

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



**TUESDAY, OCTOBER 4, 2016
701 East Carson Street
Helen Kawagoe Council Chambers
5:00 p.m. - Closed Session
6:00 p.m. - Regular Session**

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

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

ROLL CALL:

CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-8)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Item No. 1. [2016-961](#) 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.

Item No. 2. [2016-1008](#) 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. 3. [2016-1017](#) 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.

Item No. 4. [2016-1039](#) 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: City of Carson, a Public Entity, v. Shell Oil Company d/b/a Shell Oil Products US, a Delaware Limited Liability Company, et.al., Case No BC499369, Superior Court.

Item No. 5. [2016-1047](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1) and (h), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: Oudy Wall v. Carson; Case Number: BC582634; Los Angeles Superior Court.

Item No. 6. [2016-1048](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1) and (h), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: Tanap v. Carson; Case Number: BC568094; Los Angeles Superior Court.

Item No. 7. [2016-1049](#) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.9(d)(1) and (h), to confer with legal counsel regarding pending litigation to which the City is a party. The title of such litigation is as follows: Lauderdale v. Carson; Case Number: BC573625; Court Name: Los Angeles Superior Court.

Item No. 8. [2016-1051](#) 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: City of Carson v. The Community Development Center, Case No. BC565404, Los Angeles Superior Court .

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

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

Item No. 9. [2016-1052](#) ANGELICA MARISCAL, DEL AMO ELEMENTARY SCHOOL (3RD GRADE)

INVOCATION:

Item No. 10. [2016-1022](#) PASTOR MU FILEMU, SEVENTH DAY ADVENTIST CHURCH

INTRODUCTIONS

Item No. 11. [2016-1040](#) PRESENTATION OF A PROCLAMATION TO CAPTAIN MARKS

Item No. 12. [2016-1041](#) INTRODUCTION OF CAPTAIN JASON SKEEN, NEW CAPTAIN OF THE CARSON SHERIFF STATION

Item No. 13. [2016-1011](#) PRESENTATION OF PROCLAMATION TO RICHARD BIS RECOGNIZING RED RIBBON WEEK

Item No. 14. [2016-1023](#) PRESENTATION OF CERTIFICATES TO PARTICIPANTS AND WINNERS OF THE COOL KIDS READ DECLAMATION CONTEST

ELEMENTARY STUDENTS:

JALYN WARD AND SAMARA BRADLEY

MIDDLE SCHOOL STUDENTS:

JENNY FUENTES, CHRISTINA TAPIA, ANGIE TAPIA AND YULISSA ORTIZ

HIGH SCHOOL STUDENTS:

ROYCELIN LOVE AND NIA JORDAN

INTRODUCTION OF CITY EMPLOYEES

Item No. 15. [2016-1013](#) REVENUE MANAGER, CRISTINE GAIENNIE

PURCHASING MANAGER, ZACHARY WULF

COMMUNITY CENTER MANAGER, ADRIAN
REYNOSA

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 16-20)

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. 16. [2016-1026](#) Resolution No. 16-21-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMAND IN THE AMOUNT OF \$1,250.00, DEMAND CHECK NUMBER SA-001682

Attachments: [100416 CSA check listing](#)

Item No. 17. [2016-1032](#) Resolution No. 16-21-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMAND IN THE AMOUNT OF \$5,592.00, DEMAND CHECK NUMBER HA-001584

Attachments: [100416 CHA check listing](#)

Item No. 18. [2016-1035](#) Resolution No. 16-134, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$852,367.87 FOR GENERAL DEMANDS, CHECK NUMBERS 131600 THROUGH 131833.

TOTAL OF \$156,634.47 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 001073 THROUGH 001075, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSOR AGENCY TO THE CITY.

Attachments: [AP CK LISTING 9-15-16 TO 9-22-16 CA FOR 10-04-16 COUNCIL](#)
[AP CK LISTING 9-15-16 TO 9-22-16 CM FOR 10-04-16 COUNCIL](#)

Item No. 19. [2016-952](#) CONSIDER REFUNDING SERIES 2009 TAX ALLOCATION BONDS AND SERIES 2009 LEASE REVENUE BONDS (SUCCESSOR AGENCY)

Recommendation: DIRECT Staff to move forward with preparations for refunding the Series 2009 Tax Allocation Bonds and Series 2009 Lease Revenue Bonds on a taxable basis.

