

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



**TUESDAY, MAY 16, 2017  
701 East Carson Street  
Helen Kawagoe Council Chambers**

Albert Robles, Mayor

Lula Davis-Holmes, Mayor Pro Tem  
Jawane Hilton, Councilmember

Elito M. Santarina, Councilmember  
Cedric L. Hicks, Councilmember

Donesia L. Gause, City Clerk

Monica Cooper, City Treasurer

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

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY**

**ROLL CALL:**

**CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-15)**

**ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

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

**Item No. 1. [2017-360](#) CITY MANAGER EMPLOYMENT PERFORMANCE  
EVALUATION (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957, to conduct an employee evaluation for the position of City Manager.

**Item No. 2. [2017-361](#) CITY ATTORNEY PERFORMANCE EVALUATION  
(CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957, to conduct an evaluation for the position of City Attorney.

**Item No. 3. [2017-362](#) CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957.6, with Kenneth C. Farfsing, City Manager, Sunny Soltani, City Attorney and Gail Dixon-McMahon, Director of Human Resources, its negotiators(s), regarding labor negotiations with AFSCME Local 809, AFSCME local 1017, CPSA and AME.

**Item No. 4. [2017-341](#) 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 is a party. The title of such litigation is as follows: Frank Lindsay V. City of Carson; Case Number 2:16 cv-06559-GHK-RAO, Central District of California.

**Item No. 5. [2017-392](#) 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 is a party. The title of such litigation is as follows: LAUSD v. County of Los Angeles, Los Angeles Superior Court Case No. BS108180

**Item No. 6. [2017-393](#) 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 is a party. The title of such litigation is as follows: Los Angeles Community College District v. County Of Los Angeles, Los Angeles Superior Court Case No. Bs130308

**Item No. 7. [2017-365](#) 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) & (e)(1), because there is a significant exposure to litigation in one case.

**Item No. 8. [2017-366](#) 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) & (e)(1), because there is a significant exposure to litigation in one case.

**Item No. 9. [2017-383](#) 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) & (e)(1), because there is a significant exposure to litigation in one case.

**Item No. 10. [2017-384](#) 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) & (e)(5), because there is a significant exposure to litigation in one case.

**Item No. 11. [2017-359](#) CONFERENCE WITH REAL PROPERTY  
NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations with:  
John H. Semcken, III, Senior Vice President of Majestic Realty Co.,  
James Kozel of CDC Development, Inc., AND  
Iris Marlene Hernandez of Ambassador RE., Inc., representing Fenix Enterprenuer, Inc.  
with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfing, City Manager, and John Raymond, Director of Community Development regarding that certain real property at 2403 East 223rd Street. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

**Item No. 12. [2017-367](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations with Mark Rosene and Niall Viney of K. Hovnanian, with whom City is negotiating, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager, John Raymond, Director of Community Development and Sunny Soltani, City Attorney, regarding that certain real property known as APN 7319038028. The City's real property negotiator will seek direction from the City Council regarding the Price and terms of payment for the property.

**Item No. 13. [2017-375](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.8, to enable the City Council to consider negotiations with Cameron Smith of Yusen Logistics, with whom City is negotiating, and to give direction to its negotiators, Kenneth C. Farfsing, City Manager and John Raymond, Director of Community Development, regarding that certain real property known as City Yard, 2400 E. Dominguez St., Carson, CA, APN: 7316-026-900. The City's real property negotiator will seek direction from the City Council regarding the price and terms of payment for the property.

**Item No. 14. [2017-386](#) CONFERENCE WITH LEGAL COUNSEL - PUBLIC SECURITY (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54957 to discuss matters posing a threat to the security of public buildings, essential public services, including water, sewer, gas, or electric service, or to the public's right of access to public services or facilities over which the legislative body has jurisdiction.

**Item No. 15. [2017-395](#) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)**

**Recommendation:** A closed session will be held, pursuant to Government Code Section 54956.9 (d)(4) because the City is considering whether to initiate litigation in one case.

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

**REPORT ON CLOSED SESSION ACTIONS****FLAG SALUTE:**

Item No. 16. 2017-398 REIGN CASIÑO, 9TH GRADE, CARSON HIGH SCHOOL - ACADEMY OF MEDICAL ARTS

**INVOCATION:**

Item No. 17. [2017-296](#) PASTOR JOHN R. LEWIS, PHD., HOLY DELIVERANCE CHURCH OF GOD

**INTRODUCTIONS**

Item No. 18. [2017-355](#) REPORT FROM LT. BILL EVANS OF CARSON SHERIFF'S STATION

Item No. 19. [2017-385](#) PRESENTATION OF A CERTIFICATE RECOGNIZING MR. JESSIE MACK'S 90TH BIRTHDAY

**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:****CONSENT: (Items 20-29)**

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

Item No. 20. [2017-379](#) Resolution No. 17-14-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$7,662.80, DEMAND CHECK NUMBERS SA-001719 THROUGH SA-001721

**Attachments:** [051617 CSA check listing](#)

Item No. 21. [2017-380](#) Resolution No. 17-14-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$10,123.92, DEMAND CHECK NUMBERS HA-001627 through HA-001631

**Attachments:** [051617 CHA check listing](#)

Item No. 22. [2017-381](#) Resolution No. 17-064, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$1,076,151.95 FOR GENERAL DEMANDS, CHECK NUMBERS 134784 THROUGH 135088.

