

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



**MONDAY, MAY 23, 2022  
701 East Carson Street  
Council Chambers**

**5:00 PM**

Lula Davis-Holmes, Mayor

Jawane Hilton, Mayor Pro Tem and District 1  
Councilmember

Cedric L. Hicks, Sr., District 3 Councilmember

Jim Dear, Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, City Clerk

Monica Cooper, City Treasurer

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**ADJOURNED MEETING OF THE CARSON CITY COUNCIL**

***“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)***

**PUBLIC INFORMATION**

The public may address the members of the City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council during the designated public comment period. Because of the threat of COVID-19 (the “Coronavirus”) you are urged to take all appropriate health safety precautions.

**OUT OF AN ABUNDANCE OF CAUTION DUE TO THE INCREASED OMICRON COVID-19 VARIANT, THE CITY COUNCIL MEETING WILL BE HELD VIRTUALLY VIA ZOOM**

**PUBLIC VIEWING AVAILABLE BY:**

- Livestream on the City’s website: The meeting will be streamed live over the internet via: [www.carsonca.gov](http://www.carsonca.gov)  
or on  
Youtube: [www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage](https://www.youtube.com/c/CityofCarsonCaliforniaOfficialYouTubePage)
- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

**PUBLIC COMMENTS CAN BE MADE AT/VIA:**

- **Call-In:** To make a live comment over the phone, call 1-669-900-6833 (Meeting ID: 310 233 4888) on the date of the meeting during the portion of the agenda entitled “Oral Communications.” There will be two Oral Communication sessions: one for Agendized Items (comment items ON the agenda) while the other for non-Agendized items (comment about items NOT on the Agenda). Please refer to the Agenda when to call in for these sessions.
- **Email:** Public comments can be emailed to [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov). The cut-off time to receive any email communications is 3:00 p.m. on the day of the meeting.
- **Written:** Written comments can be placed into the metal Drop Box located in front of City Hall. The cut-off time to receive any written communications is 3:00 p.m. on the day of the meeting.

*Written comments placed in the outside Drop Box or any email received will not be read aloud at Council Meeting but will be circulated to the City Council and incorporated into the record.*

*The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on number of speakers.*

*While participating, please state your name and identify the agenda item you wish to address in your comments.*

**CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY (5:00 pm)**

**ROLL CALL (CITY CLERK):**

**CLOSED SESSION (Items 1 to 2)**

**Item No. 1. [2022-457](#) 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) and (e)(1), because there is a significant exposure to litigation in 4 cases.

**Item No. 2. [2022-458](#) 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 TITLES OF SUCH LITIGATION ARE AS FOLLOWS: CAM-CARSON, LLC V. CARSON RECLAMATION AUTHORITY, CITY OF CARSON AND SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY, LOS ANGELES SUPERIOR COURT CASE NO. 20STCV16461 AND CAM-CARSON, LLC V. CITY OF CARSON AND SUCCESSOR AGENCY TO THE CARSON REDEVELOPMENT AGENCY, SECOND DISTRICT COURT OF APPEAL CASE NO. B312729.

**REPORT ON ANY PUBLIC COMMENTS ON CLOSED SESSION ITEMS (CITY CLERK)**

**ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)**

**RECESS INTO CLOSED SESSION UNTIL 6:00 P.M. OR UNTIL THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST**

**RECONVENE TO OPEN SESSION AT 6:00 P.M. OR AT THE END OF CLOSED SESSION, WHICHEVER OCCURS FIRST**

**REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)**

**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.*

**CONSENT:**

**ANY ITEM OR ITEMS MAY BE REMOVED FOR DISCUSSION.**

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

**SPECIAL ORDERS OF THE DAY: (Items 3 to 4)**

*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. 3. [2022-414](#) A PUBLIC HEARING TO CONSIDER APPEAL OF PLANNING COMMISSION DECISION TO (1) ADOPTING THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (2) CERTIFY THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 20050551059) FOR THE DISTRICT AT SOUTH BAY SPECIFIC PLAN; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM; (4) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS; AND (5) APPROVE (A) SITE PLAN AND DESIGN REVIEW NO. (DOR) 1877-2021; AND (B) VESTING TENTATIVE TRACT MAP (VTTM) NO. 83481)

- Recommendation:** TAKE the following actions:
1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing.
  2. TAKE one of the following actions:
    - A. WAIVE FURTHER READING AND ADOPT Resolution No. 22-085, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON AFFIRMING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(a), THE DECISION OF THE CARSON PLANNING COMMISSION TO (1) ADOPT THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (2) CERTIFY THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 20050551059) FOR THE DISTRICT AT SOUTH BAY SPECIFIC PLAN; (3) ADOPT THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM; AND (4) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS; AND (5) APPROVE (A) SITE PLAN AND DESIGN REVIEW NO. (DOR) 1877-2021; AND (B) VESTING TENTATIVE TRACT MAP (VTTM) NO. 83481; or
    - B. DIRECT staff to bring back a proposed resolution at a subsequent City Council hearing modifying the Planning Commission Decision in accordance with Council direction provided at or upon the conclusion of the appeal hearing, and based on appropriate supporting written findings as discussed or considered at the appeal hearing; or
    - C. REFER the matter back to the Planning Commission for further consideration with instructions; or
    - D. DIRECT staff to bring back a proposed resolution at a subsequent City Council hearing reversing the Planning Commission Decision, based on appropriate supporting written findings as discussed or considered at the appeal hearing.

