

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



**TUESDAY, AUGUST 6, 2019  
701 East Carson Street  
Helen Kawagoe Council Chambers**

Albert Robles, Mayor

Cedric L. Hicks, Mayor Pro Tem  
Jawane Hilton, Councilmember

Lula Davis-Holmes, Councilmember  
Jim Dear, Councilmember

Donesia L. Gause, City Clerk

Monica Cooper, City Treasurer

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***“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)***

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING  
AUTHORITY/CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-1**

**ROLL CALL:**

**CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Item 1)**

**ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

**RECESS INTO CLOSED SESSION UNTIL 6:00 P.M.**

**Item No. 1. [2019-744](#) 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 Council to consider negotiations with the Los Angeles County Sanitation District, with whom the City is negotiating, and to give direction to its negotiators, Sharon Landers, City Manager, John Raymond, Assistant City Manager, and Saied Naaseh, Community Development Director, regarding that certain real property known as 321 W. Sepulveda Blvd (APN: 733-000-8902). The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

**RECONVENE TO OPEN SESSION AT 6:00 P.M.**

**REPORT ON CLOSED SESSION ACTIONS**

**FLAG SALUTE:****INVOCATION:**

Item No. 2. [2019-684](#) REVEREND DARYL E. WALKER, NEW PHILADELPHIA A.M.E. CHURCH

**INTRODUCTIONS**

Item No. 3. [2019-713](#) REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

Item No. 4. [2019-732](#) PRESENTATION OF A CERTIFICATE TO NICHOLAS ROBLEDO III FOR HIS TITLE WIN AS SOUTHERN CALIFORNIA STATE AMATEUR BOXING CHAMPION

Item No. 5. [2019-728](#) PRESENTATION TO BRIANNA TAUTALAFUA, UCLA SOFTBALL 2019 COLLEGE WORLD SERIES CHAMP

Item No. 6. [2019-707](#) RECOGNITION OF ANGELINA AQUINO, A TOP 10 FINALIST IN THE MISS FILIPINA INTERNATIONAL PAGEANT HELD ON JULY 27, 2019 AND RECIPIENT OF AWARDS FOR MISS CONGENIALITY AND MISS TEEN BEST IN EVENING GOWN

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

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

**APPROVAL OF MINUTES:**

Item No. 7. [2019-758](#) APPROVAL OF THE APRIL 26, 2019 CITY COUNCIL SPECIAL MEETING MINUTES; MAY 14, 2019 (10:00 A.M.) CITY COUNCIL SPECIAL MEETING MINUTES; AND MAY 14, 2019 (4:30 P.M.) CITY COUNCIL SPECIAL MEETING MINUTES

**Recommendation:** Approve the minutes as listed.

**Attachments:** [2019 APR 26 CC Spec Mtg minutes \(FINAL\)](#)  
[2019 MAY 14 CC Spec Mtg minutes 10AM \(FINAL\)](#)  
[2019 MAY 14 CC Spec Mtg minutes 430PM \(FINAL\)](#)

**CONSENT: (Items 8-16)**

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

Item No. 8. [2019-750](#) Resolution No. 19-151, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$4,803,980.25 FOR GENERAL DEMANDS, CHECK NUMBERS 146888 THROUGH 147312.

TOTAL OF \$21,437.03 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1257 THROUGH 1257, 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.

**Attachments:** [AP CK LISTING 7-8-19 TO 7-25-19 CA](#)  
[AP CK LISTING 7-8-19 to 7-25-19 CM](#)

Item No. 9. [2019-752](#) Resolution No. 19-06-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,946.50, DEMAND CHECK NUMBERS SA-001793 THROUGH SA-001796

*Attachments:* [080619 CSA check listing](#)

Item No. 10. [2019-753](#) Resolution No. 19-06-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$2,640.00, DEMAND CHECK NUMBER HA-001783

*Attachments:* [080619 CHA check listing](#)

Item No. 11. [2019-706](#) **CONSIDER RESOLUTION NO. 19-142, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 2 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21809 AND 21811 FIGUEROA STREET; APN: 7343-020-009 AND 7343-020-010) (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 19-142, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF THE CITY OF CARSON COMMUNITY FACILITIES DISTRICT NO. 2018-01 (MAINTENANCE AND SERVICES) APPROVING ANNEXATION NO. 2 OF PROPERTY LOCATED WITHIN THE FUTURE ANNEXATION AREA (21809 AND 21811 FIGUEROA STREET; APN: 7343-020-009 AND 7343-020-010)"
2. RECEIVE and FILE the Unanimous Approval Consent Letter from Real Quest Holding LLC.

