

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



**TUESDAY, MARCH 21, 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 1-10)

ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS

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

Item No. 1. [2017-159](#) 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. [2017-169](#) 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 Gardena v. Regional Water Quality Control Board, Orange County Superior Court, Case No. 30-2016-00833722-CU-WM-CJC

Item No. 3. [2017-177](#) 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 .

Item No. 4. [2017-174](#) 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. 5. [2017-175](#) 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. 6. [2017-176](#) 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: Tesoro Refining & Marketing Co, LLC v. City of Carson, et al, Los Angeles Superior Court, Case No. BS168340.

Item No. 7. [2017-165](#) 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. 8. [2017-166](#) 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 Macerich, with whom the Successor Agency is negotiating, and to give direction to its negotiators Kenneth C. Farfing, Executive Director and John Raymond, Director of Community Development, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Successor Agency's real property negotiator will seek direction from the Agency member regarding the price, payment terms for purchase, sale or lease.

Item No. 9. [2017-190](#) 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. 10. [2017-191](#) 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. 11. [2017-199](#) ANTHONY ALVAREZ, 11TH GRADE, WHO ATTENDS CARSON HIGH SCHOOL

INVOCATION:

Item No. 12. [2017-200](#) PASTOR DANIEL SANTA CRUZ, VICTORY OUTREACH, CARSON

INTRODUCTIONS

Item No. 13. [2017-160](#) REPORT FROM LIEUTENANT EVANS OF CARSON SHERIFF'S STATION

INTRODUCTION OF CITY EMPLOYEES

Item No. 14. [2017-172](#) INTRODUCTION OF PETER KAKOS, BUDGET ANALYST

Item No. 15. [2017-185](#) RETIREMENT OF ANITA KINCHERLOW, PUBLIC SAFETY SPECIALIST

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 16-25)**

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. [2017-183](#) Resolution No. 17-07-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$15,807.57, DEMAND CHECK NUMBERS SA-001712 THROUGH SA-001714

Attachments: [032117 CSA check listing](#)

Item No. 17. [2017-184](#) Resolution No. 17-08-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$11,147.59, DEMAND CHECK NUMBERS HA-001612 through HA-001615

Attachments: [032117 CHA check listing](#)

Item No. 18. [2017-188](#) Resolution No. 17-032, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$1,689,912.11 FOR GENERAL DEMANDS, CHECK NUMBERS 133931 THROUGH 134156.

TOTAL OF \$483,440.51 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 001122 THROUGH 001129, 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 3-2-17 TO 3-9-17 CM FOR COUNCIL MTG 3-21-](#)
[AP CK LISTING 3-2-17 TO 3-9-17 CA FOR COUNCIL MTG 3-21-](#)

Item No. 19. [2017-101](#) CONSIDERATION OF RESOLUTION NO. 2017-101 OF THE CITY OF CARSON TO SUPPORT SENATE BILL 349 (S.349) THE ACCESS TO COUNSEL ACT OF 2017 (CITY COUNCIL)

Recommendation: TAKE the following actions:
1. WAIVE further reading and ADOPT Resolution No. 17-035 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING S.349: THE ACCESS TO COUNSEL ACT OF 2017".
2. INSTRUCT staff to transmit a copy of the executed resolution to the Office of United States Senator Kamala Harris

Attachments: [Resolution 17-035 Access to Counsel](#)

**Item No. 20. [2017-124](#) CONSIDER EXTENDING THE AGREEMENT FOR
LANDSCAPED MEDIAN MAINTENANCE SERVICES
TO THE CITY (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. APPROVE the third amendment to the contract agreement for landscaped median maintenance services with Swayzer Corporation for a three month period effective April 1, 2017 through June 30, 2017.
 2. AUTHORIZE the Mayor to execute the contract amendment with Swayzer Corporation, following approval as to form by the City Attorney.
 - 1.

- Attachments:** [Exhibit 1 Swayzer Contract 7.1.10](#)
[Exhibit 2 Swayzer Amendment 1 030817](#)
[Exhibit 3 Swayzer Amendment 2 030817](#)
[Exhibit 4 Swayzer Amendment 3](#)

**Item No. 21. [2017-129](#) CONSIDER THE 2016 CARSON HOUSING ELEMENT
PROGRESS REPORT (CITY COUNCIL)**

- Recommendation:** TAKE the following actions:
1. REVIEW Carson's Annual Housing Element Progress Report.
 2. RECEIVE and FILE.

