

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



**TUESDAY, APRIL 4, 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

“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 1-8)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Item No. 1. [2017-214](#) 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: Outfront Media LLC v. City of Carson, et al., Los Angeles Superior Court Case No. BC593880

Item No. 2. [2017-215](#) 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. CWS Systems, Inc., Los Angeles County Superior Court Case No., BC605925, and
CWS Systems, Inc. v. City of Carson, Los Angeles Superior Court Case No. BC630095.

Item No. 3. [2017-217](#) 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 4 cases.

Item No. 4. [2017-216](#) 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, Joseph White, President of Becker Boards, 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 840 E. Walnut 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. 5. [2017-202](#) CONFERENCE WITH REAL PROPERTY NEGOTIATOR (SUCCESSOR AGENCY)

Recommendation: A closed session will be held, pursuant to Government Code Section 54956.8, to enable Successor Agency to consider negotiations with (1) Joey Cinco, representing Coldwell Banker Commercial and (2) Maria Martinez representing MB Landscaping and Nursery, Inc., and to give direction to its negotiators, Kenneth C. Farfsing, Executive Director, John Raymond, Director of Community Development and Sunny Soltani, Agency Attorney, regarding that certain real property known as 17505 Main Street, APN: 7339-003-900. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price and terms of payment for the property.

Item No. 6. [2017-252](#) 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 Keith Berglund, Attorney for Rand Resources International LLC, with whom City is negotiating, and to give direction to its negotiator(s) Kenneth C. Farfsing, City Manager, John Raymond, Director of Community Development and Sunny Soltani, City Attorney, regarding that certain real property known as 415-205 W. Torrance Blvd. 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. 7. [2017-219](#) 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. 8. [2017-220](#) 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.

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

REPORT ON CLOSED SESSION ACTIONS

FLAG SALUTE:

Item No. 9. [2017-209](#) REGINALD WEBSTER, A YOUTH COMMISSIONER WHO ATTENDS CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE SCHOOL

INVOCATION:

Item No. 10. [2017-253](#) PASTOR DANIEL SANTA CRUZ, VICTORY OUTREACH, CARSON

INTRODUCTIONS

Item No. 11. [2017-201](#) REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

**Item No. 12. [2017-232](#) C H R I S T O P H E R D O W N I N G , L A U S D
SUPERINTENDENT, WITH UPDATE ON CARSON
SCHOOLS**

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. 13. [2017-249](#) TUESDAY, FEBRUARY 21, 2017 (REGULAR)

CONSENT: (Items 14-19)

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. 14. [2017-226](#) Resolution No. 17-040, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$1,975,720.59 FOR GENERAL DEMANDS, CHECK NUMBERS 134157 THROUGH 134323.

TOTAL OF \$1,816.71 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 001130 THROUGH 001131, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSION AGENCY TO THE CITY.

Attachments: [AP CK LISTING 3-13-17 THROUGH 3-23-17 CM FOR COUNCIL](#)
[AP CK LISTING 3-13-17 THROUGH 3-23-17 CA FOR COUNCIL](#)

- Item No. 15. [2017-229](#) Resolution No. 17-09-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,190.50, DEMAND CHECK NUMBERS SA-001715 THROUGH SA-001716

Attachments: [040417 CSA check listing](#)

- Item No. 16. [2017-230](#) Resolution No. 17-10-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$8,157.59, DEMAND CHECK NUMBERS HA-001616 through HA-001618

Attachments: [040417 CHA check listing](#)

Item No. 17. [2017-207](#) CONSIDER ELIMINATING PARKING ON THE WEST SIDE OF RECREATION ROAD SOUTH OF CARSON STREET (CITY COUNCIL)

Recommendation: DIRECT the Public Works Department to eliminate parking on the west side of Recreation Road between Carson Street and the Car Pros Kia property by installing No Parking Any Time signs.

Attachments: [CC 4-4-17 RecreationRd No Parking](#)

Item No. 18. [2017-222](#) CONSIDERATION OF RESOLUTION NO. 17-038 AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F021 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1451 [FEDERAL NO. HSIPL-5403(025)]: BIKE LANES PHASE I (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-038, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F021 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1451 [FEDERAL NO. HSIPL-5403(025)]: BIKE LANES PHASE I."