TOTAL OF \$170,252.84 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 001143 THROUGH 001147, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCEOR AGENCY TO THE CITY.

**Attachments:** [AP CK LISTING 4-24-17 THROUGH 5-4-17 CM FOR COUNCIL N](#)  
[AP CK LISTING 4-24-17 THROUGH 5-4-17 CA FOR COUNCIL M](#)

Item No. 23. [2017-327](#) **CONSIDERATION OF THE SECOND AMENDMENT TO THE CONSULTANT RETAINER AGREEMENT WITH W.G. ZIMMERMAN ENGINEERING INC. TO PROVIDE STAFF AUGMENTATION TO IMPLEMENT CAPITAL IMPROVEMENT PROGRAM PROJECTS AND VARIOUS DEVELOPMENT PROJECTS (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. APPROVE the Second Amendment to the Consultant Retainer Agreement with W.G. Zimmerman Engineering Inc. to reflect an increase in compensation in the amount of \$88,000.00, resulting in a total contract sum not-to-exceed \$263,000.00.
2. AUTHORIZE the Mayor to execute the Second Amendment to the Consultant Retainer Agreement with W.G. Zimmerman Engineering Inc. following approval as to form by the City Attorney.
3. WAIVE further reading and ADOPT Resolution No. 17-063, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FY 2016/17 BUDGET IN THE GENERAL FUND," to increase the General Fund budget by \$88,000.00.

**Sponsors:** Public Works

**Attachments:** [Exh No. 1 Minutes 04-19-2016 Item #15](#)  
[Exh No. 2 Minutes Oct 18 CC Item No 22](#)  
[Exh No. 3 Second Amendment Agreement](#)  
[Exh No. 4 Reso 17-063](#)

Item No. 24. [2017-332](#) **CONSIDER APPROVAL OF AN AMENDMENT TO THE AGREEMENT WITH RSG, INC. TO PROVIDE INTERIM MOBILE HOME RENT REVIEW SERVICES (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:  
1. APPROVE the amendment to the agreement with Rosenow Spevacek Group, Inc. to provide interim Mobile Home Rent Review services in the amount not-to-exceed \$147,000.00, through July 31, 2017.  
2. AUTHORIZE the Mayor to execute the amendment, following approval as to form by the City Attorney.

**Sponsors:** Community Services

**Attachments:** [RSG Contract eff 12-6-16](#)  
[RSG Contract Amendment No. 1](#)

Item No. 25. [2017-334](#) **ANNUAL LOBBYIST REGISTRATION UPDATE (CITY COUNCIL)**

**Recommendation:** RECEIVE AND FILE

**Attachments:** [List of Reg Lobbyist](#)

Item No. 26. [2017-356](#) **CONSIDER ADOPTING THE FINAL UPDATED PAVEMENT MANAGEMENT SYSTEM REPORT AND ALLOW A PRESENTATION BY NICHOLS CONSULTING ENGINEERS, CHTD. FOR PROJECT NO. 1483: CITYWIDE PAVEMENT MANAGEMENT SYSTEM (CITY COUNCIL)**

**Recommendation:** Council should receive and file the report.

**Sponsors:** Public Works

**Attachments:** [Exhibit -1 Minutes Excerpt CC Item No. 16 2016-253 \(02-16-2016\)](#)



Item No. 27. [2017-373](#)      **CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY (CITY COUNCIL)**

**Recommendation:** RECEIVE and FILE.

**Attachments:**    [may 1](#)  
                          [may 2](#)  
                          [may 3](#)  
                          [may 5](#)  
                          [May 8](#)  
                          [may 6](#)  
                          [may 7](#)

Item No. 28. [2017-376](#)      **CONSIDERATION OF RESOLUTION NO. 17-062, EXPANDING PREFERENTIAL PERMIT PARKING ZONE "E" TO INCLUDE 218TH PLACE EAST OF MAIN STREET AND REGULATING PARKING WITHIN THE ZONE (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT Resolution No. 17-062, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, EXPANDING PREFERENTIAL PERMIT PARKING ZONE "E" TO INCLUDE 218TH PLACE EAST OF MAIN STREET AND REGULATING PARKING WITHIN THE ZONE."

**Sponsors:** Public Works

**Attachments:**    [CC 5-16-17 Permit Parking 218thPI Exh1](#)  
                          [CC 5-16-17 Permit Parking 218thPI Exh2](#)  
                          [05-16-17 CC RESO 17-062 Permit Parking 218th Place Exh3](#)

**Item No. 29. [2017-377](#) CONSIDER APPROVAL OF FINAL PARCEL MAP NO. 73914: DEVELOPMENT LOCATED AT 20920 CHICO STREET (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE Parcel Map No. 73914 for the development of a new dialysis clinic located at 20920 Chico Street.
2. MAKE the findings listed in the body of this report.
3. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Parcel Map on the face of Parcel Map No. 73914.