- Attachments:** [Exhibit No. 1 - 2016 Carson Housing Element Progress Report tab](#)
[Exhibit No. 2 - HCD's letter dated 12-10-13](#)

Item No. 22. [2017-171](#) **CONSIDERATION OF RESOLUTION NO. 17-030 AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F020 TO THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1534 [FEDERAL NO. ATPL-5403(027)]: ACTIVE TRANSPORTATION PROGRAM INFRASTRUCTURE IMPROVEMENTS (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-030, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF PROGRAM SUPPLEMENT AGREEMENT NO. F020 TO ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS FOR THE DESIGN PHASE OF PROJECT NO. 1534 [FEDERAL NO. ATPL-5403(027)]: ACTIVE TRANSPORTATION PROGRAM INFRASTRUCTURE IMPROVEMENTS."

Sponsors: Public Works

Attachments: [Exh 1 03-21-17 RESO 17-030 Supplement Agreement ATP](#)
[Exh 2 03-21-17 RESO 17-030 Supplement Agreement ATP](#)

Item No. 23. [2017-170](#) **CONSIDERATION OF RESOLUTION NO. 17-031 AUTHORIZING THE EXECUTION OF ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-031, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE EXECUTION OF THE ADMINISTERING AGENCY-STATE MASTER AGREEMENT NO. 07-5403F15 FOR FEDERAL-AID PROJECTS."

Sponsors: Public Works

Attachments: [Exh 1 03-21-17 RESO 17-031 Master Agreement](#)
[Exh 2 03-21-17 RESO 17-031 Master Agreement](#)

Item No. 24. [2017-186](#) **CONSIDER SUPPORTING PASSAGE OF ASSEMBLY BILL 195 WHICH PROMOTES TRANSPARENCY IN BALLOT LABELS FOR TAX INCREASES (CITY COUNCIL)**

Recommendation: CONSIDER a CITY COUNCIL ENDORSEMENT of the attached letter which supports passage of Assembly Bill 195 (as amended).

Attachments: [Exhibit No. 1 -- Assembly Bill 195 Support Letter.pdf](#)
[Exhibit No. 2 -- AB 195 FactSheet.pdf](#)
[Exhibit No. 3 -- AB 195 Proposed Amendment to EC 13119.pdf](#)

Item No. 25. [2017-164](#) **DELEGATION OF AUTHORITY TO REQUEST DISBURSEMENTS FROM CALIFORNIA EMPLOYERS' RETIREE BENEFIT TRUST FUND (CITY COUNCIL)**

Recommendation: ADOPT Resolution No. 17-029, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL DELEGATING AUTHORITY TO REQUEST DISBURSEMENTS FROM THE CALIFORNIA EMPLOYERS' RETIREMENT BENEFIT TRUST FUND.

Attachments: [20170321 CERBT Delegation of Authority Reso](#)
[20170321 Delegation of Authority to Request Disbursements](#)
[Signed Delegation of Authority City of Carson](#)

SPECIAL ORDERS OF THE DAY: (Item 26)

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. 26. [2017-182](#) CONTINUED PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 17-033 APPROVING CONDITIONAL USE PERMIT NO. 1006-16 TO CONSTRUCT A NEW INFLATABLE AIRSHIP HANGAR AND MAINTENANCE BUILDING AND OTHER SITE IMPROVEMENTS CONSIDER INTRODUCTION OF ORDINANCE NO. 17-1616 APPROVING ZONE TEXT AMENDMENT NO. 27-16 TO ACCOMMODATE THE PROPOSED SIGNS ON A PROPERTY ZONED SU-BP-D-ORL (SPECIAL USE; BLIMP PORT; DESIGN REVIEW; ORGANIC REFUSE LANDFILL) AND ZONE TEXT AMENDMENT NO. 27-16 TO ACCOMMODATE THE PROPOSED SIGNAGE, FOR THE EXISTING GOODYEAR BLIMP PORT LOCATED AT 19200 SOUTH MAIN STREET (CITY COUNCIL)

- Recommendation:**
1. TAKE additional public testimony, and CLOSE the public hearing.
 2. WAIVE further reading and ADOPT Resolution No. 17-033, "A RESOLUTION OF THE CITY COUNCIL, CALIFORNIA, TO APPROVE CONSTRUCTION OF A NEW INFLATABLE AIRSHIP HANGAR AND MAINTENANCE BUILDING AND OTHER SITE IMPROVEMENTS ON A PROPERTY ZONED SU-BP-D-ORL (SPECIAL USE; BLIMP PORT; DESIGN REVIEW; ORGANIC REFUSE LANDFILL) FOR THE EXISTING GOODYEAR BLIMP PORT LOCATED AT 19200 SOUTH MAIN STREET; AND
 3. WAIVE further reading and INTRODUCE Ordinance No. 17-1616, entitled, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, TO APPROVE ZONE TEXT AMENDMENT NO. 27-16 TO AMEND 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 ON A PROPERTY ZONED SU-BP-D-ORL (SPECIAL USE; BLIMP PORT; DESIGN REVIEW; ORGANIC REFUSE LANDFILL) FOR THE EXISTING GOODYEAR BLIMP PORT LOCATED AT 19200 SOUTH MAIN STREET."