Attachments: [20160817 Memo from Curt de Crinis](#)
[20160812 Piper Jaffray Savings Analysis](#)

Item No. 20. [2016-1054](#) CONSIDER AN EXTENSION OF THE CONTRACT FOR HEATING, VENTILATING, AND AIR CONDITIONING COMPUTER MAINTENANCE SERVICES AT CITY HALL AND THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. WAIVE the formal bid process defined by the Carson Municipal Code, Section 2607, as allowed by Section 2604 (d).
2. APPROVE a one-year contract amendment with Siemens Industry, Inc. for Heating, Ventilation, and Air Conditioning (HVAC) computer maintenance services for City Hall and the Community Center in the amount of \$53,244.00 for the period of November 1, 2016, through October 31, 2017.
3. AUTHORIZE the Mayor to execute the contract amendment with Siemens Industry, Inc. following approval as to form by the City Attorney.

Attachments:

[Contract for HVAC Services](#)

[Amendment No. 1 to HVAC Services Contract](#)

SPECIAL ORDERS OF THE DAY: (Items 21-22)

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. 21. [2016-1020](#) CONTINUED PUBLIC HEARING CONSIDERING ORDINANCE NO. 16-1602 ADOPTING NEW ZONING STANDARDS FOR ESTABLISHMENT OF NEW CONVENIENCE STORES AND AUTOMOBILE SERVICE STATIONS, EXPANSION OF EXISTING CONVENIENCE STORES AND AUTOMOBILE SERVICE STATIONS, LEGAL NON-CONFORMING EXISTING CONVENIENCE STORES AND AUTOMOBILE SERVICE STATIONS, AND SIGNAGE WITHIN THE CITY OF CARSON (CITY COUNCIL)

Recommendation: TAKE the following actions:

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

2. WAIVE further reading and INTRODUCE Ordinance No. 16-1602, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A TEXT AMENDMENT TO THE ZONING ORDINANCE, AMENDING PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING), AMENDING SECTION 9131.1 (USES PERMITTED) OF PART 3 (COMMERCIAL ZONES), AMENDING SUBDIVISION (B) OF SECTION 9136.7 (SIGNS) OF DIVISION 6 (SITE DEVELOPMENT STANDARDS) OF PART 3 (COMMERCIAL ZONES), AMENDING SECTION 9138.12 (AUTOMOBILE SERVICE STATION) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES), AMENDING SECTION 9138.13 (AUTOMOBILE LAUNDRIES) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES), AMENDING SECTION 9138.14 (MISCELLANEOUS RETAIL PETROLEUM OUTLETS) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES), AMENDING SECTION 9141.1 (USES PERMITTED) OF PART 4 (INDUSTRIAL ZONES), AMENDING SUBDIVISION (B) OF SECTION 9146.7 (SIGNS) OF DIVISION 6 (SITE DEVELOPMENT STANDARDS) OF PART 4 (INDUSTRIAL ZONES), AMENDING SECTION 9148.3 (MISCELLANEOUS RETAIL PETROLEUM OUTLETS) OF DIVISION 6 (SITE DEVELOPMENT STANDARDS) OF PART 4 (INDUSTRIAL ZONES), ADDING SECTION 9182.44 (NONCONFORMITY FOR CONVENIENCE STORES) OF DIVISION 2 (NONCONFORMITIES) OF PART 8 (IMPLEMENTATION PROVISIONS) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE, ADDING SECTION 9182.45 (NONCONFORMITY FOR AUTOMOBILE SERVICE STATIONS) OF DIVISION 2 (NONCONFORMITIES) OF PART 8 (IMPLEMENTATION PROVISIONS) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE, AMENDING PART 9 (DEFINITIONS) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE, AND AMENDING SECTION 9190 (DEFINITIONS), OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE REGARDING CONVENIENCE STORES AND AUTOMOBILE SERVICE STATIONS"

Attachments: [Exhibit No. 1 - Ord 1574U and 1577U](#)
[Exhibit No. 2 - Ord 16-1602 2016-1020](#)

