

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



**WEDNESDAY, MARCH 6, 2024
701 East Carson Street
City Hall
5:00 PM**

Lula Davis-Holmes, Mayor

Jawane Hilton, Mayor Pro Tem and District 1
Councilmember

Cedric L. Hicks, Sr., District 3 Councilmember

Jim Dear, District 2 Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

ADJOURNED MEETING OF THE CARSON CITY COUNCIL

“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)

PUBLIC INFORMATION

Mayor Pro Tempore / District 1 Councilmember Jawane Hilton will be participating at a remote teleconference location as follows: San Antonio Marriott Rivercenter on the River Walk, 101 Bowie Street, San Antonio, TX 78205 (precise location to be determined; inquire with front desk). Mayor Lula Davis-Holmes and Councilmembers Dear, Hicks, and Rojas will be participating in the City Council Chambers.

The remote teleconference location is accessible to the public to provide public comment from that location using the teleconference instructions noted below. A copy of the agenda will be posted at the remote teleconference location.

To participate via remote teleconference, members of the public can call 1-669-900-6833 (Meeting ID: 8 437 662 1373) on the date of the meeting during the portion of the agenda entitled “Oral Communications” to provide public comments.

The public may address the members of the City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council during the designated public comment periods. There will be two Oral Communication sessions: one for Agendized Items (comment about items ON the agenda) and the other for non-Agendized items (comment about items NOT on the Agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on the number of speakers.

PUBLIC VIEWING AVAILABLE BY:

- Livestream on the City's website: The meeting will be streamed live over the internet via: www.carsonca.gov or on Youtube: www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage

- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:

- Email: Public comments can be emailed to cityclerk@carsonca.gov. The cut-off time to submit any email communications is 3:00 p.m. on the day of the meeting.

- Written: Written comments can be dropped off at the City Clerk's Office or in the white box outside City Hall. The cut-off time to submit any written communications is 3:00 p.m. on the day of the meeting. Written comments dropped off at the City Clerk's Office or at the white box or any email received will not be read aloud at Council Meeting but will be circulated to the City Council and incorporated into the record.

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (5:00 pm)

ROLL CALL (CITY CLERK):

FLAG SALUTE:

INVOCATION:

Item No. 1. [2024-0095](#) PASTOR WALTER TUCKER FROM TRUTH AND LOVE CHRISTIAN CHURCH

CLOSED SESSION (Items 2 to 3)

REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

Item No. 2. [2024-0191](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1), to confer with legal counsel regarding pending litigation to which the City of Carson is a party. The title of such litigation is as follows: CAM-Carson, LLC v. Carson Reclamation Authority, City of Carson and Successor Agency to the Carson Redevelopment Agency, Los Angeles Superior Court Case No. 20STCV16461.

Item No. 3. [2024-0196](#) 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) and (e)(1), because there is a significant exposure to litigation in 1 case(s)

RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

INTRODUCTIONS (MAYOR)

Item No. 4. [2024-0137](#) REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION

Item No. 5. [2024-0145](#) REPORT FROM ASSISTANT CHIEF BENNETT OF LOS ANGELES COUNTY FIRE DEPARTMENT

PRESENTATIONS

Item No. 6. [2024-0198](#) RECOGNITION HONORING CARSON BASKETBALL TEAM ON THEIR CIF CHAMPIONSHIP

Item No. 7. [2024-0106](#) PROCLAMATION RECOGNIZING MARCH AS RED CROSS MONTH

Item No. 8. [2024-0107](#) PROCLAMATION RECOGNIZING MARCH AS KIDNEY AWARENESS MONTH

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: (None)

CONSENT: (Items 9 to 17)

ANY ITEM OR ITEMS MAY BE REMOVED FOR DISCUSSION.

These items are considered to be routine items of business and have, therefore, been placed on the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

Item No. 9. [2024-0182](#) Resolution No. 24-025, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$4,696,611.54 FOR GENERAL DEMANDS, CHECK NUMBERS 171748 THROUGH 171969.