Attachments: [Exhibit No. 1](#)
[Exhibit No. 2](#)
[Exhibit No. 3](#)
[Exhibit No. 4](#)
[Exhibit No. 5](#)
[Exhibit No. 6](#)
[Exhibit No. 7](#)

DISCUSSION: (Items 27-32)

**Item No. 27. [2017-140](#) FISCAL YEAR 2016-17 MIDYEAR BUDGET REPORT
(CITY COUNCIL/ HOUSING AUTHORITY/SUCCESSOR
AGENCY)**

Recommendation: 1. Resolution No. 17-025, A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2016-17 BUDGET IN VARIOUS FUNDS OF THE CITY.
2. Resolution No. 17-09-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY BOARD AMENDING THE FISCAL YEAR 2016-17 BUDGET.
3. Resolution No. 17-08-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY BOARD AMENDING THE FISCAL YEAR 2016-17 BUDGET.

Attachments: [20170321 Midyear Reso](#)
[20170321 Midyear Reso CHA](#)
[20170321 Midyear Reso CSA](#)
[Midyear Requests](#)
[General Fund Budget Summary](#)
[Fund Summary](#)

Item No. 28. [2017-162](#) FISCAL YEAR 2017-18 BUDGET WORKSHOP #1

Recommendation: RECEIVE the recommendations made by the Council Budget Sub-Committee from their March 16th meeting and PROVIDE direction on development of the draft FY17-18 budget.
The Economic Uncertainties Reserve will drop from 20% of the General Fund to 14.6%. (\$15.5 to \$11.3 million)

Attachments: [Sheriff Contract Cost Calc](#)
[Community Services Programs](#)
[Master Events List](#)

Item No. 29. [2017-163](#) CONSIDER DEBT MANAGEMENT POLICY (CITY COUNCIL)

Recommendation: ADOPT the proposed Debt Management Policy.

Attachments: [20170321 Proposed Debt Policy](#)

Item No. 30. [2017-198](#) CONSIDER ADOPTING INTERIM URGENCY ORDINANCE NO. 17-1615U IMPLEMENTING A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF TRUCK YARDS, LOGISTICS FACILITIES, HAZARDOUS MATERIALS OR WASTE FACILITIES, CONTAINER STORAGE, AND CONTAINER PARKING IN THE CITY OF CARSON, AND DECLARING THE URGENCY THEREOF (CITY COUNCIL)

Recommendation: WAIVE further reading and ADOPT an Interim Urgency Ordinance No. 17-1615U, "AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ESTABLISHING A 45-DAY TEMPORARY MORATORIUM ON THE ESTABLISHMENT, EXPANSION, OR MODIFICATION OF TRUCK YARDS, LOGISTICS FACILITIES, HAZARDOUS MATERIALS OR WASTE FACILITIES, CONTAINER STORAGE, AND CONTAINER PARKING IN THE CITY OF CARSON, AND DECLARING THE URGENCY THEREOF," to ensure the public health, safety, and welfare is protected for 45-day period, by a 4/5ths vote.

Attachments: [Exhibit No. 1 - Ordinance No. 17-1615U](#)
[Exhibit No. 2 - Watson Land Co Req #1](#)
[Exhibit No. 3 - Watson Land Co Req #2](#)
[Exhibit No. 4 - Staff Estimate](#)
[Exhibit No. 5 - Truck Route Map](#)
[Exhibit No. 6 - Proposed Streets for Overweight Truck](#)
[Exhibit No. 7 - Pictures of Watson land Co. Potholes](#)
[Exhibit No. 8 - FHWA Vehicle Classifications](#)
[Exhibit No. 9 - Correspondence](#)

Item No. 31. [2017-192](#) **CONSIDER RESOLUTION NO. 17-034, AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1578U FOR THE RENOVATION OF THE BUILDING AND SITE AND TO ACCOMMODATE TWO NEW RESTAURANTS, A COFFEE SHOP, RETAIL, AND OFFICE USES AT 20715 AVALON BOULEVARD (CITY COUNCIL)**

Recommendation: WAIVE further reading and ADOPT Resolution No. 17-034, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1758U TO ALLOW PROCESSING OF PLANS AND ALL RELATED PERMITS FOR THE RENOVATION OF THE BUILDING AND SITE TO ACCOMMODATE TWO NEW RESTAURANTS, A COFFEE SHOP, RETAIL, AND OFFICE USES LOCATED AT 20715 AVALON BOULEVARD."

Attachments: [Exhibit No. 1 - Ord. No. 16-1578U](#)
[Exhibit No. 2 - Letter from Robert Haro](#)
[Exhibit No. 3 - RESO 17-034](#)

Item No. 32. [2017-189](#) **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 - List of CC Sub-committees dated 3-7-2017](#)

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