

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



**TUESDAY, DECEMBER 6, 2022  
801 E. Carson Street  
Carson Community Center  
Hall B  
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, Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, 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)***

**PUBLIC INFORMATION**

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.

Because of the threat of COVID-19 (the “Coronavirus”) you are urged to take all appropriate health safety precautions. Wearing masks is not required but is highly recommended while inside Carson Community Center. Temperatures will be checked for those experiencing any symptoms of COVID-19, prior to entering the Community Center.

**PUBLIC VIEWING AVAILABLE BY:**

- Livestream on the City’s website: The meeting will be streamed live over the internet via: [www.carsonca.gov](http://www.carsonca.gov) or on Youtube: [www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage](https://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](mailto: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:**

**CLOSED SESSION (Item 1)**

**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. 1. [2022-948](#) 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 3 cases.

**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. 2. [2022-953](#) REPORT FROM CAPTAIN JONES OF CARSON SHERIFF'S STATION**

**Item No. 3. [2022-957](#) REPORT FROM ASSISTANT CHIEF BENNETT OF**

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**LOS ANGELES COUNTY FIRE DEPARTMENT****PRESENTATIONS**

- Item No. 4. [2022-995](#) PRESENTATION BY ROBERT FERRANTE, CHIEF ENGINEER & GENERAL MANAGER OF LOS ANGELES COUNTY SANITATION DISTRICT, ON THE STATUS OF DISTRICT PROJECTS WITHIN THE CITY OF CARSON
- Item No. 5. [2022-997](#) PROCLAMATION PRESENTATION TO BRIGHTON-BEST INTERNATIONAL
- Item No. 6. [2022-965](#) PRESENTATION OF SAFETY AWARD FROM PRISM
- Item No. 7. [2022-979](#) PRESENTATION OF PARTICIPANTS IN THE CITY-SPONSORED SMALL BUSINESS GROWTH ACADEMY AT THE CAL STATE DOMINGUEZ HILLS INNOVATION INCUBATOR
- Item No. 8. [2022-951](#) PRESENTATION FROM TRANSPORTATION

**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. 9. [2022-955](#) APPROVAL OF THE FOLLOWING CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MINUTES: NOVEMBER 15, 2022

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

**Attachments:** [2022 NOV 15 CC-CSA-CHA Reg Mtg Minutes \(FINAL\).pdf](#)

**CONSENT: (Items 10 to 29)**

*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. 10. [2022-976](#) Resolution No. 22-238, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$5,989,292.47, DEMAND CHECK NUMBERS 165094 THROUGH 165429

**Attachments:** [Exhibit 1 Demand Reg File # 2022-976- Reso#22-238.pdf](#)

Item No. 11. [2022-956](#) COVID-19 UPDATE (CITY COUNCIL)

**Recommendation:** 1. RECEIVE and FILE.

Item No. 12. [2022-969](#) CONSIDER ADOPTING A RESOLUTION RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(E) FOR A CONTINUED 30-DAY PERIOD (CITY COUNCIL, SUCCESSOR AGENCY, HOUSING AUTHORITY)

**Recommendation:** ADOPT Resolution No. 22-250, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, THE CARSON HOUSING AUTHORITY BOARD, AND THE CARSON SUCCESSOR AGENCY BOARD, MAKING FINDINGS RELATED TO THE CONTINUED EXISTENCE OF A STATE OF EMERGENCY DUE TO COVID-19 AND RE-AUTHORIZING THE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY TO BE CONDUCTED VIA REMOTE TELECONFERENCING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(e) FOR A CONTINUED 30-DAY PERIOD." (Exhibit No. 1)"

**Attachments:** [Exhibit No.1- Resolution No. 22-250](#)

Item No. 13. [2022-949](#) CONSIDER CANCELING THE DECEMBER 20, 2022, REGULAR CITY COUNCIL MEETING BY MINUTE ORDER (CITY COUNCIL)

