

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



**TUESDAY, FEBRUARY 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

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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 1-3)**

**ORAL COMMUNICATIONS – CLOSED SESSION ITEMS ONLY**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS**

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

**Item No. 1. [2017-073](#) 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 two cases.

**Item No. 2. [2017-100](#) 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. 3. [2017-103](#) 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: Eleanor De Nize Hunt v. City of Carson et. al., Los Angeles Superior Court Case No. BC609000.

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

**REPORT ON CLOSED SESSION ACTIONS**

**FLAG SALUTE:**

**Item No. 4. [2017-119](#) EXAVIER D. MCFARLAND, 8TH GRADE, GLENN HAMMOND CURTISS MIDDLE SCHOOL AND A "WHY I LIKE CARSON" WINNER - HONORABLE MENTION**

**INVOCATION:**

**Item No. 5. [2017-120](#) PASTOR BYRON L. SMITH SR., LIFTING THE VEIL MINISTRIES CARSON**

**INTRODUCTIONS**

**Item No. 6. [2017-095](#) REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION**

**Item No. 7. [2017-096](#) PRESENTATION TO JOYCE STEPHENS IN HONOR OF HER 82ND BIRTHDAY**

**Item No. 8. [2017-098](#) PRESENTATION TO DONESIA GAUSE-ALDANA, MMC BY THE CITY CLERKS ASSOCIATION OF CALIFORNIA**

**Item No. 9. [2017-106](#) PRESENTATION BY THE PILIPINO WORKERS CENTER ENTITLED "CAREGIVERS IN A CHANGING AMERICA: PREPARING FOR THE ELDER BOOM"**

**Item No. 10. [2017-062](#) PRESENTATION OF A PROCLAMATION ACKNOWLEDGING AMERICAN RED CROSS AWARENESS MONTH**

**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 11-16)**

*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. 11. [2017-111](#) Resolution No. 17-021, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:**

**TOTAL OF \$2,614,480.99 FOR GENERAL DEMANDS, CHECK NUMBERS 133583 THROUGH 133746.**

**TOTAL OF \$0.00 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 0 THROUGH 0, 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 1-30-17 TO 2-9-17 CM FOR COUNCIL MTG 2-21](#)

- Item No. 12. [2016-1216](#) **CONSIDER APPROVAL OF FINAL TRACT MAP NO. 71206: CONVERSION TO RESIDENT OWNERSHIP OF IMPERIAL AVALON MOBILE ESTATES LOCATED AT 21207 SOUTH AVALON BOULEVARD (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. APPROVE Tract Map No. 71206 located at 21207 South Avalon Boulevard.
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 Tract Map on the face of Tract Map No. 71206.

**Sponsors:**

Public Works

**Attachments:**

[Exh No. 1 Minutes 12-10-2014](#)

[Exh No. 2 Location Map](#)

[Exh No. 3 COLADPW Letter](#)

[Exh No. 4 Staff Report 12-10-2014](#)

[Exh No. 5 Reso14-119](#)

[Exh No. 6 Covenant](#)

[Exh No. 7 Tenant Impact Report](#)

- Item No. 13. [2017-126](#) **CONSIDER AWARD OF CONTRACTS TO CIGNA TO PROVIDE GROUP LIFE INSURANCE, SHORT TERM DISABILITY, AND LONG TERM DISABILITY BENEFITS TO CITY EMPLOYEES (CITY COUNCIL)**

**Recommendation:**

TAKE the following actions:

1. AWARD contracts to CIGNA to provide Group Life Insurance, Short and Long Term Disability benefits with a thirty-six month rate guarantee.
2. AUTHORIZE the Mayor to sign the contracts after approval as to form by the City Attorney.

**Attachments:**

[Exhibit 1 - CIGNA Proposal](#)

[Exhibit 2 - CIGNA Client Application](#)

**Item No. 14. [2017-019](#)      CONSIDER APPROVAL OF A SETTLEMENT AGREEMENT & GENERAL RELEASE OF ALL CLAIMS WITH SIALIC CONTRACTORS CORPORATION DBA SHAWNAN (CITY COUNCIL)**

**Recommendation:** TAKE the following actions:

1. APPROVE the terms and conditions in the attached SETTLEMENT AGREEMENT & GENERAL RELEASE OF ALL CLAIMS.
2. AUTHORIZE the City Manager to execute the same following approval as to form by the City Attorney.

**Sponsors:** City Attorney

**Attachments:** [Sialic Settlement Agreement](#)

**Item No. 15. [2017-125](#)      CONSIDERATION TO ACCEPT AS COMPLETE PROJECT NO. 1444: AVALON BOULEVARD PAVEMENT RESTORATION FROM DOMINGUEZ STREET TO VICTORIA STREET**

**Recommendation:** TAKE the following actions:

1. ACCEPT as complete Project No. 1444: Avalon Boulevard Pavement Restoration from Dominguez Street to Victoria Street.
2. AUTHORIZE staff to request additional funding, in the amount of \$51,215.90 from the Carson Successor Agency bond proceeds (account no. 84-70-999-985-8020/0144401), to augment the amount currently budgeted for Project No. 1444: Avalon Boulevard Pavement Restoration from Dominguez Street to Victoria Street.
3. AUTHORIZE staff to file a Notice of Completion.

