



CITY OF CARSON

MINUTES CARSON CITY COUNCIL SPECIAL MEETING JUNE 16, 2021 5:00 P.M.

CALL TO ORDER:

The meeting was called to order at 5:02 P.M. by Mayor Lula Davis-Holmes via Zoom Teleconference.

ROLL CALL:

Chief Deputy City Clerk John W. Carroll, Sr. noted the roll:

Council Members Present via Zoom Teleconference:

Mayor Lula Davis-Holmes, Mayor Pro Tem Jim Dear, Council Member Jawane Hilton, and Council Member Cedric Hicks

Also Present via Zoom Teleconference:

Monica Cooper, City Treasurer; Sharon Landers, City Manager; Assistant City Attorney Benjamin Jones; David Roberts, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Faye Moseley, Director of Human Resources and Risk Management; and Tarik Rahmani, Director of Finance

INVOCATION:

Item No. 1. 2021-476 PASTOR WALTER TUCKER, TRUTH & LOVE CHRISTIAN CHURCH

Pastor Walter Tucker gave the invocation.

CLOSED SESSION (Item 2)

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

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

Assistant City Attorney Benjamin Jones announced the Closed Session item.

RECESS INTO CLOSED SESSION:

The meeting was recessed at 5:05 P.M. by Mayor Davis-Holmes to Closed Session.

RECONVENE TO OPEN SESSION:

The meeting was reconvened at 6:01 P.M. by Mayor Davis-Holmes with all members previously noted present.

REPORT ON CLOSED SESSION (CITY ATTORNEY)

Item No. 2. 2021-503 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) & (e)(1), because there is a significant exposure to litigation in one case.

ACTION: No reportable action was taken.

SPECIAL ORDERS OF THE DAY: (Item 3)

Item No. 3. 2021-457 CONTINUED PUBLIC HEARING ON APPEAL OF CARSON PLANNING COMMISSION DECISION ADOPTING PLANNING COMMISSION RESOLUTION NO. 21-2708, CONDITIONALLY APPROVING RELOCATION IMPACT REPORT NO. 04-19 FOR MITIGATION OF RELOCATION IMPACTS OF CLOSURE OF RANCHO DOMINGUEZ MOBILE ESTATES (CITY COUNCIL)

City Manager Landers introduced Director of Community Development Saied Naaseh to provide the staff report.

Director Naaseh gave a PowerPoint presentation of the Appeal of Planning Commission Decision Approving Rancho Dominguez Mobile Estates Relocation Impact Report RIR No. 4-19.

Assistant City Attorney Benjamin Jones provided a detailed overview of the appeal.

Mayor Pro Tem Dear requested to hold his comments until after public comments have been heard.

Council Member Hicks stated he would like to hear the last concerns of the impacted residents.

Council Member Hilton concurred with Mayor Pro Tem Dear and Council Member Hicks to hold his comments until after the impacted residents' concerns have been heard for the City Council to provide them with the best possible benefit package to assist in their transition.

Attorney Tom Casparian spoke on Rancho Dominguez Mobile Estates imminent park closure and provided an extensive overview of exhibits submitted on June 1, 2021.

Mayor Davis-Holmes requested Chief Deputy City Clerk Carroll, Sr. to announce the public comments regarding the Rancho Dominguez Mobile Estates closure.

Chief Deputy City Clerk Carroll, Sr. announced the public comments regarding the Rancho Dominguez Mobile Estates closure.

Mayor Davis-Holmes requested public comments from those present at the Community Center.

Glenn White - Park Avalon Mobile Home Park Resident

Gave a plea for the City Council to protect the residents of Rancho Dominguez Mobile Estates residents.

Mayor Pro Tem Dear inquired from Director Naaseh the status of the Mobile Home Park Zone Protective Ordinance. Director Naaseh responded to Mayor Pro Tem Dear's status inquiry.

Mayor Pro Tem Dear stated since the Mobile Home Park Zone Protective Ordinance is being held up due to the General Plan not being adopted, that Mr. White is correct in his request. He made a formal request that it be brought before the City Council for discussion.

Mayor Davis-Holmes responded to Mayor Pro Tem Dear's formal request, by stating the City Council will discuss after Public Comments has concluded.

Deborah Fore – Space #55, Rancho Dominguez Mobile Home Park Resident

Inquired about the payout of the funds, if residents are responsible for finding a relocation, if residents would be responsible for deposits, and if residents are required to move prior to receiving the funds.

Mayor Davis-Holmes requested Director Naaseh to respond to Deborah Fore's inquiry.