**Recommendation:** 1. APPROVE canceling the December 20, 2022, Regular City Council Meeting by minute order.

Item No. 14. [2022-958](#) **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](#)  
[Public Safety Projects](#)

Item No. 15. [2022-963](#) **CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)**

**Recommendation:** RECEIVE and FILE this report.

Item No. 16. [2022-934](#) **FISCAL YEAR 2022-2023 FIRST QUARTER FINANCIAL REPORT (CITY COUNCIL).**

**Recommendation:** Receive and File.

**Attachments:** [Exhibit No.1](#)

Item No. 17. [2022-999](#) **CONSIDER APPROVAL OF THE CALENDAR FOR FISCAL YEAR 2023-2024 BUDGET WORKSHOPS AND PUBLIC HEARING (CITY COUNCIL)**

**Recommendation:** 1. SCHEDULE budget workshops on March 21,2023, April 18,2023, and May 16, 2023.  
2. TENTATIVELY SCHEDULE the public hearing to consider adoption of the Fiscal Year 2022-2023 budget on June 20, 2023.  
1.

**Attachments:** [Fiscal Year 2023-2024 Budget Calendar](#)

Item No. 18. [2022-972](#) **CONSIDER MULTIPLE RESOLUTIONS AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS AND AMENDING BENEFITS FOR THE CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)**

- Recommendation:** WAIVE further reading and ADOPT the following Resolutions:
1. Resolution No. 22-241, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS, AND RESCINDING RESOLUTION NO. 22-107, AND ANY OTHER PRIOR SIMILAR RESOLUTIONS (CITY COUNCIL)".
  2. Resolution No. 22-240, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2022-23 BUDGET, IN THE CITY MANAGER'S OFFICE, FOR THE ADJUSTMENT OF SALARIES AND BENEFITS OF PERSONNEL RESULTING FROM AMENDMENTS TO THE COMPENSATION AND BENEFITS RESOLUTIONS FOR FULL-TIME TIME AND PART-TIME COUNCIL AIDES AND CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)".
  3. Resolution No. 22-245, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING AND RESTATING RESOLUTION NO. 19-042 ADJUSTING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT (PEMHCA) AND ESTABLISHING A TUITION EDUCATION REIMBURSEMENT BENEFIT FOR THE CLASSIFICATIONS OF CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER. (CITY COUNCIL)".

- Attachments:** [Exhibit 1 - Reso No. 22-241 - CA Salaries Budget Amend](#)  
[Exhibit 2 - Reso No. 22-240 - Council Aide](#)  
[Exhibit 3 - Council Aide - Finalized job specs](#)  
[Exhibit 4 - Exh. B to Reso No. 22-240 - Salary & Benefits for Coun](#)  
[Exhibit 5 - Reso No. 22-245 - Chief Deputy Clerk-Treasurer Medic](#)

- Item No. 19. [2022-967](#) **CONSIDER AN UPDATE TO THE CITY'S EQUITABLE COMMUNITY REVITALIZATION GRANT (ECRG) GRANT APPLICATION AND RATIFYING THE ECRG GRANT AGREEMENT WITH THE STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) ALREADY ENTERED INTO BETWEEN THE CITY OF CARSON AND DTSC AND CONSIDER ADOPTING RESOLUTION NO. 22-239 AMENDING THE FISCAL YEAR 2022-23 CITY BUDGET TO ACCEPT THE ECRG**

**GRANT AND AUTHORIZE RELATED EXPENDITURES  
(CITY COUNCIL)**

- Recommendation:** 1. RATIFY and APPROVE the ECRG Grant Agreement, dated July 1, 2022, and the City Manager's execution of the Agreement; and
2. WAIVE further reading and ADOPT Resolution No. 22-239, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, AMENDING THE FISCAL YEAR 2022-2023 BUDGET TO ACCEPT A GRANT IN THE AMOUNT OF \$315,000 IN CONNECTION WITH THE STATE OF CALIFORNIA EQUITABLE COMMUNITY REVITALIZATION GRANT (ECRG) PROGRAM."

