



## CITY OF CARSON

### MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY ADJOURNED REGULAR MEETING MARCH 6, 2024 5:00 P.M.

#### **CALL TO ORDER:**

The meeting was called to order at 5:07 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes in the Helen Kawagoe Council Chambers, located at 701 E. Carson Street, Carson, California 90745.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced that Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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, Texas 78205 (precise location to be determined; inquire with front desk).

#### **ROLL CALL:**

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

#### **Council Members/Agency Members/Authority Board Members Present:**

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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:**

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 Dr.; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Michael Whittiker, Jr., Director of Community Services; Arlington Rodgers, Director of Public Works Dr.; Gary Carter, Director of Information Technology and Security; and William Jefferson, Director of Finance

#### **FLAG SALUTE:**

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

**INVOCATION:**

**Item No. 1. 2024-0095 PASTOR WALTER TUCKER FROM TRUTH AND LOVE CHRISTIAN CHURCH**

Pastor Walter Tucker gave the invocation.

**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:**

The meeting was recessed at 5:18 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

**RECONVENE:**

The meeting was reconvened at 6:05 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:

**CLOSED SESSION (Items 2 to 3)**

**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.

ACTION: No reportable action was taken.

**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 one case.

ACTION: Item No. 3 was not considered, therefore, nothing to report.

## **INTRODUCTIONS (MAYOR)**

### **Item No. 4. 2024-0137 REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION**

Captain Jones announced/reported the following:

- Read Across America events have been taking place over the last week, explaining the importance of reading to children.
- Civilian Academy is still taking place; Tomorrow on March 7th participant will learn about the incoming and dispatching of calls.
- Annual Baker to Vegas Run coming up.
- Annual Memorial for Deputy Lavieri who lost his life in the line of duty to be held at the end of March
- Coffee with the Captain event at IKEA on March 25, 2024, from 11:00 A.M. to 12:30 P.M.
- Blood Drive partnered with the city on March 29, 2024, from 10:00 A.M. to 4:00 P.M. at the Carson Community Center
- Tax Season; be aware of financial crimes on the elderly.
- Rise in thefts of Chevy pickups, Hyundai four door sedans, and Chevy camaros; reminded everyone of safety tips

Council Member/Agency Member/Authority Board Member Dear asked Captain Jones about a crime that allegedly took place at the post office where some trays of mail were stolen. Captain Jones was not aware of the incident and would look into it.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired about the memorial for the deputy who passed away some time ago and wanted to make sure it was not a recent death. Captain Jones responded to her inquiry.

### **Item No. 5. 2024-0145 REPORT FROM ASSISTANT CHIEF BENNETT OF LOS ANGELES COUNTY FIRE DEPARTMENT – Not present**

City Manager Roberts, Jr. shared Chief Bennett has been redeployed to another assignment for about ten days and will have an introduction at the next meeting.

## **PRESENTATIONS**

### **Item No. 6. 2024-0198 RECOGNITION HONORING CARSON BASKETBALL TEAM ON THEIR CIF CHAMPIONSHIP**

Certificates presented to Carson High School basketball team Coach Kevin, Assistant Coach Eric Weaver, and team members on the recognition of their CIF Championship.

### **Item No. 7. 2024-0106 PROCLAMATION RECOGNIZING MARCH AS RED CROSS AWARENESS MONTH**

Council Member/Agency Member/Authority Board Member Hicks read the proclamation and presented to Chapter Community Volunteer Leader Ken Takata who introduced his son/youth

volunteer Alex Garcia Takata and Sarah Morakavian, AmeriCorps volunteer. He offered words of gratitude.

**Item No. 8. 2024-0107 PROCLAMATION RECOGNIZING MARCH AS KIDNEY AWARENESS MONTH**

Council Member/Agency Member/Authority Board Member Rojas read the proclamation and presented to Michelle Obeso-Theus who accepted with words of gratitude.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced the State of the City Address on March 21, 2024, at 11:00 A.M. at the Carson Event Center. Staff presented video preview glimpse of the State of the City Address.

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

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted she received three written public comments regarding Item No. 19. Also, she received four comment cards for Item No. 19.

