



CITY OF CARSON

MINUTES

CARSON CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING AUTHORITY REGULAR MEETING MARCH 4, 2025 5:00 P.M.

CALL TO ORDER: CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/PUBLIC FINANCING AUTHORITY TUESDAY, MARCH 4, 2025

The meeting was called to order at 5:04 P.M. by Mayor/Agency Chairman/Authority Chairman Lula Davis-Holmes in the Helen Kawagoe Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745 with pre-recorded opening remarks of the rules of decorum.

ROLL CALL (CITY CLERK)

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

Council Members/Agency Members/Authority Board Members Present:

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

Also Present:

Monica Cooper, City/Agency/Authority Treasurer; Sunny Soltani, City/Agency/Authority Attorney; David C. Roberts, Jr., City Manager; Dr. Robert Lennox, Assistant City Manager; John Raymond, Assistant City Manager; Saied Naaseh, Director of Community Development; Michael Whittiker, Jr., Director of Community Services; Dr. Arlington Rodgers, Jr., Director of Public Works; Gary Carter,

Director of Information Technology and Security; William Jefferson, Director of Finance; Josh Boudreaux, Director of Human Resources; and Nora Garcia, Director of Public Safety

FLAG SALUTE

The Flag Salute was heard after the Invocation.

Council Member/Agency Member/Authority Board Member Cedric Hicks, Sr. led the pledge of Allegiance.

INVOCATION (Item 1)

1. PASTOR HAROLD MITCHELL, GREATER EMANUAL BAPTIST CHURCH - 5:07 PM

Pastor Harold Mitchell gave the invocation.

CLOSED SESSION (Items 2-6)

2. 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, regarding labor negotiations with AME, CPSA, AFSCME Local 809 and 1017 as well as Unclassified Management.

ACTION: No reportable action.

3. 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.

ACTION: Not considered.

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 two cases.

ACTION: No reportable action.

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: PHILLIPS 66 v. CITY OF CARSON, LOS ANGELES SUPERIOR COURT CASE NO. 23STCV14355.

ACTION: No reportable action.

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: Tesoro Refining & Marketing Company et al. v. City of Carson, Case # B335686.

ACTION: No reportable action.

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

None.

ANNOUNCEMENT OF CLOSED SESSION ITEMS (CITY ATTORNEY)

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

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

The meeting was recessed at 5:10 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes to Closed Session.

2. CONFERENCE WITH LABOR NEGOTIATOR (CITY COUNCIL)-

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

4. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (CITY COUNCIL)- 6:02 PM

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

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

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

The meeting was reconvened at 6:17 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

REPORT ON CLOSED SESSION ACTIONS (CITY ATTORNEY)

City/Agency/Authority Attorney Soltani gave the Closed Session report.

INTRODUCTIONS (MAYOR) (Items 7-8)

7. REPORT FROM CAPTAIN NORMAN OF CARSON SHERIFF'S STATION- 6:20 PM

Captain Norman introduced her new Operations Lieutenant Annie Walters. She will serve as second in command and Acting Captain when Captain Norman is not available. Operations Lieutenant Annie Walters offered comments.

Captain Norman summarized the recent law enforcement activities and crime statistics.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes thanked Captain Norman for being visible attending city events.

Council Member/Agency Member/Authority Board Member Dear thanked the captain and her officers, staff and acknowledged the new Operation Lieutenant. He asked Captain Norman if she would be present for the fireworks item and responded in the affirmative.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw clarified that there was a revised agenda and the fireworks item is Item No. 28.

8. REPORT FROM ASSISTANT CHIEF KANE OF LOS ANGELES COUNTY FIRE - 6:26 PM

Assistant Chief Brian Kane summarized the Public Safety Report for the month of February.

Council Member/Agency Member/Authority Board Member Dear thanked Assistant Chief Kane and his team for their service.

Council Member/Agency Member/Authority Board Member Rojas thanked the Fire Department, team, and staff for all the work they continue to do over the last several months and keeping everyone safe.

