



**MINUTES
CARSON CITY COUNCIL
HOUSING AUTHORITY / SUCCESSOR AGENCY
REGULAR MEETING
APRIL 3, 2018**

5:00 P.M.

**CARSON CITY HALL
HELEN KAWAGOE COUNCIL CHAMBERS
701 EAST CARSON STREET
CARSON, CA 90745**

CALL TO ORDER:

The meetings were called to order at 5:23 P.M., by Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: City Clerk/Agency Secretary/Authority Secretary Donesia Gause-Aldana called the roll:

Council Members Present:

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Jawane Hilton, Council Member/Agency Member/Authority Board Member Elito Santarina, and Council Member/Agency Member/Authority Board Member Cedric Hicks

Council Members Absent:

Mayor/Agency Chairman/Authority Chairman Albert Robles and Council Member/Agency Member/Authority Board Member Lula Davis-Holmes (Entered during Closed Session)

Other Elected Officials Present: Donesia Gause-Aldana, City Clerk/Agency Secretary/Authority Secretary, and Monica Cooper, City/Agency/Authority Treasurer

Also Present:

Kenneth C. Farfsing, City Manager; Sunny Soltani, City/Agency/Authority Attorney; Maya Mouawad, Assistant City/Agency/Authority Attorney; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Kathryn Downs, Director of Finance;

Maria Williams-Slaughter, Director of Public Works; and Glenn Turner, Computer Systems Support Technician

CLOSED SESSION (5:00 P.M. - 6:00 P.M.) (Items 1-4)

ORAL COMMUNICATIONS - CLOSED SESSION ITEMS ONLY

ANNOUNCEMENT OF CLOSED SESSION ITEMS:

Assistant City/Agency/Authority Attorney Maya Mouawad presented the Closed Session items as described in the agenda:

RECESS INTO CLOSED SESSION

The meeting was recessed at 5:25 P.M. by Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton to Closed Session.

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

The meeting was reconvened at 6:21 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members present.

REPORT ON CLOSED SESSION ACTIONS

City/Agency/Authority Attorney Soltani provided the Closed Session report as follows:

Item No. 1. 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 and Sunny Soltani, City Attorney, its negotiators(s), regarding labor negotiations with AFSCME 809 and 1017.

ACTION: Item No. 1 was heard in Closed Session.

At 12:32 A.M., on Wednesday, April 4, 2018, City/Agency/Authority Attorney Soltani reported no reportable action taken.

Item No. 2. 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 three cases.

ACTION: Item No. 2 was heard in Closed Session. No reportable action was taken on two cases.

At 12:32 A.M., on Wednesday, April 4, 2018, City/Agency/Authority Attorney Soltani reported that there was no reportable action taken on the third case.

**Item No. 3. 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 litigations to which the City is a party. The titles of such litigations are as follows:

USA WASTE OF CALIFORNIA, INC v. CITY OF CARSON, Los Angeles Superior Court
Case No. BS172744

ACTION: Item No. 3 was heard in Closed Session. No reportable action was taken.

**Item No. 4. PUBLIC CONSULTANT APPOINTMENT/CONSULTANT
PERFORMANCE EVALUATION (CITY COUNCIL)**

Recommendation:

A closed session will be held, pursuant to Government Code Section 54957, to conduct an evaluation on the Worker's Compensation Attorney.

ACTION: Item No. 4 was heard in Closed Session.

At 12:32 A.M., on Wednesday, April 4, 2018, City/Agency/Authority Attorney Soltani reported that Council Member Davis-Holmes was absent because she was not in attendance when the City Council had interviewed the Workers Comp attorneys. The Council moved to terminate the current contract and to award a contract to law firm Dabbah and Haddad and instructed the City Attorney to negotiate a contract and put on the Council agenda. It was a unanimous vote of the present Council Members on motion by Council Member Santarina, seconded by Mayor Robles. Motion carried unanimously of those Council Members present.

FLAG SALUTE:

**Item No. 5. MELODY CASTILLO, 7TH GRADE, RANCHO DOMINGUEZ
PREPARATORY SCHOOL**

INVOCATION:

**Item No. 6. K.W. TULLOSS, FIELD REPRESENTATIVE OF CONGRESSWOMAN
NANETTE BARRAGAN**

INTRODUCTIONS:

Item No. 7. REPORT FROM CAPTAIN SKEEN OF CARSON SHERIFF'S STATION

(Council Member/Agency Member/Authority Board Member Davis-Holmes exited the meeting at 6:25 P.M. and reentered the meeting at 6:26 P.M.)

Lieutenant Akin conveyed message from Captain Skeen that he was working on project on homeless populations and mentally ill. He introduced three Deputy trainees: Nathan Mackey, Adrian Gonzalez and Michael Rambo.

