



## **CITY OF CARSON**

### **MINUTES CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY ADJOURNED REGULAR MEETING DECEMBER 13, 2022 9:00 A.M.**

#### **CALL TO ORDER:**

The meeting was called to order at 9:00 A.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes via Zoom teleconference.

#### **ROLL CALL:**

City Clerk/Agency Secretary/Authority Secretary, Dr. Khaleah K. Bradshaw noted the roll:

#### **Council Members/Agency Members/Authority Board Members Present via Zoom teleconference:**

Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton, Council Member/Agency Member/Authority Board Member Jim Dear, Council Member/Agency Member/Authority Board Member Cedric Hicks, and Council Member/Agency Member/Authority Board Member Arleen Rojas

#### **Also Present via Zoom teleconference:**

Monica Cooper, City/Agency/Authority Treasurer; David C. Roberts, Jr., City Manager; Sunny Soltani, City/Agency/Authority Attorney; John Raymond, Assistant City Manager; Robert Lennox, Assistant City Manager; Tarik Rahmani, Deputy City Manager; Saied Naaseh, Director of Community Development; Michael Whittiker, Jr., Director of Community Services; and Crystal Williams, Director of Human Resources

#### **FLAG SALUTE:**

Council Member/Agency Member/Authority Board Member Rojas led the Pledge of Allegiance.

#### **INVOCATION:**

Council Member/Agency Member/Authority Board Member Hicks gave the invocation.

#### **ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC) (LIMITED TO ONE HOUR)**

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted there were no oral communications for matters listed on the agenda and there was one written communication received for a non-agenda item.

### **CONSENT: (Items 1 to 2)**

It was moved to approve the Consent items on motion of Dear, seconded by Hilton.

During discussion of the motion, City Manager Roberts, Jr. referred to Item No. 2 which there have been glitches in the Legistar/Granicus system and could not delete "part-time" in the title related to the Council Aides. He requested the title of Part-Time Council Aides be stricken from the item title and altered as Full-Time Council Aides.

The motion to approve the Consent items, except Item No. 2, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
Noes: None  
Abstain: None  
Absent: None

**Item No. 1. 2022-950 CONSIDER RESOLUTION NOS. 22-247, 22-251 AND 22-255 INCREASING THE MINIMUM WAGE FOR CITY OF CARSON EMPLOYEES PURSUANT TO CALIFORNIA STATE LAW AND AMENDING THE FISCAL YEAR 2022-23 BUDGET DUE TO THE INCREASE (CITY COUNCIL)**

Recommendation: 1. WAIVE further reading and ADOPT Resolution No. 22-247, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON CALIFORNIA, AMENDING THE SALARY RANGES FOR UNCLASSIFIED, PART-TIME, UNREPRESENTED, HOURLY CLASSIFICATIONS TO INCREASE THE HOURLY MINIMUM WAGE TO \$15.50, EFFECTIVE JANUARY 1, 2023."  
2. WAIVE further reading and ADOPT Resolution No. 22-251, "A RESOLUTION OF THE CITY COUNCIL CITY OF CARSON CALIFORNIA, AMENDING THE SALARY RANGES FOR AFSCME 809 UNCLASSIFIED, PART-TIME, HOURLY CLASSIFICATIONS TO INCREASE THE HOURLY MINIMUM WAGE TO \$15.50, EFFECTIVE JANUARY 1, 2023."  
3. WAIVE further reading and ADOPT Resolution No. 22-255, "RESOLUTION OF THE CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2022-2023 BUDGET, IN VARIOUS DEPARTMENTS, FOR THE ADJUSTMENT OF SALARIES OF THOSE AFFECTED DUE TO THE INCREASE IN THE CALIFORNIA STATE MINIMUM WAGE."

ACTION: Item No. 1 was approved on Consent.