PRESENTATIONS (Items 9-10)

9. PROCLAMATIONS RECOGNIZING MARCH AS WOMENS HISTORY MONTH - 6:28 PM

The Mayor and City Council recognized and presented a proclamation each to the following First Ladies of Carson churches:

- Dr. Dretona T. Maddox of Ekklesia of Christ Apostolic Inc.
- Robin Tucker of Truth and Love Christian Church
- Myra Haygood of Metropolitan Church of Christ
- Dianne Shober of Carson Hope Community Church
- Pastor Delores Mueller of Believers Victory International Church
- Andrea Ealey of Prevailing in Christ Ministries
- Glenda Marie Gordon of Family of Faith Christian Center
- Cleo Cook of First Lutheran Church of Carson
- Marian Alexander of Carson Christian Church

Photos were taken. The Mayor and City Council acknowledged the Pastors of the Carson churches.

10. UPDATE FROM WOMEN'S ISSUES COMMISSION- 6:58 PM

Carolyn Foster, Chair of the Women's Issues Commission, noted the following:

- Consists of nine commissioners and three alternates
- Meet the 4th Monday of each month at 6:00 P.M. in the City Manager's Conference Room at Carson City Hall; go dark in August and December.
- Announced activities
- Met with the California State University Dominguez Hills (CSUDH) Directors of the Women's Resources and Black Resource Centers on campus.
- Resource guide
- 8-question Community Survey for the women in Carson
- Upcoming activities

Mayor/Agency Chairman/Authority Chairman Davis-Holmes informed Chair Carolyn Foster that there is a budget for the commission effective two weeks ago and to contact the City Manager.

Chair Foster recognized the following Women's Issues Commissioners who were attendance this evening: Dr. Greta Price, Fe Koons, and Sheila Tresvant.

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

This item was heard after approval of the Consent items.

The following individuals offered comments regarding Item No. 28.

Fred Docdocil representing Knights of Columbus Council 7116 and Filipino Community of Carson - oppose

Kay Wheeler representing Carson High School Booster Club - oppose

Valerie George representing Carson Christian Center and Harbor Community Church of God - oppose

Freddie Gomez - oppose

Connie Secules, Treasurer for Carson High School Booster Club - oppose

Emanuel Eneiso, recent graduate from CSUDH and Alumni Advisory Board for Sigma Pi Fraternity - oppose

Bryant Plasencia, Chapter Advisor for Sigma Pi Fraternity at CSUDH - oppose

Mike Wilson, Public Safety Commissioner and retired Captain with the Los Angeles County Fire Department - support

Pastor John Shober, representing Carson Hope Community Church - oppose

Dianne Thomas - support

Virgil Tolentino - Kayumanggi Lions Club - oppose

Randy Brown, retired firefighter with the Los Angeles County Fire Department - support

Marian Alexander - oppose

Mayor/Agency Chairman/Authority Chairman Davis-Holmes shared a video regarding fireworks.

APPROVAL OF MINUTES (Item 11)

Item No. 11 was heard after Item No. 10.

11. APPROVAL OF THE FOLLOWING CARSON CITY COUNCIL-SUCCESSOR AGENCY-HOUSING AUTHORITY MINUTES: FEBRUARY 18, 2025 (CITY COUNCIL)- 7:04 PM

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion to approve submitted by Jim Dear seconded by Cedric L. Hicks, Sr. resulting in 4-0-1-0-0 Abstained by Dr. Jawane Hilton

CONSENT (Items 12-24)

Motion to Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to remove Items No. 20 and 22 for a report.

Consent items were heard again after Item No. 28.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes requested to remove Items No. 21 and 23 for discussion and inadvertently requested to remove Items No. 20 and 22.

Consent Item No. 20 was approved on motion of Mayor Lula Davis-Holmes, seconded by Cedric Hicks, Sr. resulting in 5-0-0-0-0.

Consent Item No. 22 was approved on motion of Jim Dear, seconded by Cedric Hicks, Sr. resulting in 5-0-0-0-0.

