



CITY OF CARSON

**MINUTES
CARSON CITY COUNCIL/
SUCCESSOR AGENCY/HOUSING AUTHORITY
REGULAR MEETING
NOVEMBER 1, 2022
5:00 P.M.**

CALL TO ORDER:

The meeting was called to order at 5:00 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes via Zoom teleconference.

ROLL CALL:

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

Council Members/Agency Members/Authority Board Members Present via Zoom teleconference:

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 via Zoom teleconference:

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; Eliza Jane Whitman, Director of Public Works; and Crystal Williams, Director of Human Resources

FLAG SALUTE:

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

INVOCATION:

Item No. 1. 2022-884 REVEREND DAWNESHA K. BEAVER OF NEW MT. CALVARY BAPTIST CHURCH

Reverend Dawnesha K. Beaver gave the invocation.

CLOSED SESSION (Items 2 to 4)

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 6:02 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:

Item No. 2. 2022-900 CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54957.6, with David Roberts, City Manager, as the Agency designated representative, with respect to the following employee organizations: AME, CPSA affiliated with SEIU Local 721, AFSCME 1017, AFSCME Local 809, unrepresented employees, and unclassified, non-represented full-time management employees.

City/Agency/Authority Attorney Soltani noted that Council Member/Agency Member/Authority Board Member Hicks recused himself from the meeting during this item's discussion due to financial interests.

ACTION: No reportable action was taken.

Item No. 3. 2022-901 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City to consider negotiations with John McDonald, Eukon Group, with whom the City is negotiating, and to give direction to its negotiator David C. Roberts, Jr., City Manager, regarding that certain real property known as 23410 Katskill Avenue, APN: 7329-035-900, Foisia Park; And also to consider negotiations with John J. Sullivan, American Tower Corporation, with whom the City is negotiating, and to give direction to its negotiator David C. Roberts, Jr., City Manager, regarding that certain real property known as 19101 S. Wilmington Ave., APN: 7320-005-902, Anderson Park. The City's real property

negotiator will seek direction from the City Council regarding price and terms of payment for the property.

ACTION: No reportable action was taken.

Item No. 4. 2022-902 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)

City/Agency/Authority Attorney Soltani noted that Council Member/Agency Member/Authority Board Member Hicks recused himself from the meeting during this item's discussion due to financial interests.

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.

INTRODUCTIONS (MAYOR)

Item No. 5. 2022-909 CERTIFICATE OF APPRECIATION PRESENTED TO THE WOMEN'S ISSUES COMMISSION

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked members of the Women's Issues Commission for their work and presented each of them with a Certificate of Recognition.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested the verbiage on the certificates to be revised and include "Planning, Promoting, and Implementing 8th Annual Women's Health Conference and Business Expo".

Dr. Leandrea Fields Robinson expressed words of gratitude for the conference and commission.

Commissioner Sheila Tresvant expressed words of gratitude for the coming together of the 8th Annual Women's Health Conference and Business Expo.

Commissioner Connie Dela Cruz-Manio thanked everyone and expressed words of gratitude.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes expressed gratitude for Connie Dela Cruz-Manio and congratulated her on her recovery.

Commissioner Susan Odom Houze expressed words of gratitude for the expo.

Commissioner Dr. Greta Price expressed words of gratitude for being able to participate in the 8th Annual Women's Health Conference and Business Expo.

Commissioner Koons expressed words of gratitude for the conference and requested a report of evaluation forms.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked staff for their hard work and dedication at the 8th Annual Women’s Health Conference and Business Expo.

Item No. 6. 2022-807 PROCLAMATION PROCLAIMING NOVEMBER 26, 2022 AS SMALL BUSINESS SATURDAY

Mayor/Agency Chairman/Authority Chairman Davis-Holmes read the proclamation, which was accepted by Keneshia Henry and Ann Branson, owners of Image N You Ultrasound Studio at the South Bay Pavilion Mall.

