



**MINUTES
CARSON REDEVELOPMENT AGENCY
REGULAR MEETING
MARCH 1, 2011**

5:00 P.M.

**THE CARSON REDEVELOPMENT AGENCY/CITY COUNCIL MEETINGS
ARE BROADCAST LIVE VIA TIME WARNER CABLE CHANNEL 35
AS WELL AS VIA THE INTERNET AT: [HTTP://CL.CARSON.CA.US](http://cl.carson.ca.us)**

AGENDA POSTED: February 25, 2011

“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)

CALL TO ORDER: The meeting was called to order at 5:17 P.M., by Mayor/Chairman Dear in the Council Chambers, Carson City Hall, located at 701 E. Carson Street, Carson, California 90745.

ROLL CALL: City Clerk/Agency Secretary Kawagoe called the roll:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Lula Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: None

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary

Other Elected Officials Absent: Karen Avilla, City/Agency Treasurer

Also Present:

Clifford Graves, Interim City Manager/Interim Executive Director/Economic Development General Manager Graves; William Wynder, City/Agency Attorney; and staff:

Robert Eggleston, IT Manager; and Wanda Higaki, Chief Deputy City Clerk/Chief Deputy Agency Secretary

CLOSED SESSION

City/Agency Attorney Wynder presented the Closed Session agenda for the City Council only.

CLOSED SESSION (NONE) 5:00 P.M. – 5:45 P.M.

RECESS: The City Council and Redevelopment Agency were Recessed at 5:19 P.M. by Mayor/Chairman Dear to a Closed Session to discuss the item described on this evening's agenda for the City Council only.

RECONVENE: The City Council and Redevelopment Agency were Reconvened at 6:15 P.M. by Mayor/Chairman Dear with all members previously noted present.

ROLL CALL: City Clerk/Agency Secretary Kawagoe noted the following:

Council/Agency Members Present: Mayor/Chairman Jim Dear, Mayor Pro Tem/Vice Chairman Elito Santarina, Council/Agency Member Lula Davis-Holmes, Council/Agency Member Mike Gipson, and Council/Agency Member Julie Ruiz-Raber

Council/Agency Members Absent: None

Other Elected Officials Present: Helen Kawagoe, City Clerk/Agency Secretary, and Karen Avilla, City/Agency Treasurer

Other Elected Officials Absent: None

Also Present:

Clifford Graves, Interim City Manager/Interim Executive Director/Economic Development General Manager; William Wynder, City/Agency Attorney; and staff:

Jackie Acosta, Administrative Services General Manager; Ray Cruz, Public Services General Manager; and Vic Rollinger, Development Services General Manager;

Lisa Berglund, Senior Administrative Analyst;
Zarah Cruz, Public Information Manager;
Robert Eggleston, IT Manager; and Wanda
Higaki, Chief Deputy City Clerk/Chief Deputy
Agency Secretary

REPORT ON CLOSED SESSION

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

Council Closed Session Item No. 1

A privileged and confidential status report was provided. The City Council was briefed on facts and circumstances. Questions were asked and answered. All five members participated in the Closed Session and the City Council unanimously authorized to direct the City Manager to execute the extended tolling agreement on behalf of the City of Carson.

RECESS: The Redevelopment Agency was Recessed at 6:20 P.M. by Mayor/Chairman Dear to the City Council for Approval of Minutes.

REDEVELOPMENT AGENCY REGULAR BUSINESS MEETING 6:00 P.M.

FLAG SALUTE: JACKLYN SUAREZ

INVOCATION: On May 16, 2006, the City Council unanimously approved the offering of a brief invocation at the commencement of all meetings of the City Council or Redevelopment Agency. In doing so, the City Council is cognizant of its legal obligation to assure that such invocations are “legislative prayers,” and that they do not purport to advance any particular religion or religious denomination.

Consistent with the so-called “Burbank” prayer decision, the City Council hereby admonishes those who offer invocations to do so consistent with the current state of the law – meaning that an invocation must not be used to identify, advance, or urge a particular religious denomination, or identify a specific religion’s deity. This evening we are pleased that our invocation will be offered by: **REVEREND JEFFERY GRANT, DOMINGUEZ UNITED METHODIST CHURCH**

APPROVAL OF MINUTES: NONE

NOTICE TO THE PUBLIC

Public testimony may be given on any agenda item as it is called and will be LIMITED TO THREE MINUTES PER SPEAKER. Please fill out a Speaker Form in order to be identified correctly in the minutes. The forms are provided on the podium in the Council Chambers. All Speaker Forms must be given to the City Clerk/Agency Secretary at the beginning of the meeting.

RECONVENE: The Redevelopment Agency was Reconvened at 6:21P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for Oral Communications – Members of the Public.

ORAL COMMUNICATIONS – MEMBERS OF THE PUBLIC

This is the appropriate time for members of the general public to address those matters under the jurisdiction of the Council/Agency, and not on the posted Agenda. Any person wishing to address the Council/Agency is requested to complete a Speaker Form, available on the podium in the Council Chambers. TESTIMONY WILL BE LIMITED TO THREE MINUTES PER PERSON. Under the provisions of the Brown Act, no action can be taken on these items, and there can be no discussion of the items, other than to place it on the agenda for a future meeting.

Garry C. Jacobs, 610 Loyola Avenue, Carson, California 90746

Discussed the propensity of vandalism and burglary when homeowners fumigate their homes.