12. CONSIDER ADOPTING RESOLUTION NO. 25-027, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$6,592,640.15, DEMAND CHECK NUMBERS 229, 177555 THROUGH 177866 FOR GENERAL DEMAND AND THE AMOUNT OF \$57,147.50, CHECK NUMBERS 1292 THROUGH 1293 FOR CO-OP AGREEMENT DEMANDS (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

— 1. WAIVE further reading and ADOPT Resolution No. 25-027, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON RATIFYING CLAIMS AND DEMANDS IN THE AMOUNT OF \$6,592,640.15, DEMAND CHECK NUMBERS 229, 177555 THROUGH 177866 FOR GENERAL DEMAND AND THE AMOUNT OF \$57,147.50, CHECK NUMBERS 1292 THROUGH 1293 FOR CO-OP AGREEMENT DEMANDS".

ACTION: Item No. 12 was approved on Consent.

13. CONSIDER AN UPDATE ON CITY COMMISSIONS (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

— RECEIVE and FILE this report.

ACTION: Item No. 13 was approved on Consent.

14. CONSIDER AN UPDATE ON CITY PROJECTS (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

— RECEIVE and FILE this report.

ACTION: Item No. 14 was approved on Consent.

15. CONSIDER APPROVAL OF SETTLEMENT AGREEMENT BETWEEN CITY OF CARSON AND PHILLIPS 66 COMPANY TO RESOLVE A MATTER OF PENDING LITIGATION; PHILLIPS 66 v. CITY OF CARSON, LOS ANGELES SUPERIOR COURT CASE NO. 23STCV14355 (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

- 1. APPROVE the Settlement Agreement Between City of Carson and Phillips 66 Company; and
- 2. AUTHORIZE the Mayor to execute the Settlement Agreement and any related documents necessary to fully and resolve the contract dispute.

ACTION: Item No. 15 was approved on Consent.

16. CONSIDER APPROVAL OF THE SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS BETWEEN ALESSANDRO GRIPPO AND CITY OF CARSON (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

- 1. APPROVE the Settlement Agreement and Release of All Claims between ALESSANDRO GRIPPO and City of Carson
- 2. AUTHORIZE City Manager to execute the Agreement

ACTION: Item No. 16 was approved on Consent.

17. CONSIDER MONTHLY INVESTMENT AND CASH REPORT FOR THE CITY OF CARSON, CARSON HOUSING AUTHORITY, CARSON SUCCESSOR AGENCY-MONTH ENDING JANUARY 31, 2025 (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

— RECEIVE and FILE

ACTION: Item No. 17 was approved on Consent.

18. CONSIDER APPROVAL OF CONTRACT AMENDMENT NO 1. FOR SOFTWARE DEVELOPMENT SERVICES. (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

- 1. APPROVE Amendment No. 1 to Agreement with Cheng-Wei Pong DBA Pong Consulting for Software Development Services, for an increased amount not to exceed of \$69,960, increasing the total contract sum to \$133,800.00; and
- 2. AUTHORIZE the Mayor to execute the amendment after approval as to form by the City Attorney.

ACTION: Item No. 18 was approved on Consent.

19. CONSIDER APPROVING THE PARTICIPATION AGREEMENTS FOR THE CLEAN POWER ALLIANCE'S REACH CODE PROGRAMS FOR BUILDING AND TRANSPORTATION ELECTRIFICATION PROGRAM FOR NEW CONSTRUCTION AND EXISTING BUILDINGS (CITY COUNCIL)- 7:05 PM

RECOMMENDED ACTION

- 1. APPROVE the Participation Agreements with Clean Power Alliance to allow enrollment in the Clean Power Alliance Reach Code Program for Building and Transportation Electrification, applicable to both new construction and existing buildings.
- 2. AUTHORIZE the City Manager to execute the agreements and any related documents subject to approval as to form by the City Attorney.

ACTION: Item No. 19 was approved on Consent.