The City Council expressed words of gratitude and support for Image N You Ultrasound Studio and encouraged everyone to visit.

Item No. 7. 2022-808 PROCLAMATION ACKNOWLEDGING NOVEMBER AS DIABETES AWARENESS MONTH

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton read the proclamation, which he accepted on behalf of Dobard.

Item No. 8. 2022-805 PROCLAMATION ACKNOWLEDGING NOVEMBER AS INDIGENOUS PEOPLES MONTH

Council Member/Agency Member/Authority Board Member Rojas read the proclamation, which she accepted on behalf of Joseph Lewis Pinon.

Item No. 9. 2022-806 PROCLAMATION ACKNOWLEDGING NOVEMBER AS NATIONAL PREMATURETY AWARENESS MONTH

Council Member/Agency Member/Authority Board Member Hicks read the proclamation, which was accepted by Sarah Ceja and Dr. Rohit Passi, NICU staff of South Bay Kaiser Permanente.

The City Council expressed words of gratitude and support for the NICU staff.

PRESENTATIONS

Item No. 10. 2022-684 REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION

Captain Jones reported/announced the following:

- Great Shake-out which consisted of review of emergency operation procedures and responsibilities, how to assess damage, review disaster plans and updating emergency contacts
- Attended Larry Itliong event
- Participated in Red Ribbon Week events and educated parents on drug prevention with their children
- International Institute of Tolerance

- Attended Carson Economic Development Strategic Plan Summit
- Five deputies received awards for their exceptional work and saving the life of a suicidal young man
- Gang Diversion Team and school deputy at Curtis Middle School conducted active shooter training
- Food Drive on November 9, 2022
- Received calls about coyote sightings. Captain Jones instructed everyone not to feed, run, or be confrontational with the coyotes and provided the following contact information for coyote sighting: Department of Agriculture and Wildlife at (626) 575-5462, Department of Wildlife at (562) 596-3885 and Public Safety Department at (310) 952-1786.

Council Member/Agency Member/Authority Board Member Rojas inquired whether residents could shoot coyotes if they attack their pets and Captain Jones confirmed that residents should not shoot at coyotes.

Council Member/Agency Member/Authority Board Member Arleen Rojas informed everyone that she witnessed a domestic violence incident and encouraged everyone to educate themselves on this issue as well as available resources. She also thanked Captain Jones' deputies for quickly arriving at the scene.

Captain Jones encouraged domestic violence victims to reach out to the Sheriff's Department.

Council Member/Agency Member/Authority Board Member Dear announced that he will be meeting with a small group of residents regarding the coyote issue at Carson Park and a follow up meeting will take place after November 8, 2022.

Item No. 11. 2022-883 REPORT FROM ASSISTANT CHIEF BENNETT OF LOS ANGELES COUNTY FIRE DEPARTMENT

City Manager Roberts, Jr. informed the City Council that Chief Bennet would not be present at this meeting.

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

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw announced there was an oral communication as follows.

Ricardo Pulido

Items No. 18 and 19 - supported both items and mentioned that he looks forward to all employees receiving a salary raise; expressed concerns about the Mayor's conduct; and bring Mobilehome Zoning Ordinance to City Council.

APPROVAL OF MINUTES:

Item No. 12. 2022-886 APPROVAL OF THE AUGUST 16, 2022 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY ADJOURNED REGULAR MEETING MINUTES AND SEPTEMBER 6, 2022 CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES

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 13 to 23)

It was moved to approve the Consent items on motion of Hicks, seconded by Dear.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to remove Items No. 18 and 19 for discussion.

The motion to approve Consent Items No. 13 to 23, except Items No. 18 and 19, 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. 13. 2022-899 Resolution No. 22-220, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,223,963.92, DEMAND CHECK NUMBERS 164702 THROUGH 164909

ACTION: Item No. 13 was approved on Consent.