TOTAL OF \$1,012.50 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1280 THROUGH 1280, 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: [Exhibit 1 Demand Reg File # 2024-0000 Reso# 24-025 CA](#)
[Exhibit 1 Demand Reg File # 2024-0000 Reso# 24-025](#)

Item No. 10. [2024-0195](#) CONSIDER A RECEIVE AND FILE UPDATE OF ANNUAL COMPREHENSIVE FINANCIAL REPORT PRESENTATION FOR FISCAL YEAR ENDED JUNE 30, 2023 WITH VASQUEZ & COMPANY (CITY'S INDEPENDENT AUDITOR) (CITY COUNCIL)

Recommendation: RECEIVE and FILE the FY 2022-23 Annual Comprehensive Financial Report Presentation

Attachments: [City of Carson - Finance & Audit Committee 2023](#)
[GFOA Certificate](#)

Item No. 11. [2024-0157](#) CONSIDER AN UPDATE ON CITY COMMISSIONS

(CITY COUNCIL)

Recommendation: RECEIVE and FILE this report.

Attachments: [Planning Commission February 2024](#)

Item No. 12. [2024-0161](#) **CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)**

Recommendation: RECEIVE and FILE this informational update.

Attachments: [Community Development Projects](#)
[Public Works Projects](#)
[Information Technology Projects](#)
[Emergency Management and Public Safety Projects](#)

Item No. 13. [2024-0092](#) **CONSIDER APPROVAL OF AMENDMENT NO. 4 TO EXTEND THE CONTRACT SERVICES AGREEMENT WITH ADMINISTRATIVE SERVICES COOPERATIVE, INC. FOR DIAL-A-RIDE SERVICE BY ONE ADDITIONAL YEAR (CITY COUNCIL)**

Recommendation: TAKE the following actions:
1. APPROVE Amendment No. 4 to the Agreement for Contract Services with Administrative Services Cooperative, Inc. (Exhibit No. 1; "Proposed Amendment No. 4"); and
2. AUTHORIZE the Mayor to execute Proposed Amendment No. 4, upon approval as to form by the City Attorney.

Attachments: [Proposed Amendment No. 4](#)

Item No. 14. [2024-0173](#) **CONSIDER APPROVAL OF AN ADMINISTRATIVE REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF CARSON AND THE CARSON ENHANCED INFRASTRUCTURE FINANCING DISTRICT (CITY COUNCIL)**

Recommendation: TAKE the following Action:
1. APPROVE the Agreement; AND
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

Attachments: [Exhibit No. 1 - Reimbursement Agreement](#)

Item No. 15. [2024-0129](#) **CONSIDER APPROVAL OF A PURCHASE ORDER TO NATIONAL AUTO FLEET GROUP FOR TWO NEW ELECTRIC POWERED FORD 2023 TRANSIT CARGO**

**VANS FOR THE PUBLIC WORKS DEPARTMENT
(CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. WAIVE the formal bidding procedures as defined by the Carson Municipal Code, Section 2610; and
 2. AUTHORIZE the Purchasing Manager to issue a Purchase Order in the amount not to exceed \$123,031.18 for purchase of two new electric powered Ford 2023 Transit Cargo Vans (W9C) T-350 148" Med RF 9500 GVWR RWD (Exhibit 1).

- Attachments:** [Exhibit 1. Sourcewell Quote \(EV Vans\)](#)
[Exhibit 2. Purchasing Waiver](#)
[Exhibit 3. Sourcewell Contract.pdf](#)

- Item No. 16. [2024-0073](#) **RECEIVE AND FILE AN UPDATE ON THE STATUS OF THE MEMORANDUM OF UNDERSTANDING WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) REGARDING ALAMEDA STREET (SR-47) AND ITS APPLICATION TO ACCEPT ALAMEDA INTO THE STATE HIGHWAY SYSTEM (CITY COUNCIL)**

- Recommendation:** 1. RECEIVE AND FILE update on the Memorandum of Understanding between the City of Carson and the California Department of Transportation regarding Alameda Street/SR-47.
- 1.