Item No. 8. PROCLAMATIONS PRESENTED TO LIBRARY MANAGERS, LETICIA TAN AND SARAH HARPER, IN RECOGNITION OF NATIONAL LIBRARY WEEK

Mayor and City Council presented Leticia Tan and Sarah Harper a proclamation acknowledging National Library Week.

ORAL COMMUNICATIONS FOR MATTERS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

Dani Cook

Announced on March 16, 2018, the Joseph B. Jr. and Mary Anne O'Neal Stroke Center was recognized by the California Parks and Recreation Society (CPRS) and received the award of excellence for serving the underserved.

Alex Cainglet, Planning Commissioner

Spoke in support of Item No. 20.

June Aglipay, President and Chairman of the Philippine Independence Day Celebration and Foundation, Vice President of the Filipino-American Chamber of Commerce South Bay Los Angeles Area

Spoke in support of Item No. 20.

Dr. Rita Boggs

Spoke in support of Item No. 23; asked City Council to be aware of the dangers associated with hydrofluoric acid.

Steve Goldsmith

Spoke in support of Item No. 23; offered his experience of the refinery explosion near his home in Torrance.

Dr. Genghmun Eng

Spoke in support of Item No. 23. He gave the City Council a report that he authored, titled, 'Who is Telling the Truth?'.

Dr. David Hannam

Spoke in support of Item No. 23.

Sandra Cartier

Spoke in support of Item No. 23.

Speaker

Spoke in support of Item No. 23.

Richard Bis

Spoke in support of Item No. 20.

Ana Meni, President of AFSCME Local 809

Spoke in support of Item No. 20. She asked that the holiday be considered for all AFSCME employees Classified and Unclassified (part-time employees).

Tommie Williams

Spoke in opposition of Item No. 20.

Al Satler, Chair of local group Sierra Club

Spoke in support of Item No. 23; provided handouts to the Mayor and Council Members.

Louie Diaz

Spoke in support of Item No. 20.

Miriam Vazquez

Spoke of an incident at her home involving a Carson Sheriff Deputy. She requested an apology from the Carson Sheriff for the treatment she and her daughter received. In addition, she spoke about potholes on Wilmington Avenue and Alameda Street. She congratulated the City Council on improvements made in the City.

Ramona Pimentel, Vice Chair, Planning Commission

Spoke in support of Item No. 20.

Peter Burgess

Spoke in support of Item No. 23.

Randy Williams

Spoke about traffic at Dimondale and Central, citing safety concerns.

Council Member/Agency Member/Authority Board Member Davis-Holmes noted the flashing lights are not working at the intersection of Dimondale and Central Avenue. The traffic has

increased and requested a traffic study. She gave a petition to the City Manager requesting a signal light.

Mayor/Agency Chairman/Authority Chairman Robles directed staff to include a traffic light as part of the budget from one of the special funds.

Council Member/Agency Member/Authority Board Member Hicks requested traffic signals at the following intersections: Central Avenue and Dimondale Avenue, Central Avenue and Elsmere Drive, Del Amo Boulevard and Alvo Avenue; and Del Amo Boulevard and Tajauta Avenue. He directed staff to look at funding sources for traffic lights.

Council Member/Agency Member/Authority Board Member Davis-Holmes inquired whether or not a traffic light at Del Amo Boulevard and Tajauta Avenue was included in the City's CIP.

Mayor/Agency Chairman/Authority Chairman Robles directed staff to bring a traffic light agenda item to City Council.

Robert Lesley

Spoke in support of Item No. 23. In addition, he spoke about detriments related to the use of cannabis. He inquired whether or not the City Council members who approved the cannabis ordinance would allow their child to be a user or be exposed to the substance.

Speaker

Spoke in support of Item No. 23. He invited everyone to attend the Refinery Committee meeting of the AQMD on April 28, 2018 at Torrance City Hall.

APPROVAL OF MINUTES

Item No. 9. APPROVAL OF THE MARCH 20, 2018 CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY REGULAR MEETING MINUTES

Item No. 9 was heard after Item No. 22.

Recommendation:

Approve the minutes as listed.

ACTION: The minutes were approved as submitted on motion of Robles, seconded by Hicks, and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None
Absent: None

CONSENT: (Items 10-16)

The Consent Calendar was heard after Item No. 15.

It was moved to approve the Consent Calendar items on motion of Robles and seconded by Santarina.

Mayor/Agency Chairman/Authority Chairman Robles previously pulled Item No. 15 for discussion.

The motion to approve Consent Calendar items 10-16, except Item No. 15, was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None
Abstain: None
Absent: None

Item No. 10. Resolution No. 18-040, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS, AS FOLLOWS:

TOTAL OF \$3,169,466.27 FOR GENERAL DEMANDS, CHECK NUMBERS 139534 THROUGH 139701.