Mayor Pro Tem Dear requested for Assistant City Attorney Ben Jones to respond to Ms. Fore's inquiry.

Assistant City Attorney Benjamin Jones responded to Deborah Fore's inquiry.

Mayor Pro Tem Dear recommended a camera be at offsite locations for Public Comments in the future.

City Manager Landers agreed with Mayor Pro Tem Dear's recommendation for having cameras for public comments in the future.

Information Technology (IT) Manager Kevin Kennedy responded to the camera request by turning on the available camera.

Jan Smith – Space #29, Rancho Dominguez Mobile Home Park Resident

Inquired about when would the residents receive a copy of the modifications to the agreements

for residents' review. She stated past correspondences has only been available online two days prior to meetings regarding this matter. She inquired about why mail regarding this matter was delivered in a plain envelope with no postage and placed in the residents' newspaper cylinders instead of going through the U.S. Postal Service. She doesn't believe the park owners should have been responsible for delivering these legal documents. She stated that it is illegal and a conflict of interest.

City Manager Landers responded to Jan Smith's inquiry. She spoke briefly on the mail situation, which was delivered by City Employees to ensure receiving the correspondence as soon as possible.

Jan Smith

Inquired if this matter is approved tonight, when would the homeowners receive notification of action being taken.

Director Naaseh stated within 10 days.

Assistant City Attorney Benjamin Jones responded to Jan Smith's inquiry.

Mayor Pro Tem Dear volunteered to personally deliver the approved documents to residents who request them immediately.

Unknown Speaker – Space #56, Rancho Dominguez Mobile Home Park Resident

Spoke on the public hearing and translated to the City Council in English via an interpreter feature on Zoom.

Guadalupe Vega - Rancho Dominguez Mobile Home Park Resident

Spoke on public hearing and translated to the City Council in English via an interpreter feature on Zoom.

Assistant City Attorney Benjamin Jones responded to Guadalupe Vega's inquiry at Mayor Davis-Holmes request.

Mayor Pro Tem Dear requested Assistant City Attorney Ben Jones' response to be translated in Spanish.

Council Member Hicks would like the residents to understand the time frame is extended for two years, therefore, no action will take place until 2023.

Nester Figueroa - Rancho Dominguez Mobile Home Park Resident

Spoke on public hearing and translated to the City Council in English via an interpreter feature on Zoom. He requested the City Council to do everything they can to give the impacted residents what is fair for their homes according to the market. He also inquired about the time frame residents must vacate.

Assistant City Attorney Benjamin Jones responded the earliest date before the park closure will be from the date the action is taken which will be two years from June 16, 2021 which will be June 16, 2023.

Carlos Franco - Rancho Dominguez Mobile Home Park Resident

Voiced concerns about residents who have lost their jobs due to the pandemic and not being able to show proof of two-year employment to secure new housing. He requested more time to relocate. He also stated the appraisers are offering residents less than fair market value for their coaches.

Dehsong Matheu – Attorney for Rancho Dominguez Mobile Home Park Residents, Neighborhood Legal Services Los Angeles (NLSLA)

Spoke about AB 2782 and how it can protect the residents. He also spoke about the City of Carson Resolution 20-018 and highlighted points that are not being enforced.

Assistant City Attorney Benjamin Jones responded to Attorney Matheu's presentation and to inquiries from the City Council.

Michael Novaskia - Attorney for Rancho Dominguez Mobile Home Park Residents, NLSLA

Stated he will be taking the place of Attorney Anna Zuniga and will speak on the completion of her letter previously read by Chief Deputy City Clerk Carroll, Sr. He also stated he will provide detailed information regarding the AB 2782 and how to provide a better package to the residents.

Mayor Davis-Holmes closed the Public Hearing at 7:27 P.M. to begin City Council Deliberations.

Mayor Pro Tem Dear stated that he does not want the park to be closed. He spoke about visiting Rancho Dominguez Mobile Home Park and how the residents seem to enjoy living there. He spoke about his challenge to the Planning Commission to appeal their recommendation to close the mobile home park to the City Council. He also spoke about the city enhancing the agreement with "The Right of First Refusal" (that if the owner puts housing on the property that the relocated resident will have first right to rent said property).

Assistant City Attorney Benjamin Jones spoke in detail on the "The Right of First Refusal".

Motion

It was moved to amend the resolution to include "The Right of First Refusal" to ensure that the current residents will have The Right of First Refusal rights when the landowner builds rental property on said property on motion of Dear, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor Davis-Holmes, Mayor Pro Tem Dear, Council Member Hicks, and Council Member Hilton

Noes: None

Abstain: None

Absent: None

Assistant City Attorney Benjamin Jones spoke on the Carson Municipal Code (CMC) 98121 on the City's right to refuse approving the park closure.