- Attachments:** [Exhibit No. 1 - Grant Agreement](#)  
[Exhibit No. 2 - Budget Resolution No. 22-239 \(ECRG Grant\)](#)

- Item No. 20. [2022-862](#) **CONSIDER AWARDING CONTRACT TO NATIONWIDE COST RECOVERY SERVICES (NCRS) FOR CONSULTING AND ADMINISTRATION SERVICES FOR THE FORECLOSURE REGISTRATION PROGRAM (CITY COUNCIL)**

- Recommendation:** 1. APPROVE the Contract Services Agreement with NCRS for a total not to exceed amount of \$240,000 through June 30, 2027; and
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

- Attachments:** [Exhibit No. 1 - Ordinance No. 13-1510 - Foreclosure Registration F](#)  
[Exhibit No. 2 - Contract Services Agreement \(NCRS - Foreclosure](#)

- Item No. 21. [2022-872](#) **CONSIDER AWARDING A PROFESSIONAL SERVICES CONTRACT TO CHOURA VENUE SERVICES TO PROVIDE ON-CALL CATERING SERVICES AT THE CARSON EVENT CENTER**

- Recommendation:** TAKE the following actions:
1. APPROVE the proposed Agreement for Contract Services with Choura Venue Services to provide on-call catering services at the Carson Event Center for an initial three (3) year term, from January 1, 2023, through December 31, 2025, with two (2) optional one-year extensions at City's discretion thereafter (Exhibit No. 1; "Agreement").
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

- Sponsors:** Community Services

**Attachments:** [Agreement](#)  
[Choura Venue Services Proposal for RFP 22-013](#)  
[Choura Venue Services Proposal - Cost File](#)

Item No. 22. [2022-873](#) **CONSIDER AWARDING A CONTRACT SERVICES AGREEMENT TO MCHUGH PREMIER SERVICES, LLC FOR BUS MAINTENANCE AND REPAIR SERVICES (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. APPROVE the proposed Contract Services Agreement with MCHUGH PREMIER SERVICES, LLC for a three-year term with a not-to-exceed contract sum of \$180,000 over the initial term, with the option for two (2) additional one-year extensions (Exhibit No. 2; "Agreement").  
2. AUTHORIZE the Mayor to execute the Agreement, following approval as to form by the City Attorney.

**Attachments:** [Exhibit No. 1 - IFB 22-42 NOI](#)  
[Exhibit No. 2 - Draft Service Agreement](#)

Item No. 23. [2022-959](#) **CONSIDERATION OF APPROVAL OF CONTRACT AMENDMENT NO. 3 WITH CHARTER COMMUNICATIONS OPERATING, LLC FOR INTERNET AND POINT-TO-POINT DATA CIRCUIT SERVICES FOR THE CITY OF CARSON (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. APPROVE Amendment No. 3 to Contract with Charter Communications Operating, LLC, for a two-year extension for an additional amount of \$295,606.80 bringing the total not to exceed contract sum to \$1,101,865.28; and  
2. AUTHORIZE the Mayor to execute Amendment No. 3 upon approval as to form by the City Attorney.

**Attachments:** [Spectrum Contract Amendment No. 3](#)

Item No. 24. [2022-942](#) **CONSIDERATION OF APPROVAL OF AMENDMENT NO. 3 TO SERVICES AGREEMENT WITH MEDIASTAR, INC. FOR AUDIO VIDEO (A/V) SERVICES FOR THE COUNCIL CHAMBERS (CITY COUNCIL)**



- Recommendation:** TAKE the following actions:
1. APPROVE Amendment No. 3 to the Mediastar, Inc. Agreement for Contract Services increasing the contract sum by \$49,180 bringing the new contract sum to \$352,180.
  2. AUTHORIZE the Mayor to execute Amendment No. 3 to the Mediastar, Inc. contract after approval as to form by the City Attorney.