Item No. 14. 2022-885 COVID-19 UPDATE (CITY COUNCIL)

Recommendation: 1. RECEIVE and FILE.

ACTION: Item No. 14 was approved on Consent.

Item No. 15. 2022-887 CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)

Recommendation: RECEIVE and FILE this informational update.

ACTION: Item No. 15 was approved on Consent.

Item No. 16. 2022-906 REPORT ON THE AGREEMENT WITH WEST COAST ARBORISTS, INC. FOR TREE MAINTENANCE SERVICES.

Recommendation: TAKE the following action:

1. RECEIVE and FILE.

ACTION: Item No. 16 was approved on Consent.

Item No. 17. 2022-890 CONSIDER ADOPTING A RESOLUTION RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(E) FOR A CONTINUED 30-DAY PERIOD (CITY COUNCIL, SUCCESSOR AGENCY, HOUSING AUTHORITY)

Recommendation: ADOPT Resolution No. 22-222, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, THE CARSON HOUSING AUTHORITY BOARD, AND THE CARSON SUCCESSOR AGENCY BOARD, MAKING FINDINGS RELATED TO THE CONTINUED EXISTENCE OF A STATE OF EMERGENCY DUE TO COVID-19 AND RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(e) FOR A CONTINUED 30-DAY PERIOD." (Exhibit No. 1)"

ACTION: Item No. 17 was approved on Consent.

Item No. 18. 2022-907

CONSIDER MULTIPLE RESOLUTIONS APPROVING THE SUCCESSOR MEMORANDUMS OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) UNION, LOCAL 1017, THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) UNION, LOCAL 809, THE CARSON PROFESSIONALS AND SUPERVISORS ASSOCIATION - SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 721, AND THE ASSOCIATION OF MANAGEMENT EMPLOYEES (CITY COUNCIL)

City Manager Roberts, Jr. gave a staff report.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes erroneously removed this item from Consent.

Recommendation:

WAIVE further reading and ADOPT the following Resolutions:

1. Resolution No. 22-224, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES UNION, LOCAL 809, FOR THE PERIOD OF JULY 1, 2021 to JUNE 30, 2024."

2. Resolution No. 22-225, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES UNION, LOCAL 1017, FOR THE PERIOD OF JULY 1, 2021 to JUNE 30, 2024."

3. Resolution No. 22-226, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE CARSON PROFESSIONALS AND SUPERVISORS - SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 721, FOR THE PERIOD OF JULY 1, 2021 to JUNE 30, 2024."

4. Resolution No. 22-227, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CARSON AND THE ASSOCIATION OF MANAGEMENT EMPLOYEES, FOR THE PERIOD OF JULY 1, 2021 to JUNE 30, 2024."

5. Resolution No. 22-228, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2022-23 BUDGET, IN VARIOUS

DEPARTMENTS, FOR THE ADJUSTMENT OF SALARIES AND BENEFITS OF PERSONNEL RESULTING FROM THE APPROVAL OF SUCCESSOR MEMORANDUM OF UNDERSTANDINGS FOR REPRESENTED FULL TIME EMPLOYEES."

ACTION: It was moved to place Item No. 18 back onto Consent on motion of Dear, seconded by Hilton 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

ACTION: It was moved to approve staff recommendations, as amended, on motion of Dear, seconded by Hilton 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

Item No. 19. 2022-636 CONSIDER MULTIPLE RESOLUTIONS AMENDING THE SALARIES AND BENEFITS OF UNCLASSIFIED, NON-REPRESENTED FULL-TIME MANAGEMENT EMPLOYEES EFFECTIVE NOVEMBER 1, 2022 (CITY COUNCIL)

At 7:15 P.M., Council Member/Agency Member/Authority Board Member Hicks recused himself from the meeting during this item's discussion due to financial interests.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested that this item be brought back to acknowledge the pay increase of the City Clerk and City Treasurer following the review of their COLAs.