**Sponsors:** Public Works

**Attachments:** [Exh. 1 CC Proj1444 Location Map.pdf](#)  
[Exh. 2 CC Proj1444 Minutes Item No. 2 \(9-2-14\) Awa Cnst Cont'](#)

Item No. 16. [2017-110](#) CONSIDERATION OF RESOLUTION NO. 17-020 AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-11, BY ADOPTING THE REVISED JOB CLASSIFICATION SPECIFICATION FOR SENIOR RISK MANAGEMENT ANALYST (CITY COUNCIL)

**Recommendation:** ADOPT and APPROVE Resolution 17-020 amending the Classification Plan Resolution No. 77-111, by adopting the revised job classification specification and new salary range for Senior Risk Management Analyst.

**Attachments:** [Exbt 1 Resolution 17-020](#)  
[Exbt 2 Senior Risk Management Analyst Job Classification Specif](#)

**SPECIAL ORDERS OF THE DAY: (Items 17-18)**

*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. 17. [2017-097](#) PUBLIC HEARING TO CONSIDER RESOLUTION NO. 17-05-CSA APPROVING THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY AND THE CARSON HOUSING AUTHORITY FOR SALE OF PROPERTY LOCATED AT 600 W. CARSON STREET (SUCCESSOR AGENCY AND HOUSING AUTHORITY)

**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. 17-05-CSA, "A RESOLUTION OF THE CARSON SUCCESSOR AGENCY APPROVING THE PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CARSON SUCCESSOR AGENCY AND THE CARSON HOUSING AUTHORITY FOR SALE OF PROPERTY LOCATED AT 600 W. CARSON STREET, CARSON, CALIFORNIA."
3. ADOPT Resolution No. 17-04-CHA "A RESOLUTION OF THE CARSON HOUSING AUTHORITY AMENDING THE FISCAL YEAR 2016-17 BUDGET IN THE CARSON HOUSING AUTHORITY FUND."
4. APPROVE the Authority's acquisition of the property located at 600 W. Carson Street.
5. AUTHORIZE the Chairman to execute the Agreement following approval as to form by the Authority/Agency Counsel.

**Attachments:**

[Exhibit No. 1 - Vicinity Map](#)

[Exhibit No. 2 - Purchas and Sale Agreement](#)

[Exhibit No. 3 - Resolution No. 17-05-CSA](#)

[Exhibit No. 4 - Resolution No. 17-04-CHA](#)

Item No. 18. [2017-104](#) A JOINT PUBLIC HEARING TO CONSIDER ADOPTING CARSON HOUSING AUTHORITY RESOLUTION NO. 17-06-CHA AND CITY OF CARSON RESOLUTION NO. 17-022 APPROVING A DEVELOPMENT AND LOAN AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND 21205 CARSON ARTS LP, FOR A 46 UNIT AFFORDABLE HOUSING DEVELOPMENT AT 21205 MAIN STREET (CITY COUNCIL AND HOUSING AUTHORITY)

**Recommendation:**

TAKE the following actions:

1. OPEN the joint Public Hearing, TAKE public testimony and CLOSE the joint Public Hearing.
2. WAIVE further reading and ADOPT RESOLUTION NO. 17-06-CHA, "A RESOLUTION OF THE CARSON HOUSING AUTHORITY MAKING CERTAIN FINDINGS AND APPROVING A DEVELOPMENT AND LOAN AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND 21205 CARSON ARTS, LP RELATING TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 21205 MAIN STREET."
3. WAIVE further reading and ADOPT RESOLUTION NO. 17-022, "A RESOLUTION OF THE CITY OF CARSON MAKING CERTAIN FINDINGS AND APPROVING A DEVELOPMENT AND LOAN AGREEMENT BY AND BETWEEN THE CARSON HOUSING AUTHORITY AND 21205 CARSON ARTS, LP RELATING TO THE DEVELOPMENT OF THE PROPERTY LOCATED AT 21205 CARSON STREET."
4. AUTHORIZE the Mayor/Chairman to execute the Disposition and Development Agreement and all related documents following approval as to form by City Attorney/Authority Counsel.

**Attachments:**

[Exhibit No. 1 - Authority Resolution No. 17-06-CHA](#)

[Exhibit No. 2 - City Council Resolution No. 17-022](#)

[Exhibit No. 3 - Vicinity Map](#)

[Exhibit No. 4 - Development and Loan Agreement](#)

**DISCUSSION: (Items 19-23)**



- Item No. 19. [2017-014](#) CONSIDER AN UPDATE FROM A REPRESENTATIVE FROM FARING CAPITAL ON THE APPROVED UNION AT SOUTH BAY MIXED USE PROJECT LOCATED AT THE NORTHWEST CORNER OF CARSON STREET AND AVALON BOULEVARD (CITY COUNCIL)