**Attachments:** [Mediastar Amendment No. 3](#)

- Item No. 25. [2022-939](#) **CONSIDER APPROVING THE PURCHASE OF TABLES FROM MITYLITE FOR USE FOR THE CARSON EVENT CENTER**

- Recommendation:** TAKE following actions:
1. AUTHORIZE the Purchasing Manager pursuant to Section 2611 (g) of the CMC to utilize cooperative purchasing to procure the tables from MityLite for a not-to-exceed sum of \$47,645.52.

**Sponsors:** Community Services

**Attachments:** [MityLite Quote](#)

- Item No. 26. [2022-940](#) **CONSIDERATION OF RESOLUTION NO. 22-232 AMENDING THE NONPUBLIC UTILITY PIPELINE FRANCHISE WITH TESORO REFINING & MARKETING COMPANY LLC (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
- WAIVE further reading and ADOPT RESOLUTION NO. 22-232, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DELINEATING CERTAIN LOCATIONS FOR THE INSTALLATION AND OPERATION OF PIPELINES OR OTHER FACILITIES IN CONNECTION WITH A NONPUBLIC UTILITY PIPELINE FRANCHISE AWARDED TO TESORO REFINING & MARKETING COMPANY LLC"

**Attachments:** [Reso 22-232 Resolution Tesoro Updated Pipelines 11.15.22.pdf](#)

- Item No. 27. [2022-973](#) **CONSIDER APPROVAL OF THE PURCHASE OF THREE NEW 2023 JOHN DEERE GATOR TS, ONE NEW 2023 JOHN DEERE GATOR TE, AND FOUR OPEN MARKET CANOPIES FOR TS GATER, FROM STOTZ EQUIPMENT AND CONSIDER AWARDDING PURCHASE ORDER TO COASTLINE EQUIPMENT COMPANY, LONG BEACH, CA, FOR THE PURCHASES OF ONE NEW 2023 JOHN DEERE 26G**

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**COMPACT EXCAVATOR FOR THE PUBLIC WORKS  
LANDSCAPE, BUILDING, AND MAINTENANCE  
DIVISION (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 pursuant to Section 2611 (g) to utilize cooperative purchasing to procure three new 2023 John Deere Gator TS, one new 2023 John Deere Gator TE, and four new Open Market Canopies for TS Gator, through a purchase order to Stotz Equipment, an authorized Deere and Company dealer through Sourcewell Contract #031121-DAC dated 04/30/2021, for an amount not to exceed \$51,120.95 (Exhibit 1); and
  3. WAIVE the formal bidding process defined by the Carson Municipal Code, Section 2607, as allowed by Section 2605 (b) (1) (ii); and
  4. AUTHORIZE the Purchasing Manager to utilize Cooperative Purchasing as allowed by Section 2611(g) for (Coastline Equipment Company) through Sourcewell Contract #032119-JDC dated 05/13/2019 for the purchase of one new 2023 John Deere 26G compact excavator for a total of \$49,916.50 (Exhibit 2).

**Attachments:** [Exhibit 1-Updated TS-TE gator quote 11-1-2022](#)  
[Coastline Equipment - Quote 27565467](#)

- Item No. 28. [2022-984](#) **CONSIDER APPROVAL TO AMEND THE BLANKET PURCHASE ORDER FOR CRAFTCO INCORPORATED, INCREASING THE AMOUNT TO \$105,000**

**Recommendation:** AUTHORIZE the Purchasing Division to amend PO #22300441 for Crafcoc Incorporated for an amount not to exceed \$105,000.

**Attachments:** [Sourcewell-Crafcoc Contract](#)

- Item No. 29. [2022-991](#) **CONSIDERATION OF RESOLUTION NO. 22-249 CONSENTING TO THE ASSIGNMENT OF THE CHEMOIL TERMINALS CORPORATION NONPUBLIC UTILITY PIPELINE FRANCHISE TO OLYMPUS TERMINALS LLC**

- Recommendation:** TAKE the following actions:
1. WAIVE further reading and ADOPT RESOLUTION NO. 22-249, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, CONSENTING TO THE ASSIGNMENT OF THE CHEMOIL TERMINALS CORPORATION NONPUBLIC UTILITY PIPELINE FRANCHISE TO OLYMPUS TERMINALS LLC"; and
  2. AUTHORIZE the City Manager to execute the Assignment and Assumption Agreement approved as to form by the City Attorney.