City/Agency/Authority Attorney Soltani informed the City Council and staff that the current management salary table was missing from the staff report and needed to be presented publicly.

City Manager Roberts, Jr. confirmed that the numbers to reflecting the compensation for retroactive pay and salary information provided to the City Council are accurate.

Salary tables were presented on the floor and a revision of title language of Resolution No. 22-223 was made by the City Attorney.

Recommendation: WAIVE further reading and ADOPT the following Resolutions:
1. Resolution No. 22-149 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING AMENDMENTS TO THE SALARIES AND BENEFITS OF UNCLASSIFIED MANAGEMENT EMPLOYEES EFFECTIVE JULY 1, 2021."
2. Resolution No. 22-223, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2022-23 BUDGET, IN VARIOUS DEPARTMENTS, FOR THE ADJUSTMENT OF SALARIES AND BENEFITS OF PERSONNEL RESULTING FROM AMENDMENTS TO THE COMPENSATION RESOLUTION FOR UNCLASSIFIED MANAGEMENT EMPLOYEES."

ACTION: It was moved to reconsider Item No. 19 on Consent 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

ACTION: It was moved to approve staff recommendations, as amended by the City Attorney, on motion of Hilton, seconded by Rojas 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, and Council Member/Agency Member/Authority Board Member Rojas
Noes: None
Abstain: None
Absent: Council Member/Agency Member/Authority Board Member Hicks

At 7:20 P.M., Council Member/Agency Member/Authority Board Member Hicks reentered the meeting.

Item No. 20. 2022-908 CONSIDERATION OF MULTIPLE RESOLUTIONS, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING RESOLUTION NO. 22-229 A JOB CLASSIFICATION SPECIFICATION AND SALARY ALLOCATION FOR THE INNOVATION AND BUSINESS LIAISON AND AMENDING RESOLUTION NO. 22-230 FOR

EXECUTIVE ASSISTANT COMMUNITY DEVELOPMENT (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT the following Resolutions:
1. Resolution No. 22-229, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING A JOB CLASSIFICATION SPECIFICATION AND SALARY ALLOCATION FOR INNOVATION AND BUSINESS LIAISON"
2. Resolution No. 22-230, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING A JOB CLASSIFICATION SPECIFICATION FOR EXECUTIVE ASSISTANT COMMUNITY DEVELOPMENT (NON-EXEMPT)"

ACTION: Item No. 20 was approved on Consent.

Item No. 21. 2022-914 CONSIDER APPROVAL OF AMENDMENT NO. 4 TO THE AGREEMENT FOR ADMINISTRATIVE SERVICES WITH PRINCIPAL LIFE INSURANCE COMPANY FOR ADMINISTRATION OF THE CITY OF CARSON SELF-INSURED DENTAL PLAN AGREEMENT (CITY COUNCIL)

Recommendation: 1. APPROVE Amendment No. 4 to the Agreement to exercise the City's remaining one-year option to extend the term of the Agreement, thereby extending the term expiration date from November 1, 2022 until November 1, 2023, at existing fee rates and 2. AUTHORIZE the Mayor to execute Amendment No. 4 following approval as to form by the City Attorney.

ACTION: Item No. 21 was approved on Consent.

Item No. 22. 2022-889 CONSIDERATION OF AWARD OF PUBLIC WORKS CONSTRUCTION CONTRACT TO VARKEL ELECTRIC COMPANY, INC. FOR NETWORK CABLE INSTALLATION AT CITY HALL (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. AWARD and APPROVE the proposed Public Works contract with Varkel Electric Company, Inc., to remove, deliver, and install (CAT6e) data network lines at City Hall for an amount not to exceed \$58,409; and
2. AUTHORIZE Mayor to execute the contract following approval as to form by the City Attorney.

ACTION: Item No. 22 was approved on Consent.