**Recommendation:** LISTEN to the presentation.

- Item No. 20. [2017-118](#) CONSIDER THE ANNUAL STATEMENT OF INVESTMENT POLICY- CITY OF CARSON, CARSON SUCCESSOR AGENCY AND CARSON HOUSING AUTHORITY (CITY COUNCIL)

**Recommendation:** APPROVE and ADOPT the amended Statement of Investment Policy

**Attachments:** [New IP](#)

- Item No. 21. [2017-109](#) CONSIDER AWARD OF CONTRACT TO NEXLEVEL INFORMATION TECHNOLOGY, INC. FOR PROFESSIONAL PROJECT MANAGER SERVICES RELATED TO THE TYLER MUNIS IMPLEMENTATION (CITY COUNCIL)

**Recommendation:** APPROVE the proposed professional services agreement with NexLevel Information Technology, Inc. for a not to exceed sum of \$311,850.

**Attachments:** [Final NexLevel Agreement](#)

- Item No. 22. [2017-122](#)      **CONSIDER RESOLUTION NO. 17-024 REPEALING CITY COUNCIL RESOLUTION NO. 12-085 AND ANY OTHER CITY COUNCIL RESOLUTIONS THAT DESIGNATE PARTICULAR TOWING COMPANIES TO SERVE AS THE EXCLUSIVE TOW PROVIDERS FOR THE CITY OF CARSON AND THAT URGE THE LOS ANGELES SHERIFF'S DEPARTMENT TO UTILIZE LOCAL CARSON AREA TOWING COMPANIES AS THE EXCLUSIVE TOW PROVIDERS TO THE CITY OF CARSON'S SHERIFF'S STATION (CITY COUNCIL)**

**Recommendation:** WAIVE further reading and ADOPT Resolution No. 17-024, ""A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA REPEALING CITY COUNCIL RESOLUTION NO. 12-085 AND ANY OTHER CITY COUNCIL RESOLUTIONS THAT DESIGNATE PARTICULAR TOWING COMPANIES TO SERVE AS THE EXCLUSIVE TOW PROVIDERS FOR THE CITY OF CARSON AND THAT URGE THE LOS ANGELES SHERIFF'S DEPARTMENT TO UTILIZE LOCAL CARSON AREA TOWING COMPANIES AS THE EXCLUSIVE TOW PROVIDERS TO THE CITY OF CARSON'S SHERIFF'S STATION."

**Attachments:**      [RESO 17-024 Repeal Towing](#)

- Item No. 23. [2017-128](#)      **CONSIDER MARCH MEETING SCHEDULE DUE TO THE CONDUCT OF THE COUNTY CONSOLIDATED MUNICIPAL ELECTION ON TUESDAY, MARCH 7, 2017 FOR THE CITY COUNCIL, SUCCESSOR AGENCY AND HOUSING AUTHORITY**

**Recommendation:** CONSIDER the meeting schedule for the month of March and PROVIDE direction (Exhibit No. 2).

**Attachments:**      [Exhibit No. 1 - CMC Section 2403\(A\)](#)  
                             [Exhibit No. 2 - March 2017 Calendar](#)

**ORDINANCE SECOND READING: (Items 24 to 28)**

- Item No. 24. [2017-112](#) ORDINANCE NO. 17-1612: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, MAKING AMENDMENTS TO THE CARSON MUNICIPAL CODE TO AMEND LOCAL MODIFICATIONS TO THE LOS ANGELES COUNTY BUILDING CODE AS ADOPTED BY THE CITY OF CARSON RELATED TO BUILDING FEES
- Item No. 25. [2017-113](#) ORDINANCE NO. 17-1610: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING ZONE CHANGE CASE NO. 174-16 CHANGING THE ZONING DESIGNATIONS FROM MH-D (MANUFACTURING, HEAVY WITH A DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY), AND FROM ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY), FOR PROPERTY LOCATED AT 200, 210 AND 230 EAST ALONDRA BOULEVARD, ASSESSOR PARCEL NOS. 6125-014-001 (MH-D TO ML-D) AND 6125-014-002 (ML TO ML-D)
- Item No. 26. [2017-114](#) ORDINANCE NO. 17-1608: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING ZONE CHANGE CASE NO. 171-14 CHANGING THE ZONING DESIGNATIONS FROM MH-D (MANUFACTURING, HEAVY WITH A DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY), FOR PROPERTY LOCATED AT 2254 E. 223RD STREET, ASSESSOR PARCEL NO. 7315-007-903
- Item No. 27. [2017-115](#) ORDINANCE NO. 17-1611: AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, MAKING ADMENDMENTS TO THE CARSON MUNICIPAL CODE BY ADOPTING BY REFERENCE - TITLES 26, 27, 28, 29 AND 30 OF THE LOS ANGELES COUNTY CODE, AS AMENDED, INCORPORATING THE 2016 EDITIONS OF THE CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, AND RESIDENTIAL CODES, RESPECTIVELY

Item No. 28. [2017-116](#) ORDINANCE NO. 17-1613: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING CHAPTER 1 (FIRE PREVENTION) OF ARTICLE III (PUBLIC SAFETY) OF THE CARSON MUNICIPAL 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**