20. CONSIDER APPROVAL OF A REVISED GRANT OF EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY AT CARRIAGE CREST PARK LOCATED AT 23800 FIGUEROA STREET, CARSON, CA 90745 FOR THE PURPOSE OF PROVIDING ELECTRICAL POWER TO VEHICLE CHARGING STATIONS (CITY COUNCIL)- 7:58 PM

RECOMMENDED ACTION

- 1. APPROVE a Grant of Easement to Southern California Edison Company for the purpose of providing electrical power to vehicle charging stations.
- 2. AUTHORIZE the Mayor to execute a Grant of Easement to Southern California Edison Company.

ACTION: Item No. 20 was approved on Consent.

21. CONSIDER UPDATE ON ALAMEDA STREET REPAIRS BY CALTRANS (CITY COUNCIL)- 8:00 PM

**** Item was Removed from Consent**

RECOMMENDED ACTION

— RECEIVE and FILE

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

Assistant City Manager John Raymond gave a report.

Council Member/Agency Member/Authority Board Member Hicks, Sr. requested staff to notify the residents of the improvements that will be occurring in their neighborhood.

ACTION: Mayor/Agency Chairman/Authority Chairman Davis-Holmes ordered this item Received and Filed with no objection heard.

22. CONSIDER THE APPROVAL OF RESOLUTION NO. 25-029, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE CAL HOME PROGRAM (CITY COUNCIL)- 7:59 PM

RECOMMENDED ACTION

— 1. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 25-029, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AUTHORIZING THE CITY MANAGER AND/OR DESIGNEE TO APPLY FOR A GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CALHOME PROGRAM OF 2025"

ACTION: Item No. 22 was approved on Consent.

23. CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATE, AND RECORDING A "NOTICE OF EXEMPTION" IN THE OFFICE OF THE LOS ANGELES COUNTY CLERK AND WITH THE STATE CLEARING HOUSE FOR PROJECT NO. 1608 (MLK JR. STREET IMPROVEMENT PROJECT), PURSUANT TO SECTION 15301 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES (CITY COUNCIL)- 8:04 PM

**** Item was Removed from Consent**

RECOMMENDED ACTION

— 1. APPROVE Plans, Specifications, and Estimate for Project No. 1608 - MLK Street Rehabilitation Project from Main Street to Avalon Boulevard

- 2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1608: MLK Street Rehabilitation Project from Main Street to Avalon Boulevard
- 3. MAKE the California Environmental Quality Act finding that the proposed Project No. 1608: MLK Jr. Street Rehabilitation project from Main Street to Avalon Boulevard categorically exempt pursuant to Section 15301 of the California Environmental Quality Act guidelines
- 4. 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. 1608: MLK Street Rehabilitation Project from Main Street to Avalon Boulevard

Item No. 23 was heard after Item No. 28 was heard again.

Council Member/Agency Member/Authority Board Member Hicks, Sr. asked for an update.

Director, Dr. Rodgers, Jr. gave a report.

Motion To Approve submitted by Mayor Lula Davis-Holmes seconded by Jim Dear resulting in 5-0-0-0-0

24. CONSIDER APPROVAL OF FINAL PARCEL MAP NO. 82951: A SUBDIVISION OF ONE PARCEL INTO TWO PARCELS LOCATED AT 22511 SOUTH FIGUEROA STREET (CITY COUNCIL) - 7:05 PM
RECOMMENDED ACTION

- 1. APPROVE Parcel Map No. 82951 for a lot split for residential purposes located at 22511 South Figueroa Street.
- 2. MAKE the findings listed in the body of this report.
- 3. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Parcel Map on the face of Parcel Map No. 82951

ACTION: Item No. 24 was approved on Consent.

SPECIAL ORDERS OF THE DAY (Items 25-26)

25. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 25-019 "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE CITY OF CARSON ACTIVE TRANSPORTATION AND COMMUNITY CONNECTIVITY PLAN" AND RECORDING A "NOTICE OF EXEMPTION" (CITY COUNCIL)- 8:10 PM

RECOMMENDED ACTION

- 1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing;

— 2. ADOPT Resolution No. 25-019, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING THE CITY OF CARSON ACTIVE TRANSPORTATION AND COMMUNITY CONNECTIVITY PLAN" (EXHIBIT NO. 2)

— 3. MAKE the California Environmental Quality Act finding that the City of Carson Active Transportation and Community Connectivity Plan is categorically exempt pursuant to Public Resources Code Section 21080.20.

