

**RESOLUTION 24-053**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT CERTAIN REAL PROPERTY OWNED BY THE CITY OF CARSON (APN: 7337-005-927) IS NON-EXEMPT SURPLUS LAND AND NOT NECESSARY FOR THE CITY'S USE AND AUTHORIZING STAFF TO PROCEED TO DISPOSE OF THE PROPERTY UNDER THE SURPLUS LAND ACT**

**WHEREAS**, the City of Carson ("City") owns certain real property in the City of Carson (APN: 7337-005-927), as shown on Exhibit A attached hereto (the "Property"), consisting of approximately 4.61 acres of land; and

**WHEREAS**, the Property is primarily a surface parking lot adjacent to the Carson Event Center but also provides parking to the adjacent hotel, office building and the small parcel with the Jack-in-the-Box restaurant pursuant to a recorded covenant agreement ("Adjacent Property Owners"). The City considers this parking lot surplus since another adjacent surface parking lot sufficiently meets the parking needs of visitors and staff to the Carson Event Center, although 50% of the existing parking spaces will need to be replaced by any new development in form of a parking structure; and

**WHEREAS**, the City will comply with the requirements of the Surplus Land Act and hopes to sell or lease the Property to a developer interested in incorporating it into a larger Vision Plan for the Carson Civic Center. This conceptual Vision Plan potentially envisions a dynamic mixed-use campus, including a redeveloped City Hall, hotel, housing, retail, open space, and art and entertainment venues; and

**WHEREAS**, the Surplus Land Act (Government Code section 54220 *et seq.*, as amended on January 1, 2020 the "Act"), applies when a local agency, including the City, disposes of "surplus land", as that term is defined in Government Code section 54221; and

**WHEREAS**, AB 1486 significantly amended the Act to provide, among other revisions, that land owned by a local agency must be declared either "surplus land" or "exempt surplus land" before a local agency may take action to dispose of it; and

**WHEREAS**, the Property falls within the definition of "surplus land" under AB 1486; and

**WHEREAS**, in order to pursue new uses for the Property, including the possible disposition through a sale or lease of the Property, the City seeks to declare the Property as "surplus land" pursuant to the Act; and

**WHEREAS**, pursuant to the Act, City staff shall send a written notice of availability ("NOA") of the Property by electronic mail or by certified mail to all of the entities identified in Government Code Section 54222 (the "Required Notice Entity(ies)"); and

**WHEREAS**, pursuant to Government Code section 54227, if one of the entities/agencies desires to purchase or lease the property after having received notice, it must indicate its interest to do so in writing

within 60 days of receiving the City's notice, and the City and the entity/agency so responding, if any, to the notice may negotiate price and terms for the disposition of the property; and

**WHEREAS**, pursuant to Government Code section 54223, in the event no agreement is reached between the City and any responding entity/agency after a good faith negotiation period of 90 days, the property may be disposed of without further regard to the Act.

**NOW, THEREFORE, THE CITY OF CARSON CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** The recitals above are true and correct.

**Section 2.** Based on the above recitals, the City of Carson City Council finds and declares the Property to be non-exempt surplus land, and declares its intention to offer the Property for sell or lease in accordance with Government Code Section 54220, *et seq.*

**Section 3.** The City of Carson City Council hereby authorizes and directs the City Manager and Staff of the City working with the City Attorney to proceed with (i) the issuance of the NOA to offer the Property for sale to each of the Required Noticed Entities; (ii) create a special website to provide information to Required Noticed Entities regarding the Property, to track delivery of the NOA to registered Required Noticed Entities and to receive in a controlled fashion responses from any responding entities; and (iii) upon receipt of any responses to the NOA, to negotiate with such entities/agencies ("Responding Agencies") as specified in the Act for the disposition of the Property in compliance with the Act but not for less than its current fair market value.

**Section 4.** In the event that no responses are received from any Required Noticed Entities, or if the City and any Responding Entity(ies) do not reach an agreement on the terms and conditions of purchase/sale, the City shall proceed to offer the Property for sell or lease at current fair market value to the general public and other private developers in accordance with City's standard procedures.

**Section 5.** The Resolution shall be effective upon its adoption. The City Clerk shall certify the adoption of this Resolution.

[signatures on the following page]

PASSED, APPROVED, AND ADOPTED this 4<sup>th</sup> day of June 2024.

APPROVED AS TO FORM:

CITY OF CARSON:

\_\_\_\_\_  
Sunny K. Soltani, City Attorney

\_\_\_\_\_  
Lula Davis-Holmes, Mayor

ATTEST:

\_\_\_\_\_  
Dr. Khaleah K. Bradshaw, City Clerk

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF CARSON                )

I, Dr. Khaleah K. Bradshaw, City Clerk of the City of Carson, California, hereby attest to and certify that the foregoing resolution, being Resolution No. 24-053 adopted by the City of Carson City Council at its meeting held on June 4, 2024, by the following vote:

AYES:        COUNCIL MEMBERS:  
NOES:        COUNCIL MEMBERS:  
ABSTAIN:    COUNCIL MEMBERS:  
ABSENT:     COUNCIL MEMBERS:

\_\_\_\_\_  
Dr. Khaleah K. Bradshaw, City Clerk

Exhibit A

**LEGAL DESCRIPTION**

THAT CERTAIN REAL PROPERTY IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 2 OF TRACT NO. 4054 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 44, PAGES 39 TO 41, INCLUSIVE OF MAPS, AND A PORTION OF PARCELS 2 AND 4 OF PARCEL MAP NO. 17623, AS SHOWN ON HAP FILED IN BOOK 196, PAGES 40 AND 41, OF PARCEL MAPS, BOTH MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 17623; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 N89°40'10" 32.04 FEET; THENCE N00°19'34"W 43.99 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°53'43" AND AN ARC LENGTH OF 47.03 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°53'43" AN ARC LENGTH OF 47.04 FEET; THENCE TANGENT TO SAID CURVE N00°19'34HW 106.48 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 290.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°26'27" AN ARC LENGTH OF 93.34 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°29'40" AN ARC LENGTH OF 34.51 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°07'52" AN ARC LENGTH OF 74.29 FEET; THENCE NON TANGENT TO SAID CURVE N60°19'34"W 197.12 FEET; THENCE; N00°19'34" 138.57 FEET TO THE NORTHERLY LINE OF LOT 2 OF SAID TRACT NO. 4054; THENCE WESTERLY ALONG SAID NORTHERLY LINE S89°40'10" W 224,99 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT S00°17'00" E 660.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT; THENCE N89°40'10"E 330.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG EASTERLY LINE OF SAID LOT N00°17'00"W 20.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SLY 20 FEET OF LOT 3, TRACT NO. 4054 DEED TO THE COUNTY OF LOS ANGELES, RECORDED FEBRUARY 13, 1969, AS INSTRUMENT NO. 5584, OFFICIAL RECORDS.

SAID LAND IS SHOWN AS "PARCEL A" IN THAT CERTIFICATE OF COMPLIANCE NO. 7-88, RECORDED MARCH 22, 1991 AS INSTRUMENT NO. 91-414049, OFFICIAL RECORDS.

APN: 7337-005-927

**Exhibit A-1**

