



CITY OF CARSON

MINUTES CARSON CITY COUNCIL SPECIAL MEETING OCTOBER 28, 2020 11:00 A.M.

CALL TO ORDER:

The meeting was called to order at 11:07 A.M. by Mayor Albert Robles at the Dignity Health Sports Park, located 18400 S. Avalon Boulevard, Carson, California 90746.

ROLL CALL:

City Clerk Donesia Gause-Aldana noted the roll:

Council Members Present:

Mayor Albert Robles, Mayor Pro Tem Jim Dear, Council Member Lula Davis-Holmes, Council Member Jawane Hilton, and Council Member Cedric Hicks

Also Present:

Sharon Landers, City Manager; Sunny Soltani, City Attorney; David Roberts, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Kevin Kennedy, Information Technology Manager; and Sylvia Rubio, Field Deputy

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

City Clerk Gause-Aldana presented the following public comments:

Letter received from Rodney Warner which will be made part of the record and copies were previously provided to the Mayor and Council.

Linda Harding – Email Received October 27, 2020 – Item No. 1

Noted she received a flyer that is vague and concerned that the City is not working with the owner to have an extension of the park closure which the earliest is January 2022 as the country may still be in a pandemic. She noted a previous email that she sent to the City Council during the last meeting regarding the park. She suggested the City Council postpone the closure of the park while still in the pandemic. For those choosing Option B are currently unable to look at any real estate as it has to be done virtual. For those considering Option C, which mentions giving affordable senior housing with no mention of price should already have been put in place when

package received with the three options or will it vary depending on the income of the senior.

Justin Katano – Email Received October 28, 2020 – Item No. 1

Noted on December 16, 2019, the City of Carson (the “City”) and Imperial Avalon LLC (“Faring”) executed a Reimbursement and Indemnification Agreement (the “Agreement”) [attachment to be made part of record] for the City to conduct an environmental review of Faring’s Project (as defined in the “Agreement”) and to prepare CEQA documents including an environmental impact report. He inquired about the following:

- (1). What is the status of these CEQA documents and when will they be completed for public review?
- (2). When are the public hearings on the environmental impact of Faring’s project expected to be held?
- (3). Why is Faring allowed to close the Imperial Avalon Mobilehome Park before approval of the Environmental Impact Report by the City? The City Planning Commission and City Council considered the RIR not a project and therefore not subject to CEQA even though the Agreement considered Faring’s development plans including its RIR collectively as a Project which implies the decision on the RIR was subject to CEQA.

Flora - Received October 28, 2020 – Item No. 1

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- (1). What is the status of these CEQA documents and when will they be completed for public review?
- (2). When are the public hearings on the environmental impact of Faring’s project expected to be held?
- (3). Why is Faring allowed to close the Imperial Avalon mobile home park before approval of the Environmental Impact Report by the City? The City Planning Commission and City Council considered the RIR not a project and therefore not subject to CEQA even though the Agreement considered Faring’s development plans including its RIR collectively as a Project which implies the decision on the RIR was subject to CEQA.

Item No. 2020-750

**HOLD A WORKSHOP TO ALLOW THE RESIDENTS OF
IMPERIAL AVALON MOBILE ESTATES MOBILEHOME PARK
TO EXPRESS THEIR CONCERNS ABOUT THE PARK
CLOSURE PROCESS (CITY COUNCIL)**

Recommendation: 1. PROVIDE direction to staff.

ACTION: The workshop was held as follows:

City Attorney Soltani gave a PowerPoint presentation entitled City Restrictions and Requirements for Imperial Avalon Mobile Estates Relocation Impact Report and Park Closure and discussed the following:

- Relocation Impact Report, Planning Commission action and final Relocation Impact Mitigation Benefits approved by City Council on July 7, 2020
- Requirements for benefits as part of Carson's Municipal Code and under State law
- Requirements per Carson Municipal Code (CMC)
- Reasonable Cost of Relocation per State code and Carson Municipal Code
- Planning Commission decision and Brabant values
- Additional Funds for Residents
- Assembly Bill 2782 and its impact on Imperial Avalon Closure

City Clerk Gause-Aldana presented the following additional public comment:

Latina Leslie

Inquired if there are any provisions being made to assist residents who are currently renting homes in Imperial Avalon Mobilehome Estates. She received the disclosure notice from Imperial Avalon LLC.

City Attorney Soltani continued her PowerPoint presentation on the City's research findings on other benefit possibilities for the residents of Imperial Avalon Mobilehome Park.

Mayor Robles offered comments.

Speaker - Resident

Addressed concerns about moving forward in the middle of a pandemic.

Speaker – Resident

Inquired about eminent domain.

Speaker - Resident

Inquired about current market value.

Speaker - Resident

Inquired about an accurate closing date.

Julie Lopez, Attorney with Tetro and Lopez, representing HOA and residents

Spoke about the Planning Commission Public Hearing held in May and that her firm was not able to attend the public hearings due to the COVID-19 pandemic. She referred to City Attorney Soltani's PowerPoint presentation slide regarding the reasonable cost of relocation and inquired if the City Council was permitted to require the developer to pay the residents an amount that would allow them to purchase a replacement mobilehome.

City Attorney Soltani responded to her inquiry.

Lisa Cameron

Spoke about the city allowing the use of Faring's appraisals.

Speaker

Spoke about Brabant's appraisal.

(Council Member Davis-Holmes exited the meeting at 1:05 P.M.)

Carla

Inquired why the City allowed the Imperial Avalon owner to use his own appraiser and issues regarding the appeal.

Jeff

Spoke about the Brabant appraisal reports.

City Attorney Soltani responded to all the speakers' inquiries.

Julie Lopez, Attorney with Tetro and Lopez, representing the HOA and residents

Addressed the DeAnza case and Carson's local ordinance regarding fair market value.

Mayor Pro Tem Dear offered comments and noted he will be requesting to host another workshop because it is his belief this discussion should continue.

Julie Lopez, Attorney with Tetro and Lopez, representing the HOA and residents

Inquired did the City Council have the authority under the Carson ordinance to require Faring to pay enough money for the residents to buy a replacement home.

City Attorney Soltani responded that the City has followed State law and its ordinance. She also spoke further about future development agreements.

Council Member Hicks spoke about appraised value versus market value should be conjoined. He recommends tabling this project until 2024 due to the pandemic. In addition, he spoke about the cost to moving to another park not being comparable to what is being offered to the residents of the Imperial Avalon Mobilehome Park.

Council Member Hilton echoed the sentiments of Council Member Hicks. He asked the City Attorney to write a letter to the State Legislature from the Mayor and City Council to make the policy retroactive allowing for the community members to be made whole.

Clare, Vice President of Homeowners Association

Spoke about the notice for the workshop was not received by all the residents. She noted that five people on her row did not receive the notice. In addition, she spoke about the value being offered to her not being sufficient for her to buy something comparable.

Mayor Robles spoke about the objective of the workshop and plans for the next one.

Speaker - Resident

Requested Option C be addressed during the next workshop.

ORAL COMMUNICATIONS (COUNCIL MEMBERS) – None.

ADJOURNMENT

The meeting was adjourned at 1:32 P.M. by Mayor Robles.

Mayor Albert Robles

ATTEST:

City Clerk Donesia Gause-Aldana