**Item No. 2. 2022-1004 CONSIDER MULTIPLE RESOLUTIONS AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART-TIME COUNCIL AIDE CLASSIFICATIONS AND AMENDING BENEFITS FOR THE CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)**

Recommendation:

WAIVE further reading and ADOPT the following Resolutions:

1. Resolution No. 22-241, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE CLASSIFICATION PLAN, RESOLUTION NO. 77-111, BY AMENDING THE COMPENSATION AND BENEFITS FOR FULL TIME AND PART TIME COUNCIL AIDE CLASSIFICATIONS, AND RESCINDING RESOLUTION NO. 22-107, AND ANY OTHER PRIOR SIMILAR RESOLUTIONS (CITY COUNCIL)".
2. Resolution No. 22-240, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE FISCAL YEAR 2022-23 BUDGET, IN THE CITY MANAGER'S OFFICE, FOR THE ADJUSTMENT OF SALARIES AND BENEFITS OF PERSONNEL RESULTING FROM AMENDMENTS TO THE COMPENSATION AND BENEFITS RESOLUTIONS FOR FULL-TIME TIME AND PART-TIME COUNCIL AIDES AND CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)".
3. Resolution No. 22-245, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING AND RESTATING RESOLUTION NO. 19-042 ADJUSTING THE EMPLOYER'S CONTRIBUTION UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT (PEMHCA) AND ESTABLISHING A TUITION EDUCATION REIMBURSEMENT BENEFIT FOR THE CLASSIFICATIONS OF CHIEF DEPUTY CITY CLERK AND CHIEF DEPUTY CITY TREASURER (CITY COUNCIL)".

ACTION: It was moved to approve staff recommendations, as amended to strike out "part-time" in the title related to Council Aide, on motion of Dear, seconded by Davis-Holmes and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None  
Absent: None

### **DISCUSSION (Item 3)**

**Item No. 3. 2022-1003 CONSIDERATION OF RESOLUTION NO. 22-248; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF THE CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT "MEASURE R" (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW.**

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave a staff report and noted all the attached amendments are included in the staff report related to the election results. Also, all the supporting documentation that was received from the Los Angeles County Registrar-Recorder/County Clerk's Office are in the supporting appendices of the staff report.

Recommendation: 1. WAIVE further reading and ADOPT Resolution No. 22-248, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 8, 2022, THE RESULTS FOR CONTEST OF CITY COUNCIL DISTRICT 2, CITY COUNCIL DISTRICT 4, CITY CLERK, CITY TREASURER, AND BALLOT MEASURE (UTILITY USERS' TAX) AND SUCH OTHER MATTERS AS PROVIDED BY LAW." AND 2. Ordinance No. 22-2214, "AN ORDINANCE OF THE PEOPLE OF THE CITY OF CARSON AMENDING CHAPTER 11 OF ARTICLE IV OF THE CARSON MUNICIPAL CODE, THEREBY CONTINUING THE CITY'S 2% UTILITY USERS' TAX ON GAS AND ELECTRIC UTILITIES, WHICH IS A GENERAL TAX, UNTIL IT IS ENDED BY VOTERS"

**ACTION:** It was moved to 1) Waive further reading and adopt Resolution No. 22-248, as read by title only and amended; and 2) Adopt Ordinance No. 22-2214, as read by title only, on motion of Davis-Holmes, seconded by Hicks and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

**Noes:** None  
**Abstain:** None  
**Absent:** None

The Mayor, City Council and City Clerk congratulated the elected officials for their re-election.

**ORDINANCE SECOND READING: (Items 4 to 5)**

**Item No. 4. 2022-1000 SECOND READING OF ORDINANCE NO. 22-2221, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; AND (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND ZONE CHANGE NO. 188-19 CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**

**Recommendation:** CONDUCT a Second Reading by title only and adopt Ordinance No. 22-2221, "An Uncodified Ordinance of the City Council of the City of Carson, California, (1) making, ratifying and affirming the CEQA Findings and Actions of the Planning Commission related to certification of Environmental Impact Report (SCH No. 2021010116) with respect to approval of Specific Plan No. 21-19 (Imperial Avalon Specific Plan) and Zone Change No. 188-19; and (2) approving the Imperial Avalon Specific Plan (SP No. 21-19), and changing the Project site's zoning from Commercial Automotive and RM-8-D to Specific Plan (Imperial Avalon Specific Plan) for a 1,115 Unit Mixed-Use development referred to as the Imperial Avalon Project."

