



**CITY OF CARSON**

**MINUTES  
CARSON CITY COUNCIL/  
SUCCESSOR AGENCY/HOUSING AUTHORITY  
ADJOURNED REGULAR MEETING  
AUGUST 16, 2022  
9:00 A.M.**

**CALL TO ORDER:**

The meeting was called to order at 9:32 A.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

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

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

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

**RECESS INTO CLOSED SESSION**

The meeting was recessed at 9:35 A.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

**RECONVENE TO OPEN SESSION**

The meeting was reconvened at 9:41 A.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 1)**

**Item No. 1. 2022-725 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9 (d)(2) and (e)(1), because there is a significant exposure to litigation in one case.

ACTION: No reportable action was taken.

**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 is one caller waiting in the queue.

Kenneth Hundt – Item No. 3

Raised concerns for the mobiles home parks and requested the City Council provide continuous support of the mobile home park residents.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented an email message from the following:

Sherry Hodges – Item No. 3

Agreed with Kenneth Hundt’s comments with concerns for the mobiles home parks and requested the City Council provide continuous support to the mobile home park residents.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted she would provide Sherry Hodges’ email message to the Mayor and City Council.

**CONSENT: (Item 2)**

**Item No. 2. 2022-731 CONSIDER THE CURRENT PROCESS FOR MEMBERS OF THE CITY COUNCIL TO HOLD TOWN HALL MEETINGS (CITY COUNCIL)**

Recommendation: RECEIVE and FILE.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to continue Item No. 2 to a later date until she and Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton have an opportunity to meet and devise an SMP that deals with City

Council and districts, with no objection heard.

**DISCUSSION: (Items 3 – 4)**

**Item No. 3. 2022-700 CONSIDER ADOPTION OF A RESOLUTION PROVIDING FOR AN INTERPRETATION OF THE PROVISIONS OF THE CARSON ZONING ORDINANCE PERTAINING TO NONCONFORMING MOBILE HOME PARK USES**

Recommendation: TAKE the following action:  
ADOPT RESOLUTION NO. 22-173, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, INTERPRETING THE PROVISIONS OF DIVISION 2 (NONCONFORMITIES) OF PART 8 (IMPLEMENTING PROVISIONS) OF THE CARSON ZONING ORDINANCE PERTAINING TO NONCONFORMING MOBILE HOME PARK USES."

Director Naaseh gave a staff report.

ACTION: It was moved to adopt Resolution No. 22-173, as read by title only, on motion of Davis-Holmes, 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

**Item No. 4. 2022-729 CONSIDER A REQUEST FROM MAYOR DAVIS-HOLMES FOR THE CITY COUNCIL TO DISCUSS THE PROCESS FOR MEMBERS OF THE CITY COUNCIL TO HOLD TOWN HALL MEETINGS (CITY COUNCIL)**

City Manager Roberts, Jr. informed staff that Item No. 4 is an erroneous duplicate of Item No. 2.

Recommendation: DISCUSS and PROVIDE direction.

**ORDINANCE SECOND READING: (Item 5)**

**Item No. 5. 2022-713 SECOND READING OF ORDINANCE NO. 22-2216, AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 13-17**

**BETWEEN THE CITY OF CARSON AND CAM-CARSON, LLC  
(CITY COUNCIL)**

Recommendation: CONDUCT a Second Reading by title only and with further reading waived, Ordinance No. 22-2216, entitled "AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 13-17 BETWEEN THE CITY OF CARSON AND CAM-CARSON, LLC."

ACTION: It was moved to waive further reading and adopt Ordinance No. 22-2216, as read by title only, 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

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

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS – None.**

**ORAL COMMUNICATIONS (COUNCIL MEMBERS) – None.**

**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 9:53 A.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