TOTAL OF \$1,030.00 FOR CO-OP AGREEMENT DEMANDS, CHECK NUMBERS 1228 THROUGH 1228, WHICH ARE COSTS ASSOCIATED WITH THE CONSTRUCTION OF CAPITAL PROJECTS WITHIN THE FORMER REDEVELOPMENT PROJECT AREA, USING BOND PROCEEDS TRANSFERRED FROM THE SUCCESSOR AGENCY TO THE CITY.

ACTION: Item No. 10 was approved on the Consent Calendar.

Item No. 11. Resolution No. 18-05-CSA, A RESOLUTION OF THE CARSON SUCCESSOR AGENCY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$3,525.00, DEMAND CHECK NUMBERS SA-001754 THROUGH SA-001756

ACTION: Item No. 11 was approved on the Consent Calendar.

Item No. 12. Resolution No. 18-05-CHA, A RESOLUTION OF THE CARSON HOUSING AUTHORITY RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$33,861.20, DEMAND CHECK NUMBERS HA-001710 through HA-001714

ACTION: Item No. 12 was approved on the Consent Calendar.

Item No. 13. CONSIDERATION OF RESOLUTION NO. 18-036, PROCLAIMING THE MONTH OF APRIL, 2018 AS "FAIR HOUSING MONTH" (CITY COUNCIL)

Recommendation:

APPROVE Resolution No. 18-036, proclaiming the month of April, 2018 to be "Fair Housing Month".

ACTION: Item No. 13 was approved on the Consent Calendar.

Item No. 14. CONSIDERATION OF RESOLUTION NO. 18-039, A RESOLUTION OF THE CITY COUNCIL OF CITY OF CARSON FOR FUNDING FROM THE URBAN GREENING GRANT TO ASSIST WITH FUNDING FOR THE DOMINGUEZ CHANNEL BIKE AND PEDESTRIAN PATH BETWEEN MAIN STREET AND AVALON BLVD (CITY COUNCIL)

Recommendation:

WAIVE further reading and ADOPT Resolution No. 18-039, "A RESOLUTION OF THE CITY COUNCIL OF CITY OF CARSON FOR FUNDING FROM THE URBAN GREENING GRANT."

ACTION: Item No. 14 was approved on the Consent Calendar.

Item No. 15. CONSIDER A SPECIAL COUNSEL ENGAGEMENT LETTER WITH ORRICK, HERRINGTON & SUTCLIFFE LLP, WITH REGARDS TO THE TRANSACTIONAL AGREEMENTS BETWEEN THE CARSON RECLAMATION AUTHORITY AND THE CITY OF CARSON AND CAM-CARSON LLC FOR THE DEVELOPMENT OF CELL 2 OF THE 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL

Item No. 15 was pulled from the Consent Calendar and heard after Item No. 25.

Mayor/Agency Chairman/Authority Chairman Robles waived the presentation of the staff report with no objections heard.

Recommendation:

1. APPROVE a Special Counsel Engagement Letter between the City of Carson, the Carson Reclamation Authority and Orrick, Herrington & Sutcliffe LLP, with regards to the transactional agreements between the Carson Reclamation Authority, the City of Carson and CAM-Carson LLC for the development of Cell 2 of the 157-acre parcel owned by the Carson Reclamation Authority, the former CAL-Compact landfill, in a form acceptable to Authority Counsel;
2. Authorize the City Manager to execute all documents related to this agreement, subject to City Attorney approval as to form.

ACTION: It was moved to approve staff recommendations on motion Robles, seconded by Hicks and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

Item No. 16. CONSIDER AN AWARD OF A CONSTRUCTION CONTRACT TO CALIFORNIA COMMERCIAL POOLS FOR PROJECT NO. 1513: HEMINGWAY PARK AQUATIC CENTER POOL EQUIPMENT REPLACEMENT (CITY COUNCIL)

Recommendation:

TAKE the following actions:

1. AWARD a Construction Contract for Project No. 1513: Hemingway Park Aquatic Center Equipment Replacement in the amount of \$189,000.00, to the lowest responsive and responsible bidder, California Commercial Pools.
2. AUTHORIZE the expenditure of construction contingencies in the amount of \$28,500.00 (15% rounded) for any unforeseen construction work that may be required to complete this project.
3. APPROPRIATE \$99,080.00 from the Measure A Fund and \$83,820.00 from the Park Development account, to account no. 22-80-999-004-8008/01531-01 and account no. 16-90-999-004-8008/01513-01 respectively, to fund Project No. 1513: Hemingway Park Aquatic Center Equipment Replacement.
4. AUTHORIZE the Mayor to execute the Construction Contract following approval as to form by the City Attorney.
5. WAIVE further reading and ADOPT Resolution No. 18-045, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING THE

FY 2017/18 BUDGET IN THE MEASURE A FUNDS AND PARK DEVELOPMENT FUNDS"

ACTION: Item No. 16 was approved on the Consent Calendar.