**ACTION:** It was moved to waive further reading and adopt Ordinance No. 22-2221 on motion of Hilton, seconded by Davis-Holmes and unanimously carried by the following vote:

**Ayes:** Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas  
**Noes:** None  
**Abstain:** None  
**Absent:** None

**Item No. 5. 2022-1001 SECOND READING OF ORDINANCE NO. 22-2222, (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF DEVELOPMENT AGREEMENT NO. 23-19;**

**AND (2) APPROVING DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**

Recommendation: CONDUCT a Second Reading by title only and adopt Ordinance No. 22-2222, "An Uncodified Ordinance of the City Council of the City of Carson, California, (1) making, ratifying and affirming the CEQA Findings and Actions of the Planning Commission related to certification of Environmental Impact Report (SCH No. 2021010116) with respect to approval of Development Agreement No. 23-19; and approving Development Agreement No. 23-19 between the City of Carson and Imperial Avalon, LLC, for a 1,115 Unit Mixed-Use Project at 21207 S. Avalon Blvd."

ACTION: It was moved to waive further reading and adopt Ordinance No. 22-2222 on motion of Hilton, seconded by Davis-Holmes and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Davis-Holmes, Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Dear, Council Member/Agency Member/Authority Board Member Hicks, and Council Member/Agency Member/Authority Board Member Rojas

Noes: None

Abstain: None

Absent: None

**ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted there was written communication received which she read from the following:

Helen Humphries

Submitted pictures of what 215<sup>th</sup> taxpayers who have to jump over or walk through to get to and from their homes from the private street and told prospective homeowners do not buy a home in Carson due to the significant potholes.

City Manager Roberts, Jr. noted staff is looking into the potholes matter.

Council Member/Agency Member/Authority Board Member Dear noted the address is located in District 2 and would look into the matter as well.

**COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS**

Council Member/Agency Member/Authority Board Member Dear requested to add the following items to a future agenda:

- Mobilehome Park Zoning Ordinance
- Adjust the ordinance governing the agenda to allow for a majority of the City Council to put items on the agenda which would be three votes and not four

Mayor/Agency Chairman/Authority Chairman Davis-Holmes inquired when the General Plan will be presented to the City Council.

Director Naaseh stated the Planning Commission will be discussing the General Plan and Mobilehome Park Zoning Ordinance in January and will bring to the City Council in March.

## **ORAL COMMUNICATIONS (COUNCIL MEMBERS)**

Council Member/Agency Member/Authority Board Member Dear offered the following comments:

- Wished everyone Merry Christmas, Happy Holidays, Happy Hanukkah, Happy Kwanza, and Happy New Year
- Invited everyone to the Swearing-In Ceremony this evening at 6:00 P.M. at the Congresswoman Juanita Millender-McDonald Community Center

Council Member/Agency Member/Authority Board Member Rojas offered the following comments:

- Congratulated the team leaders
- Announced the Swearing-In Ceremony and Presentations will be held at the Congresswoman Juanita Millender-McDonald Community Center
- Wished everyone Merry Christmas, Happy New Year and Happy Holidays

Council Member/Agency Member/Authority Board Member Hicks offered the following comments:

- Wished everyone Happy Holidays
- Congratulated the elected officials for their re-election

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced/offered the following comments:

- Congratulated the elected officials on their re-election and look forward to the next two years
- Annual Toy Giveaway on Thursday, December 15, 2022, at 5:00 P.M. at the atrium area of the Congresswoman Juanita Millender-McDonald Community Center
- Congratulated staff on a wonderful Winterfest event
- Thanked staff for always being on point
- Reminded everyone of the City Council Special Meeting/Swearing-In Ceremony this evening
- Announced Homegoing Celebration of Ray Winbush
- Declared Thursday, December 22, 2022 and Thursday, December 29, 2022 holiday off for City employees and for all part-time employees to receive holiday off as well

- Wished everyone Merry Christmas and Happy New Year

**ADJOURNMENT**

The meeting was adjourned at 9:17 A.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

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Lula Davis-Holmes  
Mayor/Agency Chairman/Authority Chairman

ATTEST:

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Dr. Khaleah K. Bradshaw  
City Clerk/Agency Secretary/Authority Secretary