Item No. 23. 2022-888 **CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE LEASE AGREEMENT BY AND BETWEEN THE CITY OF CARSON AND THE SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY FOR THE USE OF 10.5 ACRE PROPERTY LOCATED AT ASSESSOR PARCEL NUMBER (APN) 7330-007-906 NEAR 321 W. SEPULVEDA BLVD (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE the Amendment No. 1 to the Lease Agreement.
2. AUTHORIZE the Mayor to execute the Amendment No. 1 following as to form by the City Attorney.

ACTION: Item No. 23 was approved on Consent.

SPECIAL ORDERS OF THE DAY: (Item 24)

Item No. 24. 2022-859 **PUBLIC HEARING TO CONSIDER APPROVAL OF MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. 109-20, SPECIFIC PLAN NO. 23-20, AND ZONE CHANGE NO. 184-21 FOR A 19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT ON TWO VACANT PARCELS TOTALING .52 ACRES LOCATED AT 21240-21250 MAIN STREET, APNS 7334-002-007 AND 7334-002-008 (CITY COUNCIL)**

Item No. 24 was heard after Item No. 19.

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

Director Naaseh gave a staff report.

Council Member/Agency Member/Authority Board Member Hicks inquired about the outreach to residents for this project.

Director Naaseh confirmed that residents within a 750-foot radius were contacted.

Council Member/Agency Member/Authority Board Member Dear expressed concerns about the location of the project site and how it could potentially impact nearby single-family homes.

At 7:34 P.M., Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

David Blumenthal, representative for Sagecrest Planning and Environmental, discussed further details about the project and how local neighbors were both aware and in favor of the project.

Council Member/Agency Member/Authority Board Member Dear inquired about the inclusion of affordable housing units and it was confirmed by representative Blumenthal that affordable

housing would not be included in this project.

Nancy Kim expressed that her goal for this rental property is to be involved in the community and build longevity.

Council Member/Agency Member/Authority Board Member Dear inquired about why underground parking was not incorporated in the proposed project.

Art Ashai, architect for Nancy Kim, expressed that they did not consider underground parking for this project because it is an expensive process.

Council Member/Agency Member/Authority Board Member Dear expressed concerns of whether this project proposes any environmental issues since the site was once a gas station.

Mr. Reynolds confirmed that there are conditions that this project is subject to relative to secondary testing because of its former use as a gas station, including a report based on that testing.

Council Member/Agency Member/Authority Board Member Dear inquired about any gas extraction systems or barriers between the contaminants for this project.

Mr. Reynolds confirmed that a vapor intrusion barrier is included if necessary and the required secondary testing also includes vapor intrusion as part of the conditions.

Council Member/Agency Member/Authority Board Member Dear inquired about any sensors to protect residents from harmful gases or hazardous materials.

Mr. Reynolds confirmed conditions for hazardous materials do not explicitly specify that because the result of the secondary test needs to dictate what additional steps may be required.

Mr. Reynolds confirmed that the total cost of this project has not been determined.

Council Member/Agency Member/Authority Board Member Dear asked Nancy Kim if she has personally met any of the neighbors and she confirmed that she did during COVID-19 and those neighbors were in favor of the project.

Nancy Kim confirmed that the management company she hired is professional and has a strong commitment to the community.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired about the removal of tanks and the probability of this project not coming to fruition due to the contaminated soil.

David Blumenthal stated the tanks have been removed and Phase 2 has been completed. The only mitigation measure that needs to be addressed is the vapor barrier underneath the building and protection measures for safety. However, this will not impact the development of the project site. It has been confirmed that there is no evidence of any underground tanks or piping left on the site.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes questioned Nancy Kim about her proximity to the project site.

Nancy Kim confirmed that she resides approximately 15-20 minutes away from the project site, therefore she can be very hands on.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes expressed concerns about the number of residents were notified about this project and the new State laws regarding building development.

Council Member/Agency Member/Authority Board Member Rojas inquired about charging spaces for electric cars.

Art Ashai confirmed there will be charging spaces for electric cars.

At 8:07 P.M. Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing.