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

Item No. 17. AMENDMENT AND UPDATE TO BOULEVARDS AT SOUTH BAY SPECIFIC PLAN (TO BE RENAMED THE DISTRICT AT SOUTH BAY SPECIFIC PLAN):

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON (1) ADOPTING THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (2) CERTIFYING THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 20050551059) FOR THE PROPOSED AMENDMENT TO THE BOULEVARDS AT SOUTH BAY SPECIFIC PLAN (TO BE RENAMED THE DISTRICT AT SOUTH BAY SPECIFIC PLAN) AND RELATED DEVELOPMENT THEREUNDER INCLUDING 1250 RESIDENTIAL UNITS AND 1,834,833 SQ. FT. OF COMMERCIAL USES WITHIN THE 157 ACRE PROPERTY DESCRIBED IN THE SEIR LOCATED SOUTHWEST OF INTERSTATE 405 FREEWAY, SOUTH OF DEL AMO BOULEVARD AND NORTH OF THE AVALON BOULEVARD INTERCHANGE; (3) ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, AND (4) ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT;

AND

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING SPECIFIC PLAN AMENDMENT NO. 10-17 TO AMEND AND RESTATE IN ITS ENTIRETY THE BOULEVARDS AT SOUTH BAY SPECIFIC PLAN (TO BE RENAMED THE DISTRICT AT SOUTH BAY SPECIFIC PLAN) FOR A 168-ACRE PLANNING AREA GENERALLY LOCATED SOUTHWEST OF THE INTERSTATE 405 FREEWAY AND NORTH OF THE AVALON BOULEVARD INTERCHANGE IN THE CITY OF CARSON

Item No. 17 was heard after Item No. 23.

The Public Hearing was opened at 7:55 P.M.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Public Hearing was given pursuant to applicable law, including but not limited to the timely publication, and such copy of proof received by the City Clerk. Notice to the applicants were sent via email and confirmed by staff. Postings as required by law and

other mailings as requested by individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. No written communications were received.

(Mayor/Agency Chairman/Authority Chairman Robles exited the meeting at 7:58 P.M. and reentered the meeting at 7:59 P.M.)

City Manager Farfsing presented the staff report.

Director of Community Development Naaseh elaborated on the staff report and provided a presentation related to the project.

Mary Hassem, representing REISolutions

Provided a presentation on environmental impacts, remedial elements, construction and schedule of the project.

Glenn White

Inquired about who was notified of the Public Hearing.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana confirmed that residents within 500-foot radius from the site were notified by mail.

Miriam Vazquez

Inquired about the Kott property and glad this project is moving forward.

There being no further persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles closed the Public Hearing at 8:34 P.M.

Recommendation:

1. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-042 OF THE CITY COUNCIL OF THE CITY OF CARSON (1) ADOPTING THE FINDINGS REQUIRED BY CEQA GUIDELINES, SECTION 15091; (2) CERTIFYING THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE FINAL ENVIRONMENTAL IMPACT REPORT (SCH NO. 20050551059) FOR THE PROPOSED AMENDMENT TO THE BOULEVARDS AT SOUTH BAY SPECIFIC PLAN (TO BE RENAMED THE DISTRICT AT SOUTH BAY SPECIFIC PLAN) AND RELATED DEVELOPMENT THEREUNDER INCLUDING 1250 RESIDENTIAL UNITS AND 1,834,833 SQ. FT. OF COMMERCIAL USES WITHIN THE 157 ACRE PROPERTY DESCRIBED IN THE SEIR LOCATED SOUTHWEST OF INTERSTATE 405 FREEWAY, SOUTH OF DEL AMO BOULEVARD AND NORTH OF THE AVALON BOULEVARD INTERCHANGE; (3) ADOPTING THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, AND (4) ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND

2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-043 OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING SPECIFIC PLAN AMENDMENT NO. 10-17 TO AMEND AND RESTATE IN ITS ENTIRETY THE BOULEVARDS AT SOUTH BAY SPECIFIC PLAN (TO BE RENAMED THE DISTRICT AT SOUTH BAY SPECIFIC PLAN) FOR A 168-ACRE PLANNING AREA GENERALLY LOCATED SOUTHWEST OF THE INTERSTATE 405 FREEWAY AND NORTH OF THE AVALON BOULEVARD INTERCHANGE IN THE CITY OF CARSON