**Attachments:** [Exhibit No. 1 - Signed Real Quest Holding LLC Unanimous Approv](#)  
[Exhibit No. 2 - Resolution No. 19-142](#)  
[Exhibit No. 3 - Annex 2 - Amndt to Notice Spec Tax Ln - Birch Proj](#)

Item No. 12. [2019-712](#) **CONSIDER THE CARSON HOUSING AUTHORITY'S ANNUAL REPORT AS REQUIRED BY STATE SENATE BILL 341 (HOUSING AUTHORITY)**

**Recommendation:** TAKE the following actions:

1. RECEIVE and FILE.

**Attachments:** [Exhibit No. 1 - FY 17-18 Annual Report, prepared by DHA Consult](#)

**Item No. 13. [2019-716](#) CONSIDER AWARDING A CONTRACT WITH STRASSBO, INC, FOR COMMUNITY SERVICES DEPARTMENT STAFF UNIFORMS (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE the selection of Strassbo, Inc., to provide staff uniforms for the Community Services Department in an amount not-to-exceed \$96,759.96, that the initial order shall not exceed \$72,759.96, and subsequent orders, if any, shall not cumulatively exceed \$24,000 for the term from July 1, 2019 through June 30, 2020 with a one (1) year renewal option.

2. AUTHORIZE the mayor to execute a contract with Strassbo, Inc., following the approval as to form by the City Attorney. (Exhibit No. 3)

**Sponsors:** Community Services

**Attachments:** [Uniform Bid BID Register Exhibit 1](#)  
[CS Budget Uniforms FY 19-20 Exhibit 2](#)  
[Strassbo Contract Exhibit 3](#)

**Item No. 14. [2019-731](#) CONSIDER APPROVAL OF AMENDMENT NO. 2 TO AN AGREEMENT WITH CHICAGO TITLE COMPANY TO PROVIDE TITLE SERVICES FOR THE CITY'S CDBG-FUNDED NEIGHBORHOOD PRIDE PROGRAM AND THE HOME PROGRAM (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE the Amendment No. 2 to an Agreement with Chicago Title Company to extend title services until June 30, 2020 for an additional \$10,000, for a total contract sum not-to-exceed \$30,000.

2. AUTHORIZE the Mayor to execute Amendment No. 2, following approval as to form by the City Attorney.

**Sponsors:** Community Development

**Attachments:** [EX. NO. 1 Chicago Title 2017 Contract Agreement](#)  
[EX NO 2 Chicago Title Agreement Amendment No. 1](#)  
[EX. NO. 3 REVISED 7-24-19 \(Chicago Title Company\) updated Ar](#)

Item No. 15. [2019-742](#) **CONSIDER APPROVING CONTRACT AMENDMENT NO. 1 WITH AMERICAN TRANSPORTATION SIGHTSEEING FOR CITY-ORGANIZED RECREATION TRIPS (CITY COUNCIL)**

**Recommendation:** APPROVE Contract Amendment No. 1 with American Transportation Sightseeing for City-Organized recreation trips in the amount of \$95,000.

**Attachments:** [Exhibit No. 1 - Executed American Transportation Contract Agreeer](#)  
[Exhibit No. 2 - American Transportation Contract Amendment No.](#)

Item No. 16. [2019-759](#) **CONSIDER APPROVAL OF AMENDMENT NO. 2 TO CONTRACT SERVICES AGREEMENT WITH CR ASSOCIATES, LLC FOR THE INSTALLATION OF WIFI AT COMMUNITY CENTER AND VETERANS SPORTSCOMPLEX (CITY COUNCIL)**

**Recommendation:** APPROVE Amendment No. 2 to the Contract Services Agreement with CR Associates, LLC, for the installation of WIFI and to increase the contract sum by \$60,000 (not to exceed total contract sum of \$85,000), and AUTHORIZE the Mayor to execute the same upon approval as to form by the City Attorney.  
1.

**Attachments:** [Exhibit No. 1 - Amendment No. 2 to CR Associates Agreement](#)

**SPECIAL ORDERS OF THE DAY: (Items 17-20)**

*Public testimony is restricted to three minutes per speaker, speaking once (excepting applicants who are afforded a right of rebuttal, if desired), unless extended by order of the Mayor with the approval of the City Council.*

Item No. 17. [2019-734](#) PUBLIC HEARING NO. 4 RELATED TO CHANGING FROM AN AT-LARGE TO A BY-DISTRICT SYSTEM FOR ELECTION OF CITY COUNCIL MEMBERS, PURSUANT TO THE CALIFORNIA VOTING RIGHTS ACT (CITY COUNCIL)

**Recommendation:**

TAKE the following actions:

1. OPEN the public hearing, and
2. CHANGE the August 10, 2019 public hearing date to August 17, 2019, and
3. REVIEW AND CONSIDER preliminary Council district maps prepared by the demographer, and further DISCUSS the process of moving towards a voting by-district system and
4. TAKE public testimony and
5. CONTINUE the public hearing to August 17, 2019.