Item No. 22. [2016-1021](#) CONTINUED PUBLIC HEARING CONSIDERING ORDINANCE NO. 16-1603 ADOPTING NEW ZONING STANDARDS FOR ESTABLISHMENT OF NEW DISCOUNT STORES, EXPANSION OF EXISTING DISCOUNT STORES, AND LEGAL NON-CONFORMING DISCOUNT STORES WITHIN THE CITY OF CARSON (CITY COUNCIL)

Recommendation:

TAKE the following actions:

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

2. WAIVE further reading and INTRODUCE Ordinance No. 16-1603, " AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A TEXT AMENDMENT TO THE ZONING ORDINANCE, AMENDING PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING), AMENDING SECTION 9131.1 (USES PERMITTED) OF DIVISION 1 (USES PERMITTED) OF PART 3 (COMMERCIAL ZONES), ADDING SECTION 9138.19 (DISCOUNT STORES) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) OF PART 3 (COMMERCIAL ZONES), AND ADDING SECTION 9182.43 (NONCONFORMITY FOR DISCOUNT STORES) OF DIVISION 2 (NONCONFORMITIES) OF PART 8 (IMPLEMENTATION PROVISIONS), OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE REGARDING DISCOUNT STORES."

Attachments:

[Exhibit No. 1 - Ord 16-1576U](#)

[Exhibit No. 2 - Ord 16-1603](#)

DISCUSSION: (Items 23-32)

Item No. 23. [2016-1055](#) MEASURE M - FUNDING REQUEST FOR THE PUBLIC INFORMATION PROGRAM (CITY COUNCIL)

Recommendation:

Staff RECOMMENDS participating in the Gateway Cities Council of Governments public information program.

Item No. 24. [2016-1044](#) UPDATE ON THE APPROVED UNION SOUTH BAY MIXED USE PROJECT AT NORTHWEST CORNER OF CARSON STREET AND AVALON BOULEVARD (CITY COUNCIL)

Recommendation: RECEIVE and FILE

Attachments: [Exhibit No. 1 - Approved Plans](#)

Item No. 25. [2016-1036](#) UPDATE ON THE PROPOSED VETERANS AFFORDABLE HOUSING PROJECT ON THE SOUTHWEST CORNER OF CARSON STREET AND FIGUEROA STREET (CITY COUNCIL)

Recommendation: RECEIVE and FILE

Attachments: [Exhibit No. 1 - Conceptual Site Plan](#)

Item No. 26. [2016-1057](#) CONSIDER AUTHORIZATION TO EXPEND ADDITIONAL CONSTRUCTION CONTINGENCY FOR PROJECT NO. 1043 CARSON STREET MASTER PLAN; AND CONSIDER APPROVAL OF THE SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ANDERSON PENNA PARTNERS, INC. THE ENTIRE PROJECT HAS BEEN FUNDED FROM THE CARSON SUCCESSOR AGENCY BOND FUND (CITY COUNCIL AND SUCCESSOR AGENCY)

Recommendation:

TAKE the following actions:

1. AUTHORIZE additional contingency funds in the amount of \$1,034,256.47 to cover pending change orders, other additional work, extended construction management services, and other unforeseen construction work that may be required to complete Project No. 1043: Carson Street Master Plan.
2. APPROPRIATE funds in the amount of \$1,034,256.47 from the unreserved, undesignated Carson Successor Agency fund balance to augment the amount currently budgeted for Project No. 1043 - Carson Street Master Plan.
3. ACCEPT funds in the amount of \$842,000.00 from West Basin Municipal District as their participating cost to cover a portion of the additional construction contingency necessary to complete the installation of the reclaimed water line, other pending change orders and unforeseen work as part of Project No. 1043 - Carson Street Master Plan.
4. APPROVE the Second Amendment to the Professional Services Agreement between the Carson Successor Agency and AndersonPenna Partners, Inc. for the additional construction management time and construction inspection services needed to complete Project No. 1043: Carson Street Master Plan, for a negotiated fee not-to-exceed \$404,133.97.
5. AUTHORIZE the Chairman to execute the Second Amendment to the Professional Services Agreement between the Carson Successor Agency and AndersonPenna Partners, Inc., contingent upon review and approval as to form by the Agency Counsel.
6. ADOPT Resolution No. 16-22-CSA, A resolution of the Carson Successor Agency board amending the fiscal year 2016-17 budget in the Successor Agency Bond Fund, to increase the Successor Agency budget by \$1,034,256.47