ACTION: It was moved to 1) Waive further reading and adopt Resolution No. 18-042, as read by title only, and 2) Waive further reading and adopt Resolution No. 18-043, as read by title only, on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

Mayor/Agency Chairman/Authority Chairman Robles congratulated Assistant City Manager John Raymond and Director of Community Development Saied Naaseh on their promotions. He thanked all the employees and acknowledged staff members Gloria Dacus, Debbie Green, Maricela Silva, Denise Bothe and Shawn DeLeuze for their efforts with the 156 Acre project in preparing the agenda item. He also thanked Assistant City Manager John Raymond, Director of Community Development Saied Naaseh, City Manager Farfsing, and City Attorney Soltani for bringing the project to fruition.

RECESS:

The meeting was recessed at 8:40 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to convene the regular meeting of the Carson Reclamation Authority.

RECONVENE:

The meeting was reconvened at 10:30 P.M. by Mayor/Agency Chairman/Authority Chairman Robles with all members present to Item No. 18.

Item No. 18. CONSIDER INTRODUCING ORDINANCE NO. 18-1807, AN ORDINANCE OF CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 13-17 BETWEEN THE CITY OF CARSON AND CAM CARSON, LLC FOR THE DISTRICT AT SOUTH BAY SPECIFIC PLAN PROJECT, AN APPROXIMATE 711,500 GBA SQUARE FOOT FIRST CLASS REGIONAL FASHION OUTLET RETAIL MALL (CITY COUNCIL)

The Public Hearing was opened at 10:31 P.M.

Assistant City Manager Raymond provided a brief slide presentation on the Disposition Development Agreement.

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana reported that Notice of Public Hearing was given pursuant to applicable law, including but not limited to the timely publication, and such copy of proof received by the City Clerk. Notice to the applicants were sent via email and confirmed by staff. Postings as required by law and other mailings as requested by individuals and organizations. The affidavits attesting to mailing such notice are on file in the City Clerk's Office. No written communications were received.

Garrett Newland, Vice President of Development, Macerich
Provided a PowerPoint presentation on project specifications.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting at 10:47 P.M. and reentered the meeting at 10:48 P.M.)

There being no further persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Robles closed the Public Hearing at 10:56 P.M.

Mayor/Agency Chairman/Authority Chairman Robles thanked the Macerich team for agreeing to terms that are amenable for all parties. He also thanked City Manager Farfing, Assistant City Manager Raymond, Director of Community Development Naaseh, and City Attorney Soltani for their hard work.

Recommendation:

WAIVE FURTHER READING AND INTRODUCE ORDINANCE NO. 18-1807, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 13-17 BETWEEN THE CITY OF CARSON AND CAM-CARSON, LLC FOR THE DISTRICT AT SOUTH BAY SPECIFIC PLAN PROJECT, AN APPROXIMATE 711,500 GBA SQUARE FOOT FIRST CLASS REGIONAL FASHION OUTLET RETAIL MALL."

ACTION: It was moved to waive further reading and introduce Ordinance No. 18-1807, as read by title only, on motion of Robles and seconded by Hilton.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Davis-Holmes stated she visited the Macerich project in Chicago and thanked all parties involved.

The motion was unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes, and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None

Absent: None

DISCUSSION: (Items 19-25)

Item No. 19. CONSIDER RESOLUTION NO. 18-035, APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO AND 18-1805U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A LOGISTICS FACILITY WITH A 2,500-SQUARE-FOOT OFFICE AND 219 TRUCK/TRAILER PARKING/STORAGE SPACES FOR A 7-YEAR PERIOD AND A 5-YEAR EXTENSION ON A 6.4-ACRE SITE LOCATED AT 18620 BROADWAY (CITY COUNCIL)

Item No. 19 was heard after approval of the Consent Calendar.

Director of Community Development Naaseh provided a brief staff report.

Council Member/Agency Member/Authority Board Member Davis-Holmes stated she was concerned about truck nuisance and does not support approval of the exception.

Mayor/Agency Chairman/Authority Chairman Robles thanked Prologis for making an improvement to the community, citing their modifications to the traffic plan.

Recommendation:

WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 18-035, "APPROVING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 18-1805U TO ALLOW FILING AND PROCESSING OF PLANS AND PERMITS NECESSARY TO OPERATE A LOGISTICS FACILITY WITH A 2,500-SQUARE-FOOT OFFICE AND 219 TRUCK/TRAILER PARKING/STORAGE SPACES FOR A 7-YEAR PERIOD AND A 5-YEAR EXTENSION ON A 6.4-ACRE SITE LOCATED AT 18620 BROADWAY."