Council Member/Agency Member/Authority Board Member Rojas asked if there was any outreach to the new Islamic church located near the project site.

David Blumenthal stated that notices were mailed to owners and occupants within 750 feet of the project site.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton expressed gratitude for efforts to remediate the vacant land.

Recommendation: TAKE the following actions:

1. OPEN the public hearing, TAKE public comment, and CLOSE the public hearing;
2. INTRODUCE, for first reading by title only and with full reading waived, Ordinance No. 22-2220, "AN ORDINANCE OF THE CITY COUNCIL OF CITY OF CARSON, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY (CG-D) TO SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN), RELATED TO THE DEVELOPMENT OF A 19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON TWO VACANT PARCELS TOTALING 0.52 ACRES AT 21240-21250 MAIN STREET (APNS 7334-002-007 AND 7334-002-008); and
3. ADOPT Resolution No. 22-211, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 109-20 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO URBAN RESIDENTIAL, RELATED TO APPROVAL OF A 19-UNIT MULTIPLE-FAMILY

RESIDENTIAL DEVELOPMENT ON TWO VACANT PARCELS
TOTALING 0.52 ACRES AT 21240-21250 MAIN STREET (APNS
7334-002-007 AND 7334-002-008)".

ACTION: It was moved to waive further reading and introduce Ordinance No. 22-2220, as read by title only, and adopt Resolution No. 22-211, as read by title only, on motion of Hilton, seconded by Davis-Holmes and 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

MEMORIAL ADJOURNMENTS

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

Augusto Ramon Chavez
Roger Lee Wilson, Sr.
Rosie Mary Gipson

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add Pastor Kelly Taylor to the Memorial Adjournment Requests and gave a prayer.

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 the city implement LGBTQ inclusivity.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton and Council Member/Agency Member/Authority Board Member Rojas establish and serve on an Ad Hoc Committee to inaugurate LGBTQ inclusivity. Mayor/Agency Chairman/Authority Chairman Davis-Holmes stated she would serve as an alternate.

Council Member/Agency Member/Authority Board Member Dear requested to add the following items to a future agenda:

- Reconsider the amendment to the agenda ordinance requiring 2/3 vote (super majority) or 4 out of 5 Council Members to place an item on the agenda
- Mobilehome Park Zoning Ordinance Amendment

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton requested a review of the COLAs for the City Clerk and City Treasurer be conducted and the item be brought back at a future date.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton admonished staff to refrain from mentioning children with attacks and encouraged staff to remain professional while campaigning.

Council Member/Agency Member/Authority Board Member Dear concurred with Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton.

Council Member/Agency Member/Authority Board Member Rojas announced the alumni event to raise money for Carson High School football field, on Friday, November 4, 2022.

Council Member/Agency Member/Authority Board Member Dear announced an early Happy Birthday to the Marine Corps on Thursday, November 3, 2022, along with Veteran's Day and Thanksgiving Day.

Council Member/Agency Member/Authority Board Member Hicks acknowledged success of the Halloween Carnival, Red Ribbon Week celebration, his father's health condition and his father in law's death anniversary.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked staff for their hard work at the Women's Health Conference and Business Expo.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced the Annual Turkey Giveaway on November 19, 2022, at 11:00 A.M. at the South Bay Pavilion.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes reminded everyone that the next City Council meeting on November 15, 2022, will be held in the Council Chambers.

Council Member/Agency Member/Authority Board Member Cedric Hicks requested everyone to wear purple at the next City Council meeting in solidarity of Prematurity Awareness Month.

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

RECESS TO CLOSED SESSION – None.

RECONVENE TO OPEN SESSION – None.

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

ADJOURNMENT

The meeting was adjourned at 8:21 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

Lula Davis-Holmes
Mayor/Agency Chairman/Authority Chairman

ATTEST:

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

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY	
<u>11-15-2022</u>	
Approved as Submitted.	JD/JH 5/0