— 4. AUTHORIZE staff to record the "Notice of Exemption" in the office of the Los Angeles County Clerk for Project No. 1773: City of Carson Active Transportation and Community Connectivity Plan.

Item No. 25 was heard after Item No. 23.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing report.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing.

Traffic Engineer John Merrill gave a report and introduced Devan Gelle from Alta Consulting who gave a PowerPoint presentation on the Active Transportation and Community Connectivity Plan.

(Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton exited the meeting at 8:20 P.M.)

Council Member/Agency Member/Authority Board Member Dear requested staff to hold an annual Bike Ride.

Council Member/Agency Member/Authority Board Member Hicks, Sr. recommended staff bring back the Ciclavia on an annual basis.

(Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton reentered the meeting.)

Mayor/Agency Chairman/Authority Chairman Davis-Holmes directed staff to bring back a report in 60 days.

Motion To Approve submitted by Jim Dear seconded by Cedric L. Hicks Sr. resulting in 5-0-0-0-0

26. A PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 25-031 FOR APPROVAL OF GENERAL PLAN AMENDMENT NO. 2-24 AMENDING THE CORRIDOR MIXED USE (CMU) LAND USE DESIGNATION DESCRIPTION TO ALLOW FOR THE PERMITTED USES SET FORTH IN THE PERRY STREET SPECIFIC PLAN AND FOR APPROVAL OF SPECIFIC PLAN AMENDMENT NO. 2-24 AMENDING THE PERRY STREET SPECIFIC PLAN TO ALLOW FOR DEVELOPMENT OF A 62-UNIT RESIDENTIAL TOWNHOME DEVELOPMENT, AS AN ALTERNATIVE TO THE PREVIOUSLY-APPROVED SELF-STORAGE PROJECT, AND CONSIDER INTRODUCTION OF ORDINANCE NO. 25-2506 FOR APPROVAL OF DEVELOPMENT AGREEMENT NO. 2-24 (DA) AMENDING DEVELOPMENT AGREEMENT NO. 27-21 TO PROVIDE CERTAIN COMMUNITY BENEFITS TO THE CITY, AND CONSIDER APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT WITH RESPECT TO THE ABOVE APPLICATIONS FOR A 2.8 ACRE SITE LOCATED AT 21611 PERRY STREET, APN 7327-010-014 AND 015 (CITY COUNCIL).- 8:25 PM

RECOMMENDED ACTION

- 1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing;
- 2. WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 25-031, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING (1) AN ADDENDUM TO THE 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT WITH RESPECT TO GENERAL PLAN AMENDMENT NO. 2-24 AND SPECIFIC PLAN AMENDMENT NO. 2-24, (2) GENERAL PLAN AMENDMENT NO. 2-24 TO AMEND THE CORRIDOR MIXED USE GENERAL PLAN LAND USE DESIGNATION, AND (3) SPECIFIC PLAN AMENDMENT NO. 2-24 TO AMEND THE PERRY STREET SPECIFIC PLAN, RELATED TO THE DEVELOPMENT OF A 62-UNIT RESIDENTIAL TOWNHOME CONDOMINIUM PROJECT ON A 2.80-ACRE PROPERTY LOCATED AT 21611 STREET (APNS 7327-010-014 & 7327-010-015)"; AND
- 3. INTRODUCE for first reading, by title only and with full reading waived, ORDINANCE NO. 25-2506, "AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING (1) AN ADDENDUM TO THE 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT WITH RESPECT TO DEVELOPMENT AGREEMENT NO. 2-24, AND (2) DEVELOPMENT AGREEMENT NO. 2-24, AN AMENDMENT TO DEVELOPMENT AGREEMENT NO. 27-21 BETWEEN THE CITY OF CARSON AND 21611 PERRY STREET LLC, FOR A PROPOSED 62-UNIT RESIDENTIAL TOWNHOME CONDOMINIUM DEVELOPMENT AS AN ALTERNATIVE TO A SELF-STORAGE FACILITY AT 21611 PERRY STREET".

