was approved on March 26, 2010 when Council Member/Agency Member/Authority Board Member Dear was Mayor at the time. The ordinance was to control the agenda with two to three votes and he would be the only one to be allowed to place an item on the agenda without the approval of the City Council body. She referred to an article regarding former Mayor Dear's use of the mute button.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes stated she will not honor his request to change the agenda ordinance since he started the ordinance currently in place. She referred to his previous requests to place the mobilehome park zoning ordinance to a future agenda which was already added in the City Charter to protect the mobilehome park residents.

**ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

This item was not addressed.

**ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)** – None.

**REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS** – None.

**ADJOURNMENT**

The meeting was adjourned at 10:09 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

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Lula Davis-Holmes  
Mayor/Agency Chairman/Authority Chairman

ATTEST:

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Dr. Khaleah K. Bradshaw  
City Clerk/Agency Secretary/Authority Secretary

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY  <u>05-02-2023</u>  Approved as Submitted. JD/CH 5/0
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