**APPROVAL OF MINUTES: (None)**

**CONSENT: (Items 9 to 17)**

It was moved to approve Consent Items No. 9 to 17 on motion of Hicks, seconded by Dear.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to remove Item No. 10 for discussion.

Council Member/Agency Member/Authority Board Member Dear requested to remove Item No. 12 for discussion.

Council Member/Agency Member/Authority Board Member Hicks requested to remove Item No. 13 for discussion.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton was unable to vote on the Consent calendar due to technical difficulties.

The motion to approve Consent Items No. 9 to 17, except Items No. 10, 12, and 13, was carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, 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: Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton

**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.**

ACTION: Item No. 9 was approved on Consent.

**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)**

Item No. 10 was heard after approval of the Consent items.

Director Jefferson reported on the finance audit. The city received a grade of A on the city's finances. He thanked staff, Mayor, City Council, City Manager, Assistant City Manager, and Accounting Manager for their participation.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes clarified that the report was given to the Carson Finance and Audit Ad Hoc Committee consisting of the Mayor and Council Member Rojas for their review and recommendation to the Mayor and City Council. She thanked Director Jefferson and his team on a job well done.

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

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes ordered this item received and filed with no objection heard.

**Item No. 11. 2024-0157 CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)**

Recommendation: RECEIVE and FILE this report.

ACTION: Item No. 11 was approved on Consent.

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

Item No. 12 was heard after Item No. 10.

Council Member/Agency Member/Authority Board Member Dear inquired about Exhibit 3,

Information Technology Projects, of the staff report. Specifically, regarding the WiFi in the parks. City Manager Roberts, Jr. introduced Director of Information Technology and Security Gary Garter to speak to the exhibit. Director Carter gave an update and stated completion date is set for June 30, 2024.

Recommendation: RECEIVE and FILE this informational update.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes ordered this item received and filed with no objection heard.

**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)**

Council Member/Agency Member/Authority Board Member Hicks requested a report.

Assistant City Manager Dr. Lennox shared that that this is an amendment to a current contract. It is the last of the fifth year of the contract. Contract will remain operational and staff will go back out to bid when the contract is up.

Council Member/Agency Member/Authority Board Member Hicks asked that staff present this item within six months process to avoid a tight timeline.

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.

ACTION: It was moved to approve staff recommendations on motion of Hicks, seconded by Dear and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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. 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.

ACTION: Item No. 14 was approved on Consent.

**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).

ACTION: Item No. 15 was approved on Consent.

**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.

ACTION: Item No. 16 was approved on Consent.

**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.

ACTION: Item No. 17 was approved on Consent.

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

**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**

Item No. 18 was heard after Item No. 13.

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

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

Assistant City Manager Raymond gave a report.

Council Member/Agency Member/Authority Board Member Dear expressed the importance that the city supports this item in order to keep the buildings well maintained for the residents.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing at 7:04 P.M.

Council Member/Agency Member/Authority Board Member Hicks asked if the developers intend to refresh and bring up to date all their properties as they own several in the city and many are in bad shape. Assistant City Manager Raymond responded to his question.

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).



**ACTION:** It was moved to adopt Resolution No. 24-023, 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, Dr. 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. 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)**

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

Director Naaseh gave a PowerPoint presentation of the Draft Zoning Code: Phase 1.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton expressed concern about the fast food places with drive-thrus coming to communities as the residents have expressed not wanting anymore drive thru restaurants. He is proposing that drive thru restaurants be prohibited within 100 feet away from residents. He would like that worked into the Zoning Code somehow.

Director Naaseh stated Assistant City/Agency/Authority Attorney Ben Jones could draft some language in the Zoning Code. Mayor/Agency/Authority Chairman Davis-Holmes stated she also wanted to add language about liquor stores, car wash businesses, gas stations, and auto repair shops within 100 feet from residential areas.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked to hear from the rest of the City Council to chime in as well. She concurs with Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton stated that there has to be a limit on these types of businesses targeting health concerns. He also stated that the liquor stores are also price gouging.

Council Member/Agency Member/Authority Board Member Dear asked if the existing businesses in these categories would be exempt from these restrictions. Director Naaseh shared that it is up to the City Council but it is intended to be for new businesses.

Council Member/Agency Member/Authority Board Member Hicks inquired if similar services already have a drive thru on a corner and they change ownership and becomes a different franchise if it is permitted. Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton stated it is only for the new businesses.