Mayor/Agency Chairman/Authority Chairman Davis-Holmes declared the Public Hearing open.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw gave the Public Hearing report.

There being no persons wishing to speak, Mayor/Agency Chairman/Authority Chairman Davis-Holmes closed the Public Hearing.

Director Naaseh gave a PowerPoint presentation.

Brendan Kotler from Faring on behalf of the applicant, owner, and developer of the site, offered comments in support of the project. He acknowledged Director Naaseh and his staff for their work on the project. Mayor and City Council thanked Brendan Kotler and Faring for moving the City forward and everyone involved with the project.

City/Agency/Authority Attorney Soltani acknowledged Assistant City Attorney Ben Jones on his work on the project.

Brendan Kotler introduced Darren Embry, Vince Manzenberger, and Dave Rand (core development team).

Director Naaseh thanked Leila Carver, Contract Planner, for her work on the project.

Motion To Approve submitted by Cedric L. Hicks Sr. seconded by Jim Dear resulting in 5-0-0-0-0

DISCUSSION (Item 27-29)

27. CONSIDER INTRODUCTION AND FIRST READING, BY TITLE ONLY, OF ORDINANCE NO. 25-2505, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, REPEALING AND REPLACING SECTION 4105 (ILLEGAL DUMPING) OF THE CARSON MUNICIPAL CODE AND APPROVE THE ADMINISTRATIVE CITATION FINES TO BE ASSESSED FOR VIOLATIONS OF THE CITY'S ILLEGAL DUMPING ORDINANCE (CITY COUNCIL) - 8:52 PM

RECOMMENDED ACTION

— 1. WAIVE further reading and INTRODUCE for first reading ORDINANCE NO. 25-2505, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, REPEALING AND REPLACING SECTION 4105 (ILLEGAL DUMPING) OF THE CARSON MUNICIPAL CODE"

— 2. ADOPT Resolution No. 25-025, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, INCREASING THE ADMINISTRATIVE CITATION FINES TO BE ASSESSED FOR VIOLATIONS OF THE CITY'S ILLEGAL DUMPING ORDINANCE"

Council Member/Agency Member/Authority Board Member Hicks, Sr. asked about the fines. City/Agency/Authority Attorney Soltani responded that the fines are based on the Carson Municipal Code.

(Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton exited the meeting.)

Council Member/Agency Member/Authority Board Member Hicks, Sr. believes the fines are too low. Director Garcia shared that it is common for the fines to be \$100, \$200, and \$500 for admin citations. The fines would need to be amended.

(Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton reentered the meeting.)

City/Agency/Authority Attorney Soltani encouraged the City Council to adopt the ordinance and direct staff to bring back the ordinance with an amendment on the fines which was accepted by the maker and seconder of the motion.

Motion To Approve submitted by Dr. Jawane Hilton seconded by Jim Dear resulting in 5-0-0-0-0

28. INTRODUCTION AND FIRST READING OF ORDINANCE NO. 25-2507, AMENDING CHAPTER 1 (FIRE PREVENTION) OF ARTICLE III (PUBLIC SAFETY) OF THE CARSON MUNICIPAL CODE TO PROHIBIT THE SALE, USE AND DISCHARGE OF ALL FIREWORKS IN THE CITY OF CARSON, EXCEPT FOR PERMITTED PUBLIC DISPLAYS PURSUANT TO THE EXISTING REGULATIONS OF CARSON MUNICIPAL CODE SECTION 3101.9 (CITY COUNCIL)- 8:56 PM

