

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



**TUESDAY, DECEMBER 3, 2024  
701 East Carson Street  
City Hall**

**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, District 2 Councilmember

Arleen Bocatija Rojas, District 4 Councilmember

Dr. Khaleah Bradshaw, 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)***

**RULES OF DECORUM:**

1. No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.
  2. All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.
  3. Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.
  4. All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.
  5. All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.
- *Treat everyone courteously*
  - *Listen to others respectfully*
  - *Exercise self-control*
  - *Give open-minded consideration to all viewpoints*
  - *Focus on the issues and avoid personalizing debate*
  - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and tools for forging sound decisions*

**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 periods. There will be two Oral Communication sessions: one for Agendized Items (comment about items ON the agenda) and the other for non-Agendized items (comment about items NOT on the Agenda). 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 the number of speakers.**

**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)**

**IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING AT/VIA:**

- **Email:** Public comments can be emailed to [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov). The cut-off time to submit any email communications is 3:00 p.m. on the day of the meeting.
- **Written:** Written comments can be dropped off at the City Clerk's Office at City Hall. The cut-off time to submit any written communications is 3:00 p.m. on the day of the meeting. Written comments dropped off at the City Clerk's Office 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.

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

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ROLL CALL (CITY CLERK)

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FLAG SALUTE

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INVOCATION (Item 1)

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1. PASTOR MANNY DELA CRUZ FROM FAMILY IN CHRIST MINISTRIES INTERNATIONAL - CARSON CHAPTER

CLOSED SESSION (Items 2 - 6)

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

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ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

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

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2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)
  - 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 of Carson is a party. The title of such litigation is 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.
3. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)
  - A closed session will be held, pursuant to Government Code 54957.6, with City Manager, Assistant City Manager, and Human Resources Officer, its negotiators(s), regarding labor negotiations with AME, CPSA, and, AFSCME Local 809 and 1017 as well as Unclassified Management.
4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)
  - 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 1 case(s)
5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)
  - 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 of Carson is a party. The title of such litigation is as follows: Monique Alvarez et al v. Prologis Inc. et al. Case No. 21STCV38929 and related cases.

6. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (CITY COUNCIL)

— 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 of Carson is a party. The title of such litigation is as follows: Watson Land Company v. City of Carson, et al, Los Angeles Superior Court Case No. 19STCP019720.

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

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REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

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INTRODUCTIONS (MAYOR) (Items 7 - 8)

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7. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION

8. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE

PRESENTATIONS (Item 9)

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9. PLANNING COMMISSION YEAR END REVIEW

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

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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 (Item 10)

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10. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL-SUCCESSOR AGENCY-HOUSING AUTHORITY MINUTES: NOVEMBER 12, 2024 (SPECIAL MEETING) AND NOVEMBER 19, 2024 (REGULAR MEETING) (CITY COUNCIL)

RECOMMENDED ACTION

— APPROVE the minutes as listed.

CONSENT (Items 11 - 21)

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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.

11. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING OCTOBER 31, 2024 (CITY COUNCIL)

RECOMMENDED ACTION

— RECEIVE and FILE

12. CONSIDER ADOPTING RESOLUTION NO. 24-111, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$14,693,122.47, DEMAND CHECK NUMBERS 176070 THROUGH 176447 (CITY COUNCIL)

RECOMMENDED ACTION

- 1. WAIVE further reading and ADOPT Resolution No. 24-111, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$14,693,122.47, DEMAND CHECK NUMBERS 176070 THROUGH 176447."

13. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)

RECOMMENDED ACTION

- RECEIVE and FILE this report.

14. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)

RECOMMENDED ACTION

- RECEIVE and FILE this report.

15. CONSIDER ACCEPTING THE U.S. DEPARTMENT OF ENERGY'S ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT AWARD OF \$150,080.00 (CITY COUNCIL)

RECOMMENDED ACTION

- 1. ACCEPT the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant award of \$150,080.00.
- 2. ACCEPT the Special Terms and Conditions and AUTHORIZE the City Manager to execute the Special Terms and Conditions and any related grant documents subject to approval as to form by the City Attorney.

16. CONSIDER APPROVING THE PARTICIPATION AGREEMENT FOR THE CLEAN POWER ALLIANCE'S ELECTRIC FLEET TRANSITION PROGRAM (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE the Participation Agreement with Clean Power Alliance allowing participation in the Clean Power Alliance's Energized Communities Program to receive funding of up to \$250,000.00.
- 2. AUTHORIZE the City Manager to execute the agreement and any related documents subject to approval as to form by the City Attorney.

17. CONSIDER APPROVAL OF AMENDMENT NO. 2 TO THE AGREEMENT (21-080) WITH VERNE'S PLUMBING, INC., FOR THE TESTING, REPAIR AND REPLACEMENT OF CITY-OWNED BACKFLOW PREVENTION DEVICES (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE Amendment No. 2 to the Agreement for Contract Services by and between the City of Carson and Verne's Plumbing, Inc. to increase the contract sum by \$16,667 such that the total cost of the Contract Agreement does not exceed \$110,860.31, and extend the term of the agreement by one year to May 30, 2026.
- 2. AUTHORIZE the Mayor to execute the amendment after approval as to form by the City Attorney.