**Attachments:** [Resolution Consenting to Assignment Olympus Terminals](#)  
[Appliiication For Pipeline Franchise](#)  
[SIGNED - Assignment and Assumption Agreement City of Carson](#)

**SPECIAL ORDERS OF THE DAY: (Item 30 to 33)**

*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. 30. [2022-974](#) PUBLIC HEARING TO CONSIDER SUBSTANTIAL AMENDMENTS TO THE 2022-2023 AND 2019-2020 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLANS (CITY COUNCIL)

- Recommendation:** TAKE the following actions:
1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing;
  2. APPROVE the submission of Substantial Amendments to the 2022-2023 and 2019-2020 Annual Action Plans to the U. S. Department of Housing and Urban Development;
  3. AUTHORIZE the following reallocation of Community Development Block Grant (CDBG) funds within the 2022-2023 Annual Action Plan: \$863,174.38 accumulated unexpended prior years' funds to the Neighborhood Pride Program;
  4. AUTHORIZE the following reallocation of Community Development Block Grant-Coronavirus (CDBG-CV) funds within the 2019-2020 Annual Action Plan: \$60,000 to an existing program of Homelessness Prevention Services, and \$173,765.69 to a new COVID-Related Residential Rehabilitation program for mobile homes;
  5. WAIVE further reading and ADOPT Resolution No. 22-245, "A Resolution of the City Council of the City of Carson, California, Reallocating Accumulated Unexpended Prior Years' Community Development Block Grant Funds to the Neighborhood Pride Program"; AND
  6. WAIVE further reading and ADOPT Resolution No. 22-246, "A Resolution of the City Council of the City of Carson, California, Reallocating Community Development Block Grant-Coronavirus Funds from Local Business Assistance to Homelessness Prevention Services and COVID-Related Residential Rehabilitation".

- Attachments:** [Ex. 1 - ScanSubAmdtPriorYrFunds](#)  
[Ex. 2 - ScanCVSubAmdt](#)  
[Ex. 3 - CDBG-CVSubAmdt\(RevisedDraft\)](#)  
[Ex. 4 - Resolution ReprogramPriorYrFunds](#)  
[Ex. 5 - Resolution ReallocateCDBG-CV](#)

- Item No. 31. [2022-975](#) **HEARING TO CONSIDER APPROVAL AND CONFIRMATION OF ABATEMENT COST REPORT FOR RECOVERY OF COSTS RELATED TO PUBLIC NUISANCE ABATEMENT CONDUCTED AT 424 E. 238TH STREET**

- Recommendation:** TAKE the following actions:
1. OPEN the hearing, hear and pass upon the evidence submitted by staff, together with any objections or protests raised by any of the persons liable to be assessed for the cost of abating the nuisance, and CLOSE the hearing.
  2. APPROVE and CONFIRM the Cost of Abatement Report (Exhibit No. 1).

**Sponsors:** City Council and Mr. McKay

**Attachments:** [Cost of Abatement Report \(with Notice of Hearing\)](#)

- Item No. 32. [2022-982](#) **PUBLIC HEARING TO CONSIDER RESOLUTION NO. 22-242 (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157; AND MAKING FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162-15164, AND (2) MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING COMMISSION ADOPTING PLANNING COMMISSION RESOLUTION NO. 22-244 WITH RESPECT TO THE CONDITIONS OF APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157, RELATED TO A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT.**