RECOMMENDED ACTION

— 1. INTRODUCE for first reading, by title only, ORDINANCE NO. 25-2507, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING SECTIONS 3101.0 (FIREWORKS), 3101.8 (STORAGE OF FIREWORKS), AND 3101.10 (VIOLATIONS OF FIREWORKS REGULATIONS) OF CHAPTER 1 (FIRE PREVENTION) OF ARTICLE III (PUBLIC SAFETY) OF THE CARSON MUNICIPAL CODE; AND REPEALING SECTIONS 3101.1 (FIREWORKS – SALE OF – PERMIT REQUIRED), 3101.2 (PERSONS ELIGIBLE), 3101.3 (APPLICATION REQUIREMENTS), 3101.4 (ISSUANCE OF PERMIT), 3101.5 (GENERAL PROVISIONS), 3101.6 (REGULATIONS FOR TEMPORARY STANDS), AND 3101.7 (WHOLESALE PERMIT) OF CHAPTER 1 (FIRE PREVENTION) OF ARTICLE III (PUBLIC SAFETY) OF THE CARSON MUNICIPAL CODE TO PROHIBIT THE SALE, USE AND DISCHARGE OF ALL FIREWORKS IN THE CITY OF CARSON, EXCEPT FOR PERMITTED PUBLIC DISPLAYS PURSUANT TO THE EXISTING REGULATIONS OF CARSON MUNICIPAL CODE SECTION 3101.9"

Item No. 28 was heard after Oral Communications for Matters Listed on the Agenda (Members of the Public).

City Manager Roberts, Jr. gave a report.

Motion to approve staff recommendation submitted by Mayor Lula Davis-Holmes, seconded by Cedric Hicks, Sr.

Mayor and City Council offered comments.

Council Member/Agency Member/Authority Board Member Jim Dear offered a friendly amendment to the motion directing staff to look into funds to supplement the profit loss from fireworks sales which was accepted by the maker and seconder of the motion resulting in 4-1-0-0-0 with Jim Dear voting No.

Item No. 28 was heard again after Item No. 21.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton made a motion to reconsider his vote for Item No. 28 as a No vote, seconded by Jim Dear with no objection heard.

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw noted the minutes will reflect Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton voted No on Item No. 28 resulting in 3-2-0-0-0.

29. 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)- 8:59 PM

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;
- 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

Item No. 29 was heard after Item No. 27.

ACTION: The Mayor and City Council took the following actions:

Parks, Recreation and Cultural Arts Commission

Mayor Davis-Holmes announced the passing of Oscar Ramos, thereby, created a vacancy on the Parks, Recreation and Cultural Arts Commission. She directed staff to post the vacancy notice.

Public Relations Commission

Mayor Davis-Holmes removed Rachelle Guillory, Alternate 1, from the Public Relations Commission.

Public Safety Commission

Mayor Davis-Holmes removed Aisha Childs, Alternate 3, from the Public Safety Commission.

Mobilehome Park Rental Review Board

Mayor Davis-Holmes appointed Robert Bruce Kleege as Park Owner Alternate 2 on the Mobilehome Park Rental Review Board.

Motion to ratify the actions by the Mayor submitted by Dear, seconded by Hicks, Sr. resulting in 5-0-0-0-0.

Mayor Davis-Holmes noted middle name Ratrell is misspelled for Lisa Ratrell Fullbright, member of the Measure C and Measure K Budget Oversight Committee, which should be spelled Cottrell.

ORDINANCE SECOND READING (Item 30)

30. SECOND READING AND ADOPTION OF ORDINANCE NO. 25-2504, ADDING CHAPTER 13 (ILLEGAL SPEED CONTESTS AND EXHIBITIONS OF SPEED) TO ARTICLE III (PUBLIC SAFETY) OF THE CARSON MUNICIPAL CODE TO PROHIBIT SPECTATORS AT ILLEGAL MOTOR VEHICLE SPEED CONTESTS OR EXHIBITIONS OF SPEED (CITY COUNCIL)- 8:59 PM

RECOMMENDED ACTION

- 1. CONDUCT a Second reading by title only and with full reading waived; and
- 2. ADOPT ORDINANCE NO. 25-2504, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADDING CHAPTER 13 (ILLEGAL SPEED CONTESTS AND EXHIBITIONS OF SPEED) TO ARTICLE III (PUBLIC SAFETY) OF THE CARSON MUNICIPAL CODE TO PROHIBIT SPECTATORS AT ILLEGAL MOTOR VEHICLE SPEED CONTESTS OR EXHIBITIONS OF SPEED"

Motion To Approve submitted by Jim Dear seconded by Dr. Jawane Hilton resulting in 5-0-0-0-0

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

Moises Jun Aglipay from the Office of Assemblymember Mike Gipson

Announced the following events:

- March 7, 2025 - Healing Circle, Children's Institute, 10200 Success Avenue, Los Angeles, California 90002
- March 14, 2025 - Bill Signing Event (AB 1879, AB 2181, AB 2975, AB 2984, and AB 3085), Harbor College, 1111 Figueroa Place, Los Angeles, California, at 9:00 A.M.