18. CONSIDER RECORDING A "NOTICE OF EXEMPTION" IN THE OFFICE OF THE LOS ANGELES COUNTY CLERK AND WITH THE STATE CLEARING HOUSE FOR PROJECT NO.675 (SEPULVEDA BRIDGE WIDENING PROJECT), PURSUANT TO SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND AUTHORIZING STAFF TO ADVERTISE FOR CONSTRUCTION (CITY COUNCIL)

RECOMMENDED ACTION

- 1. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 675: Sepulveda Bridge Widening Project from Alameda Boulevard to Intermodal Way.
- 2. MAKE the California Environmental Quality act finding that the proposed Project No. 675: Sepulveda Bridge Widening Project from Alameda Boulevard to Intermodal Way are categorically exempt pursuant to Section 15301 of the California Environmental Quality Act guidelines
- 3. AUTHORIZE staff to record the "Notice of Exemption" in the office of the Los Angeles County Clerk and with the State Clearing House at the Governor's Office of Planning and Research for Project No.675: Sepulveda Bridge Widening Project.

19. CONSIDERATION OF ADOPTION OF REVISED NEIGHBORHOOD PRIDE PROGRAM GUIDELINES (CITY COUNCIL)

RECOMMENDED ACTION

- 1. APPROVE modified the modified Neighborhood Pride Program guidelines.
- 2. AUTHORIZE the City Manager to respond and sign the attached draft letter.

20. CONSIDER REJECTION OF PROPOSALS RECEIVED FOR REQUEST FOR PROPOSALS ("RFP"): 25-005 STATE OF THE CITY EVENT PRODUCTION AND MANAGEMENT

RECOMMENDED ACTION

- 1. REJECT all proposals received in response to RFP: 25-005 State of the City Event Production and Management.

21. CONSIDER ADOPTION OF RESOLUTION NO. 24-113 FURTHER EXTENDING THE TIMELINE FOR COMPLIANCE ON THE PART OF SOUTH BAY CARSON, LLC & SYWEST DEVELOPMENT, LLC, WITH THE TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT NO. 940-13, RELOCATION REVIEW NO. 3047-13 & RESOLUTION NO. 13-099, AND AMENDING RESOLUTION NO. 23-187 REGARDING VEHICLE STORAGE FACILITIES LOCATED ON THAT CERTAIN REAL PROPERTY WHOSE COMMON STREET ADDRESS IS 20151 SOUTH MAIN STREET, CITY OF CARSON (CITY COUNCIL)

RECOMMENDED ACTION

- WAIVE further reading and ADOPT Resolution No. 24-113, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, FURTHER EXTENDING THE TIMELINE FOR COMPLIANCE ON THE PART OF SOUTH BAY CARSON, LLC & SYWEST DEVELOPMENT, LLC, WITH THE TERMS AND CONDITIONS OF CONDITIONAL USE PERMIT NO. 940-13, RELOCATION REVIEW NO. 3047-13 & RESOLUTION NO. 13-099, AND AMENDING RESOLUTION NO. 23-187 REGARDING VEHICLE STORAGE FACILITIES LOCATED ON THAT CERTAIN REAL PROPERTY WHOSE COMMON STREET ADDRESS IS 20151 SOUTH MAIN STREET, CITY OF CARSON."

SPECIAL ORDERS OF THE DAY (Items 22 - 24)

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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.

22. CONSIDER ADOPTION OF RESOLUTION NO. 24-112 APPROVING CEQA “NO PROJECT”/EXEMPTION FINDINGS AND ADOPTING GENERAL PLAN AMENDMENT NO. 1-24, MODIFYING THE LAND USE AND REVITALIZATION ELEMENT OF THE CARSON 2040 GENERAL PLAN REGARDING SPECIFIC PLAN REQUIREMENT FOR ANY REDEVELOPMENT OF EXISTING OIL OR PETROLEUM REFINERY SITES FOR SUBSEQUENT USE FOLLOWING CESSATION OF REFINERY OPERATIONS

RECOMMENDED ACTION

— ADOPT the proposed City Council Resolution 24-112, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING CEQA “NO PROJECT”/EXEMPTION FINDINGS AND ADOPTING GENERAL PLAN AMENDMENT NO. 1-24, MODIFYING THE LAND USE AND REVITALIZATION ELEMENT OF THE CARSON 2040 GENERAL PLAN REGARDING SPECIFIC PLAN REQUIREMENT FOR ANY REDEVELOPMENT OF EXISTING OIL OR PETROLEUM REFINERY SITES FOR SUBSEQUENT USE FOLLOWING CESSATION OF REFINERY OPERATIONS”