#### Body

##### I. SUMMARY

On November 21, 2022, following a duly noticed public hearing, the Carson Planning Commission adopted Planning Commission Resolution No. 22-244, (1) (a) certifying the Environmental Impact Report (SCH No. 2021010116); (b) adopting the proposed Mitigation Monitoring and Reporting Program; (c) adopting the Findings required by CEQA guidelines section 15091; and (d) adopting a Statement of Overriding considerations; (2)

approving (a) Site Plan and Design Overlay Review No. 1803-19 and (b) Vesting Tentative Tract Map No. 83157, conditioned upon City Council Approval of General Plan Amendment No. 105-19, Specific Plan No. 21-19 (Imperial Avalon Specific Plan), Development Agreement No. 23-19, and Zone Change No. 188-19, and subject to the Conditions of Approval set forth in Exhibits “B” - “D” hereto; and (3) recommending the City Council Approve (a) General Plan Amendment No. 105-19, (b) Specific Plan No. 21-19 (subject to the Conditions of Approval set forth in Exhibit “D” hereto), Development Agreement No. 23-19, and Zone Change No. 188-19, for a 1,115 unit mixed-use development referred to as the Imperial Avalon Mixed-Use Project” (the “Planning Commission Decision”).

The project that is the subject of the Planning Commission decision is located at 21207 South Avalon Boulevard in the City, and the conditions of the Planning Commission’s approval of Vesting Tentative Tract Map No. 83157 are attached to Planning Commission Resolution No. 22-244 as Exhibit “C” (the “VTTM Conditions”)

On November 22, 2022, Imperial Avalon, LLC (the “Applicant”) filed an appeal of the Planning Commission decision pursuant to Carson Municipal Code (“CMC”) Section 9173.4 (Appeals) of the City’s Zoning Ordinance. The appeal was complete as filed and was accepted by the City Clerk and duly noticed for this public hearing on the same date.

Carson Municipal Code Section 9173.4(C)(2) provides that in acting on an appeal, the City may: (a) Affirm the decision; (b) Modify the decision; (c) Refer the matter back to the body from which the appeal originated, with instructions; (d) Reverse the decision. In addition, CMC 9173.4(C)(3) states that unless the item is referred back to the Planning Commission, the City Council’s decision shall be supported by written findings. Per CMC 9173.4(D),

the Council shall, within sixty (60) days of the filing of the appeal, act to either affirm, reverse, modify, continue, or refer the matter back.

Staff believes the appeal has merit for the reasons discussed below, and therefore recommends that the City Council adopt the proposed resolution to modify the Planning Commission Decision based on the appeal pursuant to CMC 9173.4(C)(2)(b).

## II. RECOMMENDATION

**Recommendation:**

1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing.

2. ADOPT Resolution No. 22-242, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA: (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157; AND MAKING FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162-15164, AND (2) MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING COMMISSION ADOPTING PLANNING COMMISSION RESOLUTION NO. 22-244 WITH RESPECT TO THE CONDITIONS OF APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157, RELATED TO A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT".

**Attachments:**

[Ex 1 Imperial Avalon PC Staff Report](#)

[Ex 2 Planning Commission Appeal](#)

[Ex 3 Reso-22-244-Imperial Avalon PC Reso](#)

[Ex 4 Reso 22-242 CC Reso Modifying PC decision on Appeal](#)

Item No. 33. [2022-983](#)

A PUBLIC HEARING TO CONSIDER MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO ORDINANCE NO. 22-2221, APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND ZONE CHANGE NO. 188-19 CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL

**AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN; ORDINANCE NO. 22-2222, APPROVING DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC; AND RESOLUTION 22-243, ADOPTING GENERAL PLAN AMENDMENT NO. 105-19 FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**