- Attachments:** [Exhibit 1 Special Planning Commission Staff Report, April 18, 202](#)  
[Exhibit 2 Appeal Application from Council Member Arleen Rojas 0](#)  
[Exhibit 3 City Council Resolution No. 22-085 Upholding PC Decisi](#)

Item No. 4. [2022-376](#) A PUBLIC HEARING TO CONSIDER RESOLUTION NO. 22-073, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. GPA 112-2021; ORDINANCE NO. 22-2207, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE DISTRICT AT SOUTH BAY SPECIFIC PLAN (SPA 27-2021), MODIFYING PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN FEATURES, AND OPERATIONAL CHARACTERISTICS; AND ORDINANCE NO. 22-2208, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT 29-2021 (DA 29-2021) (CITY COUNCIL)

**Recommendation:**

1. OPEN the Public Hearing, TAKE public testimony, CLOSE the Public Hearing.
2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 22-073 OF THE CITY COUNCIL OF THE CITY OF CARSON CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. GPA 112-2021;
3. INTRODUCE for first reading, by title only and with full reading waived, of "ORDINANCE NO. 22-2207 OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING SPECIFIC PLAN AMENDMENT NO. 27-2021 MODIFYING PERMITTED USES, DEVELOPMENT STANDARDS, DESIGN FEATURES, AND OPERATIONAL CHARACTERISTICS"; and
4. INTRODUCE for first reading, by title only and with full reading waived, of "ORDINANCE NO. 22-2208 OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT 29-2021 (DA 29-2021)".

- Attachments:**
- [Exhibit 1 PC 4.18.22 Minutes](#)
  - [Exhibit 2 Special Planning Commission Staff Report, April 18, 202](#)
  - [Exhibit 3 PC Resolution No. 22- Recommending CC Approval of S](#)
  - [Exhibit 4 PC Resolution No. 22- Approving DOR 1877-2021 TTM](#)
  - [Exhibit 5 CC Reso-22-073-District GPA 2022 05-16](#)
  - [Exhibit 6 Ordinance-22-2207-District SPA 2022 05-16](#)
  - [Exhibit 7 Ordinance-22-2208-District DA 2022 05-16](#)
  - [Exhibit 8 CC Resolution No. 22-085 Upholding PC approval of Re](#)
  - [Exhibit 9 District at South Bay Specific Plan Amendment redline](#)
  - [Exhibit 10 District General Plan Amendment No. 112-2021](#)
  - [Exhibit 11 District at South Bay Development Agreement No. DA](#)
  - [Exhibit 12 District DOR 1877-2021](#)
  - [Exhibit 13 District VTTM 83481](#)
  - [Exhibit 14 TheDistrict FinalSEIR 2022-04-06](#)
  - [Exhibit 15 CEQA Findings](#)
  - [Exhibit 16 Draft Supplemental Environmental Impact Report](#)
  - [Exhibit 17 Response to Teamsters Local Union No. 396 letter](#)
  - [Exhibit 18 Comparison of Project Mitigation to Fontana Warehous](#)
  - [Exhibit 19 Specific Plan Amendment Errata 2022 05-17](#)
  - [Exhibit 20 District COA DOR ERRATA 2022 05-16](#)
  - [Exhibit 22 District COA SPA ERRATA 2022 05-15](#)
  - [Exhibit 21 District COA VTTM ERRATA](#)

**DISCUSSION: (Items 5 to 6)**



Item No. 6. [2022-415](#) **CONSIDER RESOLUTION NO. 22-097 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING A COOPERATION AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY" FOR THE CONSTRUCTION OF INFRASTRUCTURE ON THE FORMER CAL COMPACT LANDFILL, ALSO KNOWN AS THE DISTRICT AT SOUTH BAY**

**Recommendation:** 1. APPROVE Resolution No. 22-097, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING A COOPERATION AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY."

2. AUTHORIZE the Mayor to execute the Resolution and Agreement in a form acceptable to the City Attorney.

**Attachments:** [CRA-City Cooperation Agreement - Faring Project](#)  
[Carson - Cooperation Agreement Resolution City - May 23 2022 cl](#)  
[Exhibit A to Reso 22-097](#)

Item No. 7. [2022-455](#) **PRESENTATION FROM ADAM SONENSHEIN OF FAIRBANK, MASLIN, MAULLIN, METZ & ASSOCIATES ON A RECENTLY COMPLETED A SURVEY OF VOTERS IN THE CITY OF CARSON REGARDING COMMUNITY SATISFACTION AND PRIORITIES (CITY COUNCIL).**

**Recommendation:** Discuss AND provide DIRECTION to staff on whether to submit a ballot measure for consideration to the voters to continue the Utility Users Tax to the voters at the November 8, 2022 General Election.

**Attachments:** [Exhibit 1 Opinions on Carson Local Revenue Measure](#)  
[Exhibit 2 Carson's Need for Additional Funding](#)  
[Exhibit 3 Highest Priorities for Carson Respondents](#)  
[Exhibit 4 Approval of Carson City Government's Response to the C](#)  
[Exhibit 5 Accuracy of Statement that Truck Traffic is Having a Neg](#)

**ORDINANCE SECOND READING:**

**MEMORIAL ADJOURNMENTS**

**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**