23. CONSIDER ADOPTION OF INTERIM URGENCY ORDINANCE NO. 24-2416U EXTENDING A TEMPORARY MORATORIUM ON CONSIDERATION OF APPLICATIONS AND APPROVAL AND ISSUANCE OF PERMITS AND ENTITLEMENTS FOR COMMERCIAL OR INDUSTRIAL REDEVELOPMENT AND SUBSEQUENT USE OF CURRENT OIL REFINERY SITES WITHIN THE CITY OF CARSON FOLLOWING CESSATION OF REFINERY OPERATIONS, AND DECLARING THE URGENCY THEREOF

RECOMMENDED ACTION

— WAIVE further reading and ADOPT Interim Urgency Ordinance No. 24-2416U, “AN INTERIM URGENCY ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, EXTENDING A TEMPORARY MORATORIUM ON CONSIDERATION OF APPLICATIONS AND APPROVAL AND ISSUANCE OF PERMITS AND ENTITLEMENTS FOR COMMERCIAL OR INDUSTRIAL REDEVELOPMENT AND SUBSEQUENT USE OF CURRENT OIL REFINERY SITES WITHIN THE CITY OF CARSON FOLLOWING CESSATION OF REFINERY OPERATIONS, AND DECLARING THE URGENCY THEREOF.”

24. CONSIDER FIRST READING OF ORDINANCE NO. 24-2417, ENTITLED, AN ORDINANCE OF THE CITY COUNCIL OF CITY OF CARSON, CALIFORNIA APPROVING AN ECONOMIC DEVELOPMENT BENEFIT AGREEMENT NUMBER TWO WITH SOUTH BAY CARSON, LLC. (CITY COUNCIL)

RECOMMENDED ACTION

— OPEN the public hearing; TAKE public testimony and accept any written and/or oral communications; AND CLOSE the public hearing; AND

— WAIVE further reading and Introduce for first reading Ordinance No. 24-2417, entitled “AN ORDINANCE OF THE CITY COUNCIL OF CITY OF CARSON, CALIFORNIA APPROVING AN ECONOMIC DEVELOPMENT BENEFIT AGREEMENT NUMBER TWO WITH SOUTH BAY CARSON, LLC.”

DISCUSSION (Item 25)

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25. CONSIDERATION OF ONLY LOCAL UNCONTESTED APPOINTMENTS TO THE CITY’S COMMISSIONS, COMMITTEES, AND BOARDS, AND CITY AFFILIATED ORGANIZATIONS BY MAYOR AND CITY COUNCIL AND CONSIDER ALL (CONTESTED AND UNCONTESTED) APPOINTMENTS TO ALL COMMISSIONS (CITY COUNCIL)

RECOMMENDED ACTION

- 1. CONSIDER and only APPOINT uncontested members to the City Commissions, Committees, and Boards;
- 2. CONSIDER and APPOINT all (contested and uncontested) members to all commissions except Planning Commission and Environmental Commission;
- 3. CONSIDER and APPOINT members to City Affiliated Organizations;
- 4. DIRECT the City Clerk to notify all affected appointments of this action in writing;
- 5. IF APPLICABLE, DIRECT the City Clerk to post and publish in accordance with the Maddy Act

ORDINANCE SECOND READING (Item 26)

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26. SECOND READING OF ORDINANCE NO. 24-2415, ADOPTION OF "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, IN CONNECTION WITH THE COMMUNITY FACILITIES FINANCING DISTRICT NO. 2012-2 (THE BOULEVARDS AT SOUTH BAY-CAPITAL IMPROVEMENTS) OF THE CITY OF CARSON, AUTHORIZING THE CESSATION OF THE LEVY RELATED SPECIAL TAXES AND THE EXTINGUISHMENT AND CANCELLATION OF ALL RELATED LIENS" (CITY COUNCIL AS BOARD OF CFD 2012-2)

RECOMMENDED ACTION

- Acting As the Legislative Body Of Community Facilities District No. 2012-2, CONDUCT a Second Reading by title only and with further reading waived, and ADOPT Ordinance No. 24-2415 entitled "ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, IN CONNECTION WITH THE COMMUNITY FACILITIES FINANCING DISTRICT NO. 2012-2 (THE BOULEVARDS AT SOUTH BAY-CAPITAL IMPROVEMENTS) OF THE CITY OF CARSON, AUTHORIZING THE CESSATION OF THE LEVY RELATED SPECIAL TAXES AND THE EXTINGUISHMENT AND CANCELLATION OF ALL RELATED LIENS"
- TAKE any action the City Council deems appropriate that is consistent with the requirements of the law.

MEMORIAL ADJOURNMENTS

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

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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

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ORAL COMMUNICATIONS (COUNCIL MEMBERS)

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

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RECESS TO CLOSED SESSION

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RECONVENE TO OPEN SESSION

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REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

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ADJOURNMENT

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*Date Posted: November 27, 2024*