ACTION: It was moved to waive further reading and adopt Resolution No. 18-035, as read by title only, on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, and Council Member/Agency Member/Authority Board Member Santarina
Noes: Council Member/Agency Member/Authority Board Member Davis-Holmes
Abstain: Council Member/Agency Member/Authority Board Member Hicks
Absent: None

Item No. 20. CONSIDERATION OF A LARRY ITLIONG HOLIDAY IN THE CITY OF CARSON (CITY COUNCIL)

Item No. 20 was heard after Oral Communications (Members of the Public).

City Manager Farfsing provided a brief staff report.

Mayor/Agency Chairman/Authority Chairman Robles spoke about the history of the Filipino migrant workers.

Recommendation:

CONSDER and PROVIDE direction.

ACTION: It was moved that Carson become the first City to recognize Larry Itliong as a holiday and that recognition be extended to all City of Carson employees on motion of Robles and seconded by Santarina.

During discussion of the motion, Council Member/Agency Member/Authority Board Member Davis-Holmes spoke about the efforts of Rosa Parks in the Civil Rights movement. She encouraged the Council to consider Rosa Parks holiday also.

Council Member/Agency Member/Authority Board Member Hicks stated his concern about the fiscal impact. He introduced a substitute motion to defer to budget process to take in account the fiscal impact. Substitute motion failed for lack of a second.

Council Member/Agency Member/Authority Board Member Santarina thanked the residents and his colleagues for their support in acknowledging Larry Itliong.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton requested another item be placed on the next agenda to address Rosa Parks holiday.

Mayor/Agency Chairman/Authority Chairman Robles directed staff to bring back consideration of Rosa Parks holiday and include research, data and costs.

The motion was carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, and Council Member/Agency Member/Authority Board Member Santarina
Noes: None
Abstain: Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks
Absent: None

Item No. 21. CONSIDERATION OF CITY-AFFILIATED ORGANIZATIONS BY MAYOR ROBLES (CITY COUNCIL)

Item No. 21 was heard after Item No. 24.

Recommendation:

TAKE the following actions:

1. REAFFIRM, RE-DESIGNATE and/or DESIGNATE delegates and alternates to the City-Affiliated Organizations;
2. DIRECT the City Clerk to notify all affected City-Affiliated Organizations of this action in writing;

Or:

TAKE another action the Mayor and City Council deem appropriate.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued this item to the next Council meeting with no objections heard.

Item No. 22. CONSIDER APPOINTMENTS TO THE CITY'S COMMISSIONS, COMMITTEES, AND BOARDS BY MAYOR AND CITY COUNCIL (CITY COUNCIL)

Item No. 22 was heard after Item No. 21.

Recommendation:

TAKE the following actions:

1. CONSIDER and APPOINT, REAPPOINT or REMOVE members to the Commission, Committees and Boards;
2. DIRECT the City Clerk to notify all affected appointments, reappointments or removed members of this action; and
3. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act.

Or:

TAKE another action the City Council deems appropriate.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles took the following actions:

Public Relations Commission

Appointed Lucille Castillo as Alternate Member No. 1

Mobilehome Park Rental Review Board

Appointed Glenn White as Resident Homeowner Alternate Member No. 2

Planning Commission

Appointed Damion Nunley

Declared vacant the position held by Louie Diaz

It was moved to ratify the Mayor's appointments and removal on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes:	Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks
Noes:	None
Abstain:	None
Absent:	None

Item No. 23. CONSIDERATION OF RESOLUTION 18-030 SUPPORTING THE BAN ON THE USE OF HYDROFLUORIC ACID IN THE TORRANCE AND VALERO REFINERIES (CITY COUNCIL)

Item No. 23 was heard after Item No. 20.

Mayor/Agency Chairman/Authority Chairman Robles noted that there was a typographical error in the agenda of the resolution number and that he wished to make changes to the resolution.

Recommendation:

TAKE the following actions:

- 1 WAIVE further reading and ADOPT Resolution No. 18-031, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, SUPPORTING A BAN ON THE USE OF HYDROFLUORIC ACID AT THE PBF REFINERY IN THE CITY OF TORRANCE AND THE VALERO REFINERY IN WILMINGTON AND ALSO REQUESTS THE EXPEDITIOUS INSTALLATION OF THE FENCE LINE AIR QUALITY MONITORING DEVICES AT THE ANDEAVOR AND PHILLIPS 66 REFINERIES IN THE CITY OF CARSON."
2. REAFFIRM the City of Carson's ban on the use of Hydrofluoric Acid at the Andeavor and Phillips 66 refineries in the City of Carson; and

3. REQUEST the support of local communities in expediting the installation of fence line air quality monitoring in the Andeavor and Phillips 66 refineries in the City of Carson.

ACTION: Mayor/Agency Chairman/Authority Chairman Robles continued this item to April 17, 2018 with no objections heard.