Director Naaseh stated it would be dealt with in the non-conforming section of the code in Phase 2.

Assistant City/Agency/Authority Attorney Ben Jones stated that change of ownership does not constitute a change of use but if there is an abandonment of the use then that would trigger the nonconforming use regulations.

He referred to Table 9212.2 of the Draft Code and stated he would draft some changes to implement in terms of the fast food restrictions, car wash, auto repair, and liquor stores to reflect the recommendations from the City Council as suggested this evening as follows:

- Add notations in the additional regulations column for the relevant row for Auto Vehicle Equipment Repair Light for that row would add a notation in the additional regulations column to state that those new uses of that type in the Corridor Mixed Use (CMX) zone would be prohibited within 100 feet of residential meaning any lawfully existing residential use or any zone that permits a residential use except for the flex zone;
- With respect to the row for Auto Vehicle Washing Detailing, would add in the additional regulations column that new uses of that type will be prohibited in the CMX zone within 100 feet of residential;
- Same for the service station full service row of the table the additional regulations column in that row would be modified to state that new uses of that type would be prohibited in the CMX zone within 100 feet of residential;
- Same in the service station minimum service row of the table the additional regulations column would be modified to state that new uses of that type shall be prohibited in the Downtown Mixed Use (DMX) and CMX zones within 100 feet of residential;
- Same in the Restaurant with Drive Thru row of the table notation would be added in the additional regulations column to state that new uses of that type shall be prohibited in the CMX zone within 100 feet of residential;
- In the liquor store row of the table, would add a notation in the additional regulations column to state that new uses of that type in the DMX and CMX zones would be prohibited within 300 feet of residential because of the fact that the current code contains a 300 foot radius restriction from schools, parks, and churches

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked for consensus on all recommendations and there was a unanimous consensus.

Assistant City/Agency/Authority Attorney Ben Jones confirmed that the recommendations in consensus would be deemed part of the staff's recommendations.

Director Naaseh continued with the PowerPoint presentation.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked about the items that are mandated by the State. Director Naaseh stated one of the slides in his presentation that covered the programs in the Housing Element which are residential care facilities, emergency housing regulations, low barrier navigation centers, transitional supportive housing, and single room occupancy units which are the ones that the state is mandating the city allow them in residential areas.

Council Member/Agency Member/Authority Board Member Hicks shared that he has received several calls from residents about some of the state mandates that are impacting the neighborhoods specifically relates to population density.

Director Naaseh continued with his PowerPoint presentation.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

Public Comments:

The following individuals offered comments regarding Item No. 19:

Rene Espino, Owner, Evora LLC

Inquired about the zoning of his properties

Mayor/Agency Chairman/Authority Chairman Davis-Holmes referred Renee Espino to Director Naaseh regarding his inquiries.

Robert Lesley

Requested clarity on the negative declaration and California Environmental Quality Act (CEQA) guidelines

Assistant City/Agency/Authority Attorney Ben Jones discussed the CEQA review process and guidelines

Marvin Stovall

Offered comments in opposition to the item

City/Agency/Authority Attorney Soltani discussed the housing laws.

Steven Shunate

Offered comments regarding zoning

Julian Viksman - Attorney from Hanson Bridgett, LLP representing Watson Land Company

Stated that Watson Land Company submitted a letter on February 27, 2024 regarding revisions to the Phase 1 zoning amendments

City/Agency/Authority Attorney Soltani stated that she, her office, and staff did not receive the letter Julian Viksman referred to.

Julian Viksman gave a copy of the letter to the City Clerk who will provide copies to the Mayor and City Council. A copy of the letter was given to Assistant City/Agency/Authority Attorney Ben Jones.

(Council Member/Agency Member/Authority Board Member Dear exited the meeting at 7:57 P.M. and reentered the meeting at 7:59 P.M.)

Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing at 8:15 P.M.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton thanked the residents for sharing their comments. He stated that oftentimes residents are not given the entire story of the situation.

Council Member/Agency Member/Authority Board Member Hicks stated the city is doing what they can to make sure the city is safe, no bombardment of multiple housing, and shared density within the neighborhood.