Attachments: [04-04-17 RESO 17-038 Supplement Agreement HSIP Bike Lanes](#)
[CC 4-4-17 Reso 17-038 Bike Lanes Phase I Exh2 Supplement Ag](#)

Item No. 19. [2017-223](#) **CONSIDERATION OF RESOLUTION NO. 17-039 AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F022 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1452 [FEDERAL NO. HSIPL-5403(026)]: BIKE LANES PHASE II (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-039, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F022 TO ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1452 [FEDERAL NO. HSIPL-5403(026)]: BIKE LANES PHASE II."

Attachments: [04-04-17 RESO 17-039 Supplement Agreement HSIP Bike Lanes](#)
[CC 04-04-17 Reso 17-039 HSIP Agmt Exh 2](#)

SPECIAL ORDERS OF THE DAY: (Item 20)

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. 20. [2017-247](#) **PUBLIC HEARING TO CONSIDER THE PROPOSED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR FISCAL YEAR 2017-18, AND DRAFT 2017-18 ANNUAL ACTION PLAN**

Recommendation: OPEN the public hearing, and CONTINUE the public hearing until the City Council meeting of May 2, 2017.

DISCUSSION: (Items 21-29)

- Item No. 21. [2017-246](#) **CONSIDERATION AND APPROVAL OF THE UPDATE TO THE CITY OF CARSON'S ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE REPORT REQUIRED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Recommendation: APPROVE the update to the City of Carson's Analysis of Impediments to Fair Housing Choice.

Attachments: [Exhibit No. 1 - Carson AI - Final](#)

- Item No. 22. [2017-242](#) **CONSIDERATION OF RESOLUTION NO. 17-041, PROCLAIMING THE MONTH OF APRIL, 2017 AS "FAIR HOUSING MONTH"**

Recommendation: APPROVE Resolution No. 17-041, proclaiming the month of April, 2017 to be "Fair Housing Month."

Attachments: [Resolution No. 17-041 - Fair Housing Month](#)

Item No. 23. [2017-205](#)

CONSIDER RESOLUTION NO. 17-045, ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1758U TO ALLOW FILING AND PROCESSING OF ALL APPLICABLE ENTITLEMENT APPLICATIONS INCLUDING DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, DESIGN OVERLAY REVIEW, CONDITIONAL USE PERMIT, ENVIRONMENTAL IMPACT REPORT, AND ALL OTHER APPLICATIONS NECESSARY TO PROCESS A HIGH DENSITY MIXED USE PROJECT INCLUDING 902 MULTI-FAMILY UNITS, 40,000 SQUARE FEET OF COMMERCIAL, AND A 42,000 SQUARE FOOT CHURCH ON A 14-ACRE SITE LOCATED ON THE NORTH SIDE OF TORRANCE BOULEVARD BETWEEN MAIN STREET AND FIGUEROA STREET (CITY COUNCIL)

Recommendation:

WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-045, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1758U TO ALLOW FILING AND PROCESSING OF ALL APPLICABLE ENTITLEMENT APPLICATIONS INCLUDING DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, DESIGN OVERLAY REVIEW, CONDITIONAL USE PERMIT, ENVIRONMENTAL IMPACT REPORT, AND ALL OTHER APPLICATIONS NECESSARY TO PROCESS A HIGH DENSITY MIXED USE PROJECT INCLUDING 902 MULTI-FAMILY UNITS, 40,000 SQUARE FEET OF COMMERCIAL, AND A 42,000 SQUARE FOOT CHURCH ON A 14-ACRE SITE LOCATED AT NORTH OF TORRANCE BOULEVARD BETWEEN MAIN STREET AND FIGUEROA STREET."

Attachments:

[Exhibit No. 1 - Ordinance 16-1578U](#)

[Exhibit No. 2 - Letter from Rand 10-29-2016](#)

[Exhibit No. 3 - RESO 17-045](#)

[Exhibit No. 4 - Conceptual Plan](#)

[Exhibit No. 5 - Vision Plan](#)

- Item No. 24. [2017-206](#) **CONSIDER RESOLUTION NO. 17-047, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A NEW LOGISTICS FACILITY ON SITE LOCATED AT 23610 BANNING BOULEVARD (CITY COUNCIL)**

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-047, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A NEW LOGISTICS FACILITY ON SITE LOCATED AT 23610 BANNING BOULEVARD."