Item No. 24. CONSIDER ADOPTING A RESOLUTION AUTHORIZING AND COMMANDING THE ISSUANCE OF A SUBPOENA, TO BE ISSUED BY THE CITY CLERK, DIRECTED TO USA WASTE OF CALIFORNIA, INC., COMPELLING THE PRODUCTION OF DOCUMENTS AND OTHER INFORMATION TO THE CITY WHICH ARE NECESSARY FOR THE ORDERLY TRANSITION OF COMMERCIAL AND RESIDENTIAL SOLID WASTE AND RECYCLABLE SERVICES AND AUTHORIZE THE MAYOR TO EXECUTE THE SAME

Item No. 24 was heard after Item No. 19.

Assistant City Attorney Kabir Chopra provided staff report.

(Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton exited the meeting at 11:22 P.M. and reentered the meeting at 11:24 P.M.)

Mayor/Agency Chairman/Authority Chairman Robles noted to include subpoena of the following individuals to appear at the next City Council meeting as follows: Sandra Ruiz, Daryl Kato, Bill Higginbotham, and Doug Cochran from USA Waste, CA Inc.

Recommendation:

TAKE the following ACTION:

WAIVE further reading and ADOPT Resolution No. 18-046, "A RESOLUTION OF THE COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING AND DIRECTING THE ISSUANCE OF SUBPOENAS COMPELLING THE PRODUCTION OF DOCUMENTS AND OTHER INFORMATION FROM USA WASTE OF CALIFORNIA, INC. AND AUTHORIZING THE MAYOR TO EXECUTE THE SAME."

ACTION: It was moved to Waive further reading and adopt Resolution No. 18-046, "A Resolution of the City Council of the City of Carson, California, Authorizing and Directing the Issuance of Subpoenas Compelling the Production of Documents and other information including the appearance of the following individuals: Sandra Ruiz, Daryl Kato, Bill Higginbotham and Doug Cochran from USA Waste California Inc. and authorizing the mayor to execute the same on motion of Robles, seconded by Hilton and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council

Member/Agency Member/Authority Board Member Santarina, Council
Member/Agency Member/Authority Board Member Davis-Holmes and
Council Member/Agency Member/Authority Board Member Hicks

Noes: None
Abstain: None
Absent: None

Item No. 25. CONSIDER RESOLUTION 18-044, "A RESOLUTION OF THE CITY COUNCIL OF CITY OF CARSON APPROVING A COOPERATION AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY FOR THE REIMBURSEMENT OF SALES TAXES TO FUND PUBLIC INFRASTRUCTURE AND SITE DEVELOPMENT COSTS OF THE CELL 2 SURFACE LOT OF A 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL" AND APPROVAL OF SUCH COOPERATION AGREEMENT

Item No. 25 was heard after Item No. 18.

City/Agency/Authority Attorney Soltani highlighted the obligations and specificity to the Agreement.

Mayor/Agency Chairman/Authority Chairman Robles deferred to the staff report and presentation given to the Carson Reclamation Authority with no objections heard. In addition, he praised the project.

Recommendation:

TAKE the following actions:

1. APPROVE RESOLUTION 18-044, "A RESOLUTION OF THE CITY OF CARSON APPROVING A COOPERATION AGREEMENT WITH THE CARSON RECLAMATION AUTHORITY FOR THE REIMBURSEMENT OF SALES TAXES TO FUND PUBLIC INFRASTRUCTURE AND SITE DEVELOPMENT COSTS OF THE CELL 2 SURFACE LOT OF A 157-ACRE PARCEL OWNED BY THE CARSON RECLAMATION AUTHORITY, THE FORMER CAL-COMPACT LANDFILL"
2. AUTHORIZE Mayor to execute such Agreements subject to the approval of the City Attorney.

ACTION: It was moved to approve staff recommendations on motion of Robles, seconded by Santarina and unanimously carried by the following vote:

Ayes: Mayor/Agency Chairman/Authority Chairman Robles, Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton, Council Member/Agency Member/Authority Board Member Santarina, Council Member/Agency Member/Authority Board Member Davis-Holmes and Council Member/Agency Member/Authority Board Member Hicks

Noes: None

Abstain: None
Absent: None

Council Member/Agency Member/Authority Board Member Santarina clarified wording in the staff report on page 2.

City/Agency/Authority Attorney Soltani noted the agreements are very clear that the City does not incur any liability and prevailing wages are addressed.

ORDINANCE SECOND READING: (None)

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

This item was heard after approval of the Minutes.