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"

ACTION: It was moved to waive further reading and introduce Ordinance No. 24-2405, as read by title only, along with the amendment and added language from Assistant City Attorney Ben Jones and staff on motion of Hicks, seconded by Hilton and carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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

**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)**

Director Naaseh introduced Eric Romero, new Economic Development Manager.

Eric Romero introduced himself, stated he looks forward to working with everyone, and thanked city management for the opportunity.

Director Naaseh gave a report.

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"

ACTION: It was moved to waive further reading and introduce Ordinance No. 24-2404 on motion of Hicks, seconded by Dear and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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. 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)**

Innovation and Sustainability Manager Reata Kulcsar introduced Sonny Beech, Vice President of Business Development at Air Space Link.

Sonny Beech gave a PowerPoint presentation of The City of Carson Drone Policy.

Innovation and Sustainability Manager Reata Kulcsar offered comments regarding Phase 1 and Phase 2 related to drones.

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."

ACTION: It was moved to approve staff recommendation on motion of Hilton, seconded by Davis-Holmes.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Rojas stated one is required by the Federal Aviation Administration (FAA) to take The Recreational UAS Safety Test (TRUST).

Sonny Beech confirmed the requirement of the TRUST Certificate and the Part 107 Certification which are available on the FAA website.

The motion was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. 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. 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;

4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

ACTION: The Mayor and City Council took the following actions:

Public Relations Commission

Council Member/Agency Member/Authority Board Member Hicks appointed Byron Smith, Public Relations Specialist, as his uncontested appointment to the Public Relations Commission.

Public Safety Commission

Mayor/Agency Chairman/Authority Chairman Davis-Holmes appointed Randy Brown as Alternate 2 to the Public Safety Commission.

It was moved to ratify the Mayor's appointment on the Public Safety Commission on motion of Davis-Holmes, 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, Dr. 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

**ORDINANCE SECOND READING: (None)**

**MEMORIAL ADJOURNMENTS**

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

Frank Witherspoon, Sr.  
Vic Medina  
Victor Richard Rojas  
Anthony Cade, Sr.  
Mayor Bill Brand  
Josalyn Dawn Pitcher  
James "Jim" Boyer, Sr.  
Greg Vital  
Otilia Gutierrez

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton requested to add Council Member Eric Mayes from Detroit, Michigan, to the Memorial Adjournment Requests and gave a prayer.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton also requested to add Cassandra Robonson to the Memorial Adjournment Requests.

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

### Kim Cortado

Announced/reported the following:

- Cesar Chavez Event, March 29, 2024 at the Carson Event Center
- For the month of January, the YMCA provided 3,446 meals to homebound seniors in the City of Carson, provided 743 hot meals, and 1,237 meals for the Grab and Go program. On behalf of the YMCA, she thanked the city for being great partners.

Council Member/Agency Member/Authority Board Member Dear thanked Kim Cortado and the YMCA for doing good community services from the Mayor and City Council.

Council Member/Agency Member/Authority Board Member Dear requested staff to review and enforce the pet waste ordinance due to complaints in District 2.

City Manager Roberts, Jr. explained the pet ordinance.

Council Member/Agency Member/Authority Board Member Hicks reported the following:

- Overnight big rig parking on Carson Street from the 405 freeway to Acura Street
- Illegal dumping

Mayor/Agency Chairman/Authority Chairman Davis-Holmes asked her colleagues to give a name of an influential woman who has impacted the city to be acknowledged on March 19, 2024 and to provide information to Senior Council Aide Myeshia Horton and Council Aide Ravynne Staine.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced/reported the following:

- Accomplished nine initiatives
- State of the City Address, March 21, 2024 from 11:00 A.M. to 2:00 P.M. at the Carson Event Center
- Homeownership Fair, March 23, 2024, from 9:00 A.M. to 2:00 P.M.
- Citywide Pavement Program
- Inquired about the Street Sweeper; Assistant City Manager Dr. Lennox responded to her inquiry.
- Thanked staff for their work

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

## **ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton announced he will host a Town Hall meeting on March 26, 2024 at Stevenson Village.



**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 9:16 P.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

APPROVED BY CARSON CITY COUNCIL/SUCCESSOR AGENCY/ HOUSING AUTHORITY	
03-19-2024	
Approved as Submitted.	CH/JD 5/0