**Body**

**I. SUMMARY**

The Developer's requested entitlements consist of the following: (1) certification of an Environmental Impact Report (SCH No. 2021010116; the "EIR") for the Project; (2) General Plan Amendment ("GPA") No. 105-19, to change the land use designation of the Property from Regional Commercial/Low Density Residential to Urban Residential; (3) Specific Plan ("SP") No. 21-19, the Imperial Avalon Specific Plan ("IASP"), to establish the development standards and permitted uses for the Property; (4) Zone Change ("ZCC") No. 188-19, to change the Property's zoning from Commercial Automotive/RM-8-D to Imperial Avalon Specific Plan; (5) Development Agreement ("DA") No. 23-19, to grant specified development rights in exchange for provision of specified community benefits; (6) Site Plan Review and Design Review ("DOR") No. 1803-19; and (7) Vesting Tentative Tract Map ("VTTM") No. 83157. On November 21, 2022, the Planning Commission approved items (1), (6), and (7) and recommended approval of items (2), (3), (4), and (5) which are subject of this staff report.

On November 22, 2022, Imperial Avalon, LLC (the Applicant) filed an appeal of the Planning Commission decision pursuant to Carson Municipal Code ("CMC") Section 9173.4 (Appeals) of the City's Zoning Ordinance. The appeal will be considered separately from this item.



**II. RECOMMENDATION**

**Recommendation:** TAKE the following actions:

1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.

2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 22-243, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA:, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF GENERAL PLAN AMENDMENT NO. 105-19; AND (2) APPROVADOPTING GENERAL PLAN AMENDMENT NO. 105-19 TO CHANGE TO PROJECT SITE'S GENERAL PLAN LAND USE DESIGNATION FROM REGIONAL COMMERCIAL AND LOW DENSITY RESIDENTIAL TO URBAN RESIDENTIAL, FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT."; AND

3. INTRODUCE for first reading, by title only and with full reading waived, of ORDINANCE NO. 22-2221, "AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA:, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19) SUBJECT TO CONDITIONS OF APPROVAL; AND (3) APPROVING ZONE CHANGE NO. 188-19, AND CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN (IMPERIAL AVALON SPECIFIC PLAN) ZONING, FOR A 1,115 UNIT MIXED USE DEVELOPMENT REFFERED TO AS THE IMPERIAL AVALON PROJECT."; AND

4. INTRODUCE for first reading, by title only and with full reading waived, of "ORDINANCE 22-2222, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA:, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 23-19; AND (2) APPROVING

DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC FOR A PROPOSED MIXED-USE PROJECT AT 21207 S. AVALON BLVD."

1.

**Attachments:** [Ex 1 Ordinance-22-2221-IASP \(brj\)](#)  
[Ex 2 IASP DA Ordinance 22-2222](#)  
[Ex 3 Reso 22-243 CC Reso GPA \(brj\)](#)

**DISCUSSION: (Items 34 to 35)**

**Item No. 34. [2022-954](#) CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY'S COMMISSIONS AND CITY'S BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. CONSIDER and only APPOINT uncontested members to the City Commissions and City Boards; and
2. DIRECT the City Clerk to notify all affected appointments of this action in writing;
3. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

**Attachments:** [Exhibit 1 - December 6, 2022 Agenda Report.pdf](#)

**Item No. 35. [2022-992](#) CONSIDERATION OF RESOLUTION NO. 22-248; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF THE CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT MEASURE (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW.**

- Recommendation:** 1. WAIVE further reading and ADOPT Resolution No. 22-248, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT MEASURE (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW." AND
2. Ordinance No. 22-2214, "AN ORDINANCE OF THE PEOPLE OF THE CITY OF CARSON AMENDING CHAPTER 11 OF ARTICLE IV OF THE CARSON MUNICIPAL CODE, THEREBY CONTINUING THE CITY'S 2% UTILITY USERS' TAX ON GAS AND ELECTRIC UTILITIES, WHICH IS A GENERAL TAX, UNTIL IT IS ENDED BY VOTERS"

**Attachments:** [Exhibit 1 - 22-248 - Reciting the Fact of the General Municipal Elec](#)  
[Exhibit 2 - 22-2214 - UUT Continuation.pdf](#)

#### **ORDINANCE SECOND READING:**

#### **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**