Sponsors: Public Works

Attachments: [10-04-16 CSA EXHIBIT NO. 1](#)
 [10-04-16 CSA EXHIBIT NO. 2](#)
 [10-04-16 CSA EXHIBIT NO. 3](#)
 [10-04-16 CSA EXHIBIT NO. 4](#)
 [Exhibit No 5](#)

- Item No. 27. [2016-984](#) **CONSIDER PROVIDING DIRECTION ON OPTIONS FOR UTILITY BOX ARTISTIC TREATMENTS ALONG CARSON STREET IN CONJUNCTION WITH THE CARSON STREET IMPROVEMENTS (CITY COUNCIL)**

Recommendation: CONSIDER choosing one of the two presented options for utility box artistic wraps along Carson Street in conjunction with the Carson Street Improvements.

Attachments: [Exhibit No. 1 - Utility Boxes - Creative Concepts](#)

- Item No. 28. [2016-988](#) **CONSIDER AND DISCUSS THE SCOTTSDALE RESIDENTIAL TOWNHOUSES REVITALIZATION PILOT PROJECT LOCATED AT 23400 AVALON BOULEVARD, INCLUDING THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS, NO CITY GENERAL FUNDS WILL BE USED (CITY COUNCIL)**

Recommendation: CONSIDER AND DISCUSS THE SCOTTSDALE RESIDENTIAL TOWNHOUSES REVITALIZATION PILOT PROJECT LOCATED AT 23400 AVALON BOULEVARD

Attachments: [Exhibit No. 1 STC Map](#)
 [Exhibit No. 2 STA MOU](#)

- Item No. 29. [2016-1027](#) **STATUS REPORT ON THE SEARCH FOR INVESTMENT ADVISOR FOR THE CITY AND ITS REPORTING ENTITIES, AND THE CARSON RECLAMATION AUTHORITY**

Recommendation: 1. RECEIVE and FILE the report.
 1.

- Item No. 30. [2016-851](#) **50TH ANNIVERSARY CELEBRATION VOLUNTEER COMMITTEE APPOINTMENTS (CITY COUNCIL)**

Recommendation: CONSIDER appointing individuals to serve as members of the 50th anniversary committee, by Mayor Albert Robles with the approval of a majority of the entire City Council present.

Item No. 31. [2016-980](#) CONSIDER APPOINTMENTS BY MAYOR ROBLES, TO, AND/OR REMOVAL FROM COMMISSIONS, COMMITTEES AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)

Recommendation: TAKE the following actions:

1. Mayor to CONSIDER, APPOINT, or REAPPOINT members to the Commissions, Committees, and Boards (Exhibit No. 1) in accordance with Ordinance No. 13-1516 regarding the number and composition of various commissions (Exhibit No. 2); Ordinance No. 13-1519 regarding the number of members of various commissions (Exhibit No. 3); Ordinance No. 13-1520 regarding the composition of various commissions (Exhibit No. 4); and Resolution No. 13-046 regarding the composition of the Carson Utility Users Tax Citizens Budget Oversight Committee (Exhibit No. 5);

2. Mayor and City Council to CONSIDER REMOVAL, if desired, of members to the Commissions, Committees, and Boards in accordance with Ordinance No. 13-1523 regarding the process of removal from various commissions (Exhibit No. 6), with the approval of a majority of the entire City Council present.

Attachments: [Exhibit No. 1 - List of CC&B dated 9-27-2016](#)

[Exhibit No. 2 - Ord. No. 13-1516](#)

[Exhibit No. 3 - Ord. No. 13-1519](#)

[Exhibit No. 4 - Ord. No. 13-1520](#)

[Exhibit No. 5 - Reso. No. 13-046](#)

[Exhibit No. 6 - Ord. No. 13-1523](#)

Item No. 32. [2016-1056](#) CONTINUED CONSIDERATION OF AN ADVISORY BODY ON ISSUES CONCERNING PERSONS WITH DISABILITIES (CITY COUNCIL)

Recommendation: ADOPT the changes to the Carson Municipal Code described herein.

Attachments: [Exhibit No. 1 - CMC Ch. 7 Subpart G](#)

[Exhibit No. 2 - CMC Ch.7 Subpart G redline version](#)

[Exhibit No. 3 - Resolution 11-070 Civic Engagement](#)

ORDINANCE SECOND READING: (None)

**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**