Alejandro Rojas

Expressed concern of the safety issue with the unevenness of the sidewalks in the District 1 area; recommended a Town Hall meeting to address the sidewalk issues

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton noted Town Hall meetings held in the District 1 area.

Assistant City Manager, Dr. Lennox noted the American Disabilities Act (ADA) review that the City Council adopted with a comprehensive plan to address accessibility issues in tandem with the Capital Improvement Project (CIP) which includes sidewalk improvements.

Mayor/Agency Chairman/Authority Chairman Davis-Holmes directed staff to identify the sidewalk issues and not wait until the CIP process.

Brandi Lewin

Spoke about the following: 1) Her windshield claim; requested assistance with her non-profit organization; and status of the Disabilities Commission

City/Agency/Authority Attorney Soltani noted further discussion of the windshield claim will be held at a future Closed Session item.

COUNCIL MEMBER REQUESTS TO ADD ITEMS TO FUTURE AGENDAS

None.

ORAL COMMUNICATIONS (COUNCIL MEMBERS)

Mayor/Agency Chairman/Authority Chairman Davis-Holmes announced the State of the City Address on March 20, 2025, at 11:00 A.M., at the Carson Community Center in conjunction with the

Chamber of Commerce. She thanked everyone involved.

Council Member/Agency Member/Authority Board Member Hicks, Sr. announced the free Food Giveaway on April 18, 2025, from 9:00 A.M. to 11:00 A.M. at Calas Park; must be a Carson resident.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton would like to explore the City ordinance how elected officials may get their name on things.

Council Member/Agency Member/Authority Board Member Dear announced Town Hall Meeting on March 27, 2025, at 6:30 P.M. at Veterans Park.

MEMORIAL ADJOURNMENTS

City Clerk/Agency Secretary/Authority Secretary, Dr. Bradshaw presented the following Memorial Adjournment Requests:

Oscar Ramos

Roberta Flack

Clinton Toles

Willie Mae Traylor

Hayden L. Neighbors

Dr. Hazel Dukes

Angela L. Bown AKA Angie Stone

Gene Hackman

Council Member/Agency Member/Authority Board Member Rojas requested to add Don Magno Montelibano who passed away on February 23, 2025 to the Memorial Adjournment Requests.

Council Member/Agency Member/Authority Board Member Hicks, Sr. stated he received a letter from the Carson Sheriff Department regarding vacancies in the Los Angeles County Sheriff's Department requesting assistance from the Los Angeles County Board of Supervisor's Office to reduce the number of vacancies and the City's support of their services. He provided a copy of the letter to the Mayor and City Council who were in consensus to sign the letter after its final form addressed to the Los Angeles County Supervisor Holly J. Mitchell.

Mayor Pro Tempore/Agency Vice Chairman/Authority Vice Chairman, Dr. Hilton requested to add Pastor Joe Luis Gates to the Memorial Adjournment Requests and gave a prayer.

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

None.

RECESS TO CLOSED SESSION

None.

RECONVENE TO OPEN SESSION

None.

REPORT OF ACTIONS ON UNFINISHED OR CONTINUED CLOSED SESSION ITEMS

None.

ADJOURNMENT

The meeting was adjourned at 9:24 P.M. by Mayor/Agency Chairman/Authority Chairman Davis-Holmes.

Lula Davis-Holmes

Mayor/Agency Chairman/Authority Chairman

ATTEST:

Dr. Khaleah K. Bradsahw

City Clerk/Agency Secretary/Authority Secretary