Attachments: [Exhibit No. 1 - Ordinance No. 17-1615U](#)
[Exhibit No. 2 - Letter from L. Ryan 3-23-17](#)
[Exhibit No. 3 - RESO 17-047 Watson on Banning](#)

Item No. 25. [2017-238](#) CONSIDER RESOLUTION NO. 17-046, DENYING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NOS. 16-1578U AND 17-1615U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE FOR LOGISTICS FACILITY WITH A 2,500 SQUARE-FOOT OFFICE AND 219 TRUCK/TRAILER PARKING/STORAGE SPACES FOR A 5-7 YEAR PERIOD ON A 6.4 ACRE SITE LOCATED AT 18620 BROADWAY (CITY COUNCIL)

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-046, "DENYING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NOS. 16-1758U AND 17-1615U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE FOR LOGISTICS FACILITY WITH A 2,500 SQUARE-FOOT OFFICE AND 219 TRUCK/TRAILER PARKING/STORAGE SPACES FOR A 5-7 YEAR PERIOD ON A 6.4 ACRE SITE LOCATED AT 18620 BROADWAY."

Attachments: [Exhibit No. 1 - 16-1578U signed](#)
[Exhibit No. 2 - Letter from J. Lowe 1-30-17](#)
[Exhibit No. 3 - Conceptual Plan](#)
[Exhibit No. 4 - RESO 17-046](#)
[Exhibit No. 5 - Vision Plan Area 3](#)
[Exhibit No. 6 - Ord. No. 17-1615U](#)

Item No. 26. [2017-234](#) **CONSIDER RESOLUTION NO. 17-049, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A NEW LOGISTICS FACILITY ON SITE LOCATED AT 2254 E. 223RD STREET (CITY COUNCIL)**

Recommendation: WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-049, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 17-1615U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A NEW LOGISTICS FACILITY ON SITE LOCATED AT 2254 E. 223RD STREET."

Attachments: [Exhibit No. 1 - Ordinance No. 17-1615U](#)
[Exhibit No. 2 - Letter from M. Payne 3-23-17](#)
[Exhibit No. 3 - RESO 17-049 Panatoni](#)

- Item No. 27. [2017-244](#) **50TH ANNIVERSARY CELEBRATION VOLUNTEER COMMITTEE APPOINTMENTS AND CONSIDER RESOLUTION NO. 17-048, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE GENERAL FUND AND SPECIAL EVENTS FUND, TO APPROPRIATE \$50,000 IN PREPARATION FOR THE CITY'S 50TH ANNIVERSARY CELEBRATION (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. CONSIDER making additional appointments to the 50th anniversary celebration committee, by Mayor Albert Robles with the approval of a majority of the entire City Council present.
2. ADOPT Resolution No. 17-048, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE GENERAL FUND AND SPECIAL EVENTS FUND.

Attachments:

[Ex 1](#)

[Ex 2](#)

[Ex 3](#)

- Item No. 28. [2017-233](#) **CONSIDERATION OF CITY COUNCIL SUB-COMMITTEES BY MAYOR ROBLES (CITY COUNCIL)**

Recommendation:

1. Mayor Robles to consider member assignments to the City Council Sub-committees.

Attachments:

[Exhibit No. 1 - City Council Sub-committees \(3-21-2017\)](#)

- Item No. 29. [2017-245](#) **CONSIDER APPOINTMENTS TO THE COMMISSIONS, COMMITTEES AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)**

Recommendation:

TAKE the following actions:

1. Continue the Mayor's CONSIDERATION, APPOINTMENTS, or REAPPOINTMENTS of members to the Commissions, Committees, and Boards in accordance with the Carson Municipal Code with the term ending November 30, 2018 (except for Youth Commissioners).

Attachments:

[Exhibit No. 1 - List of CC&B dated 3-23-2017](#)

ORDINANCE SECOND READING: (Item 30)

Item No. 30. [2017-255](#) **ORDINANCE NO. 17-1616: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING ZONE TEXT AMENDMENT NO. 27-16 TO THE ZONING ORDINANCE, AMENDING SECTION 9159.2 (D)(10) (PART 5-OPEN SPACE ZONE AND SPECIAL USES; SU-BP ZONE (BLIMP PORT); SITE DEVELOPMENT STANDARDS; SIGNS) OF THE CARSON MUNICIPAL CODE REGARDING BLIMP PORT SIGNS) OF THE CARSON MUNICIPAL CODE REGARDING BLIMP PORT SIGNS**

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**