**Attachments:**

[Draft Map 1](#)

[Draft Map 2](#)

[Draft Map 3](#)

[Submission Map 1](#)

[Submission Map 2](#)

[Submission Map 3](#)

[Submission Map 4](#)



Item No. 18. [2019-746](#) PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 19-145 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING SPECIFIC PLAN NO. 4-93 AMENDMENT 4, FOR DEVELOPMENT OF A 175-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT THE NORTHEAST CORNER OF CENTRAL AVENUE AND VICTORIA STREET (CITY COUNCIL)

**Recommendation:**

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing; AND
2. ADOPT Resolution No. 19-145, entitled "A Resolution of the City Council of the City of Carson, California approving Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and adopting Specific Plan No. 4-93 Amendment 4, for development of a 175-unit residential condominium project located at the Northeast corner of Central Avenue and Victoria Street; AND
3. APPROVE Fee Credit/Reimbursement Agreement with the Carson Project Owner, LLC, a Delaware limited liability company corporation for installation of a traffic signal at Central Avenue and Aspen Hill Road in exchange for a dollar-for-dollar credit against the City's established Development Impact Fees with the installation of the traffic signal being a categorically exempt project from CEQA pursuant to CEQA Guidelines Section 15303, Class 3 for New Construction of Small Structures; AND
4. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

- Attachments:** [REVISED Exhibit 1 Resolution 19-145](#)  
[Exhibit A for Exhibit 1 Reso \(Legal Description\)](#)  
[Exhibit B for Exhibit 1 Reso \(COA\)](#)  
[Exhibit E for Reso \(SPA exhibit\)](#)  
[Exhibit 2 Reimbursement Credit Agreement](#)  
[Exhibit 3 PC Resolution No. 19-2669](#)  
[Exhibit 4 PC Disposition dated June 25, 2019](#)  
[Exhibit 5 Staff Report dated June 25, 2019](#)  
[Exhibit 6 Constraints Analysis Report dated August 2018](#)  
[Exhibit 7 Memo Response to Comments Provided in Letter from B.](#)  
[Exhibit 8 Summary of Community Meeting provided by applicant](#)

Item No. 19. [2019-714](#) PUBLIC HEARING INTRODUCING ORDINANCE NO. 19-1933, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING MUNICIPAL CODE, ARTICLE V (SANITATION AND HEALTH), CHAPTER 9 (RESIDENTIAL PROPERTY REPORT) REPEALING THE RESIDENTIAL PROPERTY REPORT (RPR) REQUIREMENT FOR ALL RESIDENTIAL REAL PROPERTY SALES (CITY COUNCIL)

**Recommendation:**

TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing;
2. INTRODUCE for the first reading, by title only and with further reading waived, Ordinance 19-1933 to amend Municipal Code, Article V (Sanitation and Health), Chapter 9 (Residential Property Report) to repeal the Residential Property Report (RPR) requirement for all residential real property sales; AND
3. DIRECT staff to remove of RPR notices on a request basis, by parties involved in real estate transactions, at a cost of \$8.00 per property.

**Attachments:**

[Exhibit 1 Minutes RPR Ad Hoc Comm Mtg 061218](#)

[Exhibit 2 City Council Post-Council Agenda 040219](#)

[Exhibit 3 City Council Staff Report 040219](#)

[Exhibit 4 Planning Commission Disposition 052819](#)

[Exhibit 5 PC Draft Mins. 7-9-19](#)

[Exhibit 6 Planning Commission Staff Report, Reso 19-2670, and E](#)

[Exhibit 7 DRAFT Ordinance No. 19-1933](#)

[Exhibit 8 PC Resolution 19-2670](#)

Item No. 20. [2019-727](#) PUBLIC HEARING TO CONSIDER ADOPTING ORDINANCE NO. 19-1932: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, TO GRANT A NONPUBLIC UTILITY PIPELINE FRANCHISE TO PRAXAIR, INC. (CITY COUNCIL)

**Recommendation:** TAKE the following actions

1. OPEN THE Public Hearing, TAKE public testimony, and CLOSE Public Hearing; AND
2. INTRODUCE for first reading, "ORDINANCE NO. 19-1932, AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, GRANTING A NONPUBLIC UTILITY PIPELINE FRANCHISE TO PRAXAIR, INC."