Council Member Hilton requested Assistant City Attorney Benjamin Jones to provide an overview of the RSG Report.

Director Naaseh spoke on the City Council's request to extend the time to two years and for a two-bedroom apartment the value is about \$38,000 in addition to the Fair Market Value of the unit.

Council Member Hilton inquired about Resolution 20-018, referencing residents having the right to have a second appraisal if the residents and the new owner did not agree on the mobile home value. Assistant City Attorney Benjamin Jones responded to Council Member Hilton's inquiry.

Council Member Hicks inquired about the meaning of a non-conforming mobile home park and how does it impact the value of the mobile homes.

Assistant City Attorney Benjamin Jones provided a brief overview on non-conforming mobile home park.

Council Member Hicks inquired if the resolution does not pass what exposure would the City have to legal actions. Assistant City Attorney Benjamin Jones stated the City may face legal action from the park owner.

Council Member Hicks inquired about the package for the renters at Rancho Dominguez Mobile Home Park. Assistant City Attorney Benjamin Jones responded payment of cost of moving and one year payment of rent differential subsidy.

Motion

It was moved to request to extend the park closure for an additional six months to allow a two-year time frame to begin in January 2022 on motion of Hicks, seconded by Hilton.

Mayor Pro Tem Dear offered a friendly amendment to the motion to extend the park closure for twelve months which was accepted by the maker and seconder of the motion.

Mayor Davis-Holmes requested Assistant City Attorney Benjamin Jones to inquire if the park owner will agree to the new amendment to the resolution.

Mayor Davis-Holmes reopened the Public Hearing at 8:04 P.M.

Mayor Davis-Holmes requested Assistant City Attorney Benjamin Jones to read the City Council's unanimous request.

Assistant City Attorney Benjamin Jones responded by reading the City Council's unanimous request.

Attorney Tom Casparian responded by informing the City Council that he has not been authorized to agree to changing the conditions of the resolution.

Mayor Davis-Holmes inquired about continuing this discussion to allow Attorney Tom Casparian and the Park Owner time to discuss and return to City Council with an authorized response.

Mayor Davis-Holmes closed the Public Hearing at 8:08 P.M.

Mayor Davis-Holmes inquired from Mayor Pro Tem Dear his Mobile Home Park Zoning idea. Mayor Pro Tem Dear provided his idea for Mobile Home Park Zoning.

A discussion ensued between the City Council, Director Naaseh and Assistant City Attorney Benjamin Jones regarding the Mobile Home Park Zoning and about which residents' questions were not addressed.

Recommendation: TAKE the following actions:

1. TAKE any remaining public testimony.
2. CLOSE the public hearing.
3. ADOPT Resolution No. 21-070, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING COMMISSION ADOPTING PLANNING COMMISSION RESOLUTION NO. 21-2708 CONDITIONALLY APPROVING RELOCATION IMPACT REPORT NO. 04-19 FOR MITIGATION OF RELOCATION IMPACTS OF CLOSURE OF RANCHO DOMINGUEZ MOBILE ESTATES, BY IMPOSING ADDITIONAL RELOCATION IMPACT MITIGATION MEASURES, ALTERING THE PROOF OF PURCHASE PRICE REQUIREMENTS, AND MAKING OTHER SPECIFIED MINOR MODIFICATIONS, AND AFFIRMING THE DECISION IN ALL OTHER RESPECTS (Exhibit No. 5 - 5.A).

ACTION: Mayor Davis-Holmes continued this item to July 15, 2021 with no objection heard.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor Pro Tem Dear requested to be included in the meeting Mayor Davis-Holmes plans to have with staff and City Attorney Soltani regarding zoning. He also would like for staff to identify which Rancho Dominguez Mobile Home Park residents who may become homeless due to lack of subsidy.

It was moved to continue the Public Hearing until July 15, 2021, at 5:00 P.M. on motion of Dear, seconded by Davis-Holmes and unanimously carried by the following vote:

Ayes: Mayor Davis-Holmes, Mayor Pro Tem Dear, Council Member Hicks, and Council Member Hilton

Noes: None

Abstain: None

Absent: None

ADJOURNMENT

The meeting was adjourned at 8:30 P.M. by Mayor Davis-Holmes to an Adjourned Special Meeting on Thursday, July 15, 2021, at 5:00 P.M.

Lula Davis-Holmes
Mayor

ATTEST:

John W. Carroll, Sr.
Chief Deputy City Clerk