- Attachments:** [EXHIBIT NO. 1 AdoptionResponseLetter Carson](#)
[EXHIBIT NO. 2 CALTRANS MOU Alameda St 2023 Executed](#)
[EXHIBIT 3. SR-47 Carson Letter from Ryan Snyder Jan 26 2024](#)

- Item No. 17. [2024-0197](#) **CONSIDER ADOPTION OF RESOLUTION NO. 24-029, A RESOLUTION OF THE CARSON CITY COUNCIL APPROVING A BUDGET TRANSFER IN FISCAL YEAR 2023-24 FROM THE GENERAL FUND TO INCREASE THE TRANSTECH ENGINEERS, INC. CONTRACT BUDGET FOR THE FISCAL YEAR AND APPROVAL OF PROPOSED AMENDMENT NO. 1 TO THE AGREEMENT WITH TRANSTECH ENGINEERS, INC. TO PROVIDE BUILDING AND SAFETY SERVICES FOR THE CITY OF CARSON (CITY COUNCIL)**

- Recommendation:**
1. ADOPT Resolution No. 24-029, "A RESOLUTION OF THE CARSON CITY COUNCIL APPROVING A BUDGET TRANSFER IN FISCAL YEAR 2023-24 BUDGET FROM THE GENERAL FUND TO INCREASE THE TRANSTECH ENGINEERS, INC. CONTRACT BUDGET FOR THE FISCAL YEAR";
 2. APPROVE Amendment No. 1 to the agreement with Transtech Engineers, Inc., to provide building and safety services for the City of Carson increasing the not-to-exceed amount from \$3,900,000 to \$8,000,000; AND
 3. AUTHORIZE the Mayor to execute the amendment, following approval as to form by the City Attorney.

Sponsors: Community Services

Attachments: [Exhibit No. 1 - Transtech Engineers, Inc. Contract](#)
[Exhibit No. 2 - Transtech Engineers, Inc. Amendment #1](#)
[Exhibit No. 3 - Budget Transfer Resolution No 24-029](#)

SPECIAL ORDERS OF THE DAY: (Items 18 to 19)

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. 18. [2024-0174](#) PUBLIC HEARING UNDER THE TAX AND EQUITY FISCAL RESPONSIBILITY ACT TO CONSIDER RESOLUTION NO. 24-023 TO APPROVE CONDUIT BOND FINANCING FOR THE AVALON COURTYARD APARTMENTS AFFORDABLE HOUSING PROJECT THROUGH THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY

- Recommendation:**
- 1) OPEN the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code") and take testimony.
 - 2) CLOSE the public hearing.
 - 3) ADOPT Resolution No. 24-023, approving the issuance of the Bonds by the CMFA for the benefit of Avalon TSA Housing LP (the "Borrower") a partnership of which Thomas Safran & Associates Development, Inc. (the "Developer") or a related person to the Developer is the general partner, to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).
- 1)

Attachments: [Ex.1 - Public Hearing Notice](#)
[Exhibit No. 2 - Resolution No. 24-023](#)