Tommie Williams

Spoke about street infrastructure and debris; suggested to update the City code particularly trash bins set on side of homes; illegal parking of trucks on Turmont, Craigjohn and in the nearby neighborhoods.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS – None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

City Clerk/Agency Secretary/Authority Secretary Gause-Aldana

- Offered prayers and condolences to the families who lost their loved ones and requested that this evening's meeting be adjourned in memory of the following individuals:

Joi Dudley
Gale Iwalani Kahawaii-Morris
Mattie Pearl Adams
Dorothea Calloway
Frances Racine
Keon Dontray Nelson
Delores Prince
Elder John Carpenter
Madeline Plummer

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton requested to add Winnie Mandela to the Memorial Adjournment Requests list.

Council Member/Agency Member/Authority Board Member Santarina requested to add Elvin Levu Tagata to the Memorial Adjournment Requests list.

Council Member/Agency Member/Authority Board Member Davis-Holmes

- Commented about too many potholes throughout the city, citing one on Dominguez and Chico where her car tire was damaged. She believes residents are not happy with all the truck traffic in the city.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton

- Congratulated Jon Mitchell and Jesse Duke for acquiring PJ's Grill Restaurant.

Mayor/Agency Chairman/Authority Chairman Robles

- Announced Job Fair hosted by Supervisor Mark Ridley-Thomas on Wednesday, April 11, 2018, 10:00 A.M. to 1:00 P.M. at the Carson Community Center.
- Made a statement calling for a fair, honest and transparent investigation into the homicides committed by law enforcement, citing the fatal killing by law enforcement in Sacramento.

Mayor/Agency Chairman/Authority Chairman Robles directed the City Manager to place on the agenda at the next City Council meeting a resolution requesting the Assembly Member and State Senator help to create Public Advocates for justice for every county in the State of California, citing New York as an example. He paraphrased a quote of Martin Luther King.

Council Member/Agency Member/Authority Board Member Hicks

- Requested staff to send a letter to the property owner of development on Albertoni and Avalon regarding debris and trash pickup.
- Inquired about the status of a truck route study. Director of Community Development Naaseh noted the study will be done through the General Plan update. He referred to truck signage and Director Naaseh noted there was proper signage, and is a matter of enforcement.
- Inquired about the status of the Norms Restaurant; Director Naaseh noted he would look into opening date.
- Inquired about the bus bench on corner of 190th and Main Street. Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton confirmed there was a bench at the location.

Mayor Pro Tem/Agency Vice Chairman/Authority Vice Chairman Hilton

- Directed staff to address homelessness.

Council Member/Agency Member/Authority Board Member Davis-Holmes

- Inquired about the direction the City is working on to address homelessness and how grants are allocated. City Manager Farfaring stated he would work with Housing Analyst Keith Bennett.

Council Member/Agency Member/Authority Board Member Davis-Holmes

- Requested City Manager to check into RV's and vehicles parked on Main Street, between 213th Street and Torrance Boulevard, and also on Figueroa Street.

City Manager Farfsing noted the outline of RV issues will be presented at the next Council meeting.

ANNOUNCEMENT OF UNFINISHED OR CONTINUED CLOSED SESSION ITEMS (AS NECESSARY)

City/Agency/Authority Attorney Soltani announced the Closed Session items earlier in the meeting.

RECESS TO CLOSED SESSION

The meeting was recessed at 11:54 P.M. by Mayor/Agency Chairman/Authority Chairman Robles to continued Closed Session.

RECONVENE TO OPEN SESSION

The meeting was reconvened at 12:32 A.M. on Wednesday, April 4, 2018 by Mayor/Agency Chairman/Authority Chairman Robles with Santarina and Davis-Holmes absent.

Mayor/Agency Chairman/Authority Chairman Robles noted that Council Member Santarina participated in all Closed Session items and Council Member Davis-Holmes participated in all Closed Session items except Item No. 4.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

City/Agency/Authority Attorney Soltani provided the Closed Session report as follows:

Council Closed Session Item No. 1

No reportable action was taken.

Council Closed Session Item No. 2

No reportable action was taken on third case.

Council Closed Session Item No. 4

Council Member Davis-Holmes was absent for this item because she was not in attendance when the City Council interviewed the Workers' Compensation Attorneys. City Council moved to terminate the current contract; Award a contract to the Law Firm of Dabbah and Haddad; Instructed the City Attorney to negotiate a contract; and place an item on the Council agenda for approval on motion by Council Member Santarina, seconded by Mayor Robles and unanimously carried by Council Members present.

ADJOURNMENT

The meeting was adjourned at 12:35 A.M. on Wednesday, April 4, 2018, by Mayor/Agency Chairman/Authority Chairman Robles.

Mayor/Agency Chairman/Authority Chairman
Albert Robles

ATTEST:

City Clerk/Agency Secretary/Authority Secretary
Donesia Gause-Aldana