**Sponsors:** Public Works

**Attachments:** [Exh No. 1 County Letter](#)  
[Exh No. 2 Location Map](#)  
[Exh No. 3 PC Min Item 9B](#)  
[Exh No. 4 Developer's Improvement Bond](#)

**SPECIAL ORDERS OF THE DAY: (None)**

*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.*

**DISCUSSION: (Items 30-35)**

**Item No. 30. [2017-382](#) CONSIDER ADOPTING AN UPDATED POLICY/PROCEDURE NO. 1.2 - WARRANTS FOR ADULT CROSSING GUARD ASSIGNMENTS (CITY COUNCIL)**

**Recommendation:** ADOPT the updated Policy/Procedure No. 1.2 titled "Warrants for Adult Crossing Guard Assignments."

**Sponsors:** Public Works and Assistant City Manager

**Attachments:** [CC 5-16-17 Xing Guard Policy Exh1](#)  
[CC 5-16-17 Xing Guard New Policy Exh2](#)

**Item No. 31. [2017-387](#) GRANT IDENTIFICATION AND WRITING SERVICES - CALIFORNIA CONSULTING - PILOT PROGRAM EXTENSION (CITY COUNCIL)**

**Recommendation:** TAKE THE FOLLOWING ACTIONS:

1. APPROVE an amendment to the professional services contract subject to approval of the City Attorney with California Consulting for grant writing services for an additional six month period for an additional cost of \$24,000.
2. CONSIDER adopting Resolution 17-067, "A RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE GENERAL FUND BY APPROPRIATING \$24,000 FOR CONTRACT SERVICES WITH CALIFORNIA CONSULTING"

**Attachments:** [Ex. 1](#)  
[Ex. 2](#)  
[Ex. 3](#)

**Item No. 32. [2017-357](#) FISCAL YEAR 2017-18 BUDGET WORKSHOP #3 (CITY COUNCIL)**

**Recommendation:** PROVIDE additional direction regarding the draft FY17-18 budget.

Item No. 33. [2017-235](#) **CONSIDER RESOLUTION NO. 17-065, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1618U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO CONSTRUCT A NEW 420,000 SQUARE-FOOT LOGISTICS FACILITY LOCATED AT 21900 AND 21930 S. WILMINGTON STREET, AND 2061 E. 220TH STREET(CITY COUNCIL)**

**Recommendation:** 1. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-065, "AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1618U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO CONSTRUCT A NEW 420,000 SQUARE-FOOT LOGISTICS FACILITY LOCATED AT 21900 AND 21930 S. WILMINGTON STREET, AND 2061 E. 220TH STREET."  
2. DIRECT THE CITY MANAGER, PLANNING MANAGER, AND CITY ATTORNEY TO ENTER INTO THE AGREEMENTS ARTICULATED IN RESOLUTION NO. 17-065, IN ACCORDANCE WITH THE TERMS STATED THEREIN.

**Attachments:** [Exhibit No. 1 - Ord. No. 17-1618U](#)  
[Exhibit No. 2 - Cox](#)  
[Exhibit No. 3 - RESO 17-065](#)

Item No. 34. [2017-371](#) **UPDATE ON STUDENT DELEGATION VISIT FROM SOKA, JAPAN IN SUMMER 2017 AND GOVERNMENT DELEGATION VISIT IN FEBRUARY 2018 (CITY COUNCIL)**

**Recommendation:** DISCUSS and PROVIDE direction.

Item No. 35. [2017-372](#) **CONSIDERATION OF CITY-AFFILIATED ORGANIZATIONS BY MAYOR ROBLES (CITY COUNCIL)**

**Recommendation:** REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations listed on Exhibit No. 1.

**Attachments:** [DRAFT - City-Affiliated Organizations \(As of 5-8-2017\)](#)

**ORDINANCE SECOND READING: (Items 36-37)**

Item No. 36. [2017-390](#) ORDINANCE NO. 17-1614: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA ADOPTING ZONE CHANGE CASE NO. 176-16 TO CHANGE THE ZONING DESIGNATIONS FROM ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY) TO RM-25-D (RESIDENTIAL MULTIPLE-FAMILY - 25 UNITS PER ACRE WITH A DESIGN OVERLAY), FOR PROPERTY LOCATED AT 21205 MAIN STREET, ASSESSOR PARCEL NOS. 7313-001-040 AND 7313-001-041

Item No. 37. [2017-394](#) ORDINANCE NO. 17-1617: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, MAKING AMENDMENTS TO THE CARSON MUNICIPAL CODE BY ADOPTING BY REFERENCE TITLE 32 OF THE LOS ANGELES COUNTY CODE, AS AMENDED, INCORPORATING THE 2016 EDITION OF THE CALIFORNIA FIRE CODE

**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**