Item No. 19. [2024-0110](#) PUBLIC HEARING TO CONSIDER ORDINANCE NO. 24-2405, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING AND ADOPTING THE CEQA FINDINGS AND ADOPTION OF: (1) A COMPREHENSIVE AMENDMENT TO THE PROVISIONS OF THE CARSON ZONING ORDINANCE (CHAPTER 1 OF ARTICLE IX OF THE CARSON MUNICIPAL CODE) PERTAINING TO RESIDENTIAL AND MIXED USE ZONING DISTRICTS AND USES, INCLUDING CERTAIN COMMERCIAL AND GENERAL PROVISIONS, CONSISTENT WITH THE 2040 CARSON GENERAL PLAN; AND (2) A COMPREHENSIVE AMENDMENT TO THE CARSON ZONING MAP PERTAINING TO RESIDENTIAL AND MIXED-USE ZONING DISTRICTS, EFFECTUATING REZONING OF PROPERTIES, CONSISTENT WITH THE 2040 CARSON GENERAL PLAN. (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. OPEN the Public Hearing and take public testimony; AND
2. CLOSE the Public Hearing; AND
3. WAIVE further reading and introduce for first reading by title only Ordinance No. 24-2405, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING AND ADOPTING THE CEQA FINDINGS AND ADOPTION OF: (1) A COMPREHENSIVE AMENDMENT TO THE PROVISIONS OF THE CARSON ZONING ORDINANCE (CHAPTER 1 OF ARTICLE IX OF THE CARSON MUNICIPAL CODE) PERTAINING TO RESIDENTIAL AND MIXED USE ZONING DISTRICTS AND USES, INCLUDING CERTAIN COMMERCIAL AND GENERAL PROVISIONS, CONSISTENT WITH THE 2040 CARSON GENERAL PLAN; AND (2) A COMPREHENSIVE AMENDMENT TO THE CARSON ZONING MAP PERTAINING TO RESIDENTIAL AND MIXED-USE ZONING DISTRICTS, EFFECTUATING REZONING OF PROPERTIES, CONSISTENT WITH THE 2040 CARSON GENERAL PLAN"

- 1.

Attachments: [Exhibit No. 1 Planning Commission Resolution No. 24-2862](#)
[Exhibit No. 2 - Draft Zoning Ordinance](#)
[Exhibit No. 3 - Draft Zoning Map Amendment Phase 1](#)
[Exhibit No. 4 - Zoning Ord Phase 1 Comparison Cross-Reference](#)
[Exhibit No. 5 - Environmental Memo Phase 1](#)
[Exhibit No. 6 - Ordinance No. 24-2405 Adopting Phase 1 Zoning C](#)

DISCUSSION: (Items 20 to 22)

Item No. 20. [2024-0122](#) **CONSIDER INTRODUCTION AND FIRST READING, BY TITLE ONLY, OF ORDINANCE NO. 24-2404, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADDING A NEW CHAPTER 3 (ECONOMIC DEVELOPMENT) TO ARTICLE X OF THE CARSON MUNICIPAL CODE SPECIFICALLY AUTHORIZING CITY TO ENTER INTO AGREEMENTS FOR ECONOMIC DEVELOPMENT ACTIVITIES (CITY COUNCIL)**

Recommendation: TAKE the following action:
1. WAIVE further reading and introduce for first reading Ordinance No. 24-2404 entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADDING A NEW CHAPTER 3 (ECONOMIC DEVELOPMENT) TO ARTICLE X OF THE CARSON MUNICIPAL CODE SPECIFICALLY AUTHORIZING CITY TO ENTER INTO AGREEMENTS FOR ECONOMIC DEVELOPMENT ACTIVITIES"

Attachments: [Exhibit No. 1 - Ordinance 24-2404](#)

Item No. 21. [2024-0133](#) **CONSIDERATION OF RESOLUTION NO. 24-026, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A POLICY FOR CITY USE OF UNMANNED AIRCRAFT SYSTEMS" (CITY COUNCIL)**

Recommendation: ADOPT Resolution No. 24-026, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A POLICY FOR CITY USE OF UNMANNED AIRCRAFT SYSTEMS."

Attachments: [Exhibit No. 1 - Resolution No. 24-026 and Policy](#)
[Exhibit No. 2 - Drone Policy Workshop Event Flyer](#)
[Exhibit No. 3 - Public Comment](#)

Item No. 22. [2024-0165](#) **CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS EXCEPT PLANNING COMMISSION AND ENVIRONMENTAL COMMISSION (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions except Planning Commission and Environmental Commission;
3. CONSIDER and APPOINT members to City Affiliated Organizations;
3. DIRECT the City Clerk to notify all affected appointments of this action in writing;
4. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

Attachments: [Exhibit 1 -March 6, 2024, Agenda Report](#)

ORDINANCE SECOND READING: (None)

MEMORIAL ADJOURNMENTS

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