**Attachments:** [Ordinance](#)

DISCUSSION: (Items 21-27)

Item No. 21. [2019-721](#) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, TO APPROVE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THE NATURE OF THE EMPLOYMENT OF VALERIE H. OTA PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21224 REGARDING THE 180-DAY CALPERS WAIT PERIOD FOR EMPLOYMENT OF A RETIRED PERSON OVER THE 180 DAY WAIT PERIOD EXCEPTION WITH CALPERS G.C. SECTIONS 7522.56 & 21224 FOR VALERIE H. OTA (CITY COUNCIL)

**Recommendation:** WAIVE further reading and ADOPT RESOLUTION NO. 19-140, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, CERTIFYING THE NATURE OF THE EMPLOYMENT OF VALERIE H. OTA PURSUANT TO GOVERNMENT CODE SECTIONS 7522.56 AND 21224 REGARDING THE 180-DAY CALPERS WAIT PERIOD FOR EMPLOYMENT OF A RETIRED PERSON."

**Attachments:** [Resolution 19-140](#)

Item No. 22. [2019-730](#)      **CONSIDERATION OF RESOLUTION NO. 19-146 TO ESTABLISH THE 4TH MONDAY OF EVERY MONTH FOR PRESENTATIONS FROM THE CITY COUNCIL TO THE MEMBERS OF THE CARSON COMMUNITY (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT Resolution NO. 19-146 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ALLOWING FOR INDEPENDENT MEETINGS FOR CEREMONIAL MATTERS ONLY, ONCE A MONTH, TO BE HELD INDEPENDENTLY FROM REGULARLY SCHEDULED CITY COUNCIL MEETINGS.

**Attachments:**      [Resolution No. 19-146 Ceremonial Presentations](#)

Item No. 23. [2019-748](#)      **CONSIDER APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF CARSON AND THE COUNTY OF LOS ANGELES DEPARTMENT OF PARKS AND RECREATION REGARDING THE DESIGN, CONSTRUCTION AND OPERATION OF THE CAROL KIMMELMAN ATHLETIC AND ACADEMIC CAMPUS LOCATED ON THE NORTHERLY PORTION OF VICTORIA GOLF COURSE ON APPROXIMATELY 80 ACRES (CITY COUNCIL)**

**Recommendation:** TAKE the following action:  
AUTHORIZE the Mayor to execute the Memorandum of Agreement with the County of Los Angeles Department of Parks and Recreation regarding the design, construction and operation of the Carol Kimmelman Athletic and Academic Campus.

**Attachments:**      [Memorandum of Agreement \(Kimmelman Project\) \(2\)](#)

Item No. 24. [2019-736](#)      **CONSIDER CO-SPONSORSHIP OF THE AMERICAN CANCER SOCIETY RELAY FOR LIFE EVENT SCHEDULED FOR JULY 26-27, 2019 (CITY COUNCIL)**

**Recommendation:** CONSIDER and PROVIDE direction.

**Attachments:**      [Exhibit 1 Minutes](#)  
[Exhibit 2 Budget Proposal](#)  
[Exhibit 3 Equipment Summary](#)  
[Exhibit 4 Roster of Participating Cities](#)

Item No. 25. [2019-737](#) CONSIDER AND UPDATE SMP 1.67 FEE WAIVERS FOR CITY ASSOCIATED SPECIAL EVENTS (CITY COUNCIL)

**Recommendation:** TAKE the following action:  
CONSIDER and PROVIDE direction on draft policy 01.01.07.

**Attachments:** [Exhibit 1](#)  
[1.01.07 Fee Reductions](#)  
[Exhibit 3](#)

Item No. 26. [2019-738](#) CONSIDER FEE WAIVER FOR SOPHISTICATED DANCE STUDIO FOR FISCAL YEAR 2019/2020 (CITY COUNCIL)

**Recommendation:** DISCUSS and PROVIDE direction regarding a fee waiver for Sophisticated Dance.

**Attachments:** [Exhibit 1 Community Center Room Rental Rates](#)

Item No. 27. [2019-739](#) CONSIDER AND DISCUSS A PROCESS FOR GROUNDBREAKING AND RIBBON CUTTING CEREMONIES (CITY COUNCIL)

**Recommendation:** CONSIDER and PROVIDE direction.  
1.

**ORDINANCE SECOND READING: (None)**

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

*The public may at this time address the members of the City Council/Housing Authority/Successor Agency on any matters within the jurisdiction of the City Council/Housing Authority/Successor Agency. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.*

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

**ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

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

**RECESS TO CLOSED SESSION**

**RECONVENE TO OPEN SESSION**

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

**ADJOURNMENT**