Paz V. Velasquez, 23802 Ronan Avenue, Carson, California 90745, Executive Director, Youth Family Partnership in Action

Provided a status report and announced and distributed postcard flyers regarding upcoming the high school dance competition event starting March 11, 2011.

Larry Grant, 1823 Denwall Drive, Carson, California 90746

Reported on telephone contacts with the Haitian Mayor Jean Franz Theodat and presented photographs to Mayor/Chairman Dear.

Maria Rubalcava, representing the Our Lady of Guadalupe Church

Reported that Ray Park had made a derogatory remark to her congregation.

Miriam Vazquez, 21413 Martin Street, Carson, California 90745

Reported that while attending a church service at Our Lady of Guadalupe, Ray Park displayed a bad attitude towards the congregation.

Jules Manson, 21224 Bolsa Street, Carson, California 90745

Expressed concern that police enforcement in Carson was becoming abusive relative to traffic enforcement.

Gary Galardo, 21509 S. Figueroa Street, Carson, California 90745

Reported an incident that occurred last night involving a Santarina sign that was removed by an unknown person.

Bill Smalley, 17700 Avalon Boulevard, No. 111, Carson, California 90746

Stated that he was incensed that a person running for City Council would criticize the Carson Sheriff's Department.

Ron Ursich, 20840 Leapwood Avenue, Carson, California 90746, representing Carson Tru-Value

Reported that he had received a notice of code violation relative to signs, banners, and pennants and requested that the City assist his business to survive.

Mayor/Chairman Dear invited Mr. Ursich to attend a Signage Sub-Committee meeting and that information could be provided by the City Clerk's Office.

After Oral Communications – Members of the Public, City/Agency Attorney Wynder requested the addition of two urgency items to the City Council agenda as follows:

ITEM NO. (12A)

URGENCY CONSIDERATION OF RESOLUTION NO. 11-031, SUPPORTING ASSEMBLY BILL NO. 579 (MONNING) ALLOWING LOCAL GOVERNMENTS TO RECOVER ATTORNEYS' FEES AFTER SUCCESSFULLY DEFENDING LOCAL RENT CONTROL ORDINANCE AND PROVIDING A SPECIAL MOTION TO DISMISS IN CASES WITH NO REASONABLE BASIS AND DESIGNATION OF CITY COUNCIL REPRESENTATIVE(S) TO TESTIFY BEFORE THE LEGISLATURE IN SUPPORT OF THE SAME (URGENCY ITEM) (CITY ATTORNEY

City/Agency Attorney Wynder reported that Urgency Item No. 12A regarding AB 579 was introduced after the posting of the agenda and the need to take action by the City Council was required before its next meeting.

ITEM NO. (12B)

URGENCY CONSIDERATION OF RESOLUTION NO. 11-033, SUPPORTING LEGISLATION OR ADMINISTRATIVE ACTION WHICH WOULD UPHOLD THE COLLECTIVE BARGAINING RIGHTS OF WORKERS IN THE STATE OF WISCONSIN (URGENCY ITEM) (CITY ATTORNEY)

City/Agency Attorney Wynder reported that Urgency Item No. 12B regarding Resolution No. 11-032 was a request by Council/Agency Member Gipson and that the need to take action arose subsequent to the posting of the agenda and was required before its next meeting.

It was moved to add Urgency Item Nos. 12A and 12B, as described by City/Agency Attorney Wynder, to the City Council agenda on motion of Dear, seconded by Santarina and unanimously carried by the following vote:

Ayes:	Mayor/Chairman Dear, Mayor Pro Tem/Vice Chairman Santarina, Council/Agency Member Davis Holmes, Council/Agency Member Gipson, and Council/Agency Member Ruiz-Raber
Noes:	None
Abstain:	None
Absent:	None

- RECESS:** The Redevelopment Agency was Recessed at 6:49 P.M. by Mayor/Chairman Dear to the City Council for the New Business Consent Calendar.
- RECONVENE:** After Council Item No. 8, the Redevelopment Agency was Reconvened at 8:43 P.M. by Chairman Dear with all members previously noted present for the New Business Consent Calendar.

NEW BUSINESS CONSENT (Items 1-2)

These items are considered to be routine items of AGENCY/COUNCIL business and have, therefore, been placed on the CONSENT CALENDAR. If AGENCY/COUNCIL wishes to discuss any item or items, then such item or items should be removed from the CONSENT CALENDAR. For items remaining on the CONSENT CALENDAR, a single motion to ADOPT the recommended action is in order.

- ITEM NO. (1) CONSIDERATION OF RESOLUTION NO. 11-09 APPROVING DESIGN OVERLAY REVIEW NO. 1399-11 FOR CONSTRUCTION OF A THREE-STORY 40-UNIT AFFORDABLE HOUSING COMMUNITY FOR THE SUBJECT PROPERTY LOCATED AT 21227-21245 S. FIGUEROA STREET (ECONOMIC DEVELOPMENT)**

Public Comments

Ronald Shimokaji, 1512 E. Carson Street, Sp. 135, Carson, California 90745

Expressed support of the staff recommendation and suggested the word "workforce" housing instead of "low-income" housing.

Anna Scott, 13520 Evening Creek Drive North, San Diego, California 92128, representing Affirmed Housing Group, Inc.

Reported that she was available to answer questions and that the architect was also in attendance.

John Goolsby

Felt that the proposed project would be a great asset for the City of Carson.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1399-11 subject to the conditions of approval attached as Exhibit "B" to the resolution.
2. WAIVE further reading and ADOPT Resolution No. 11-09, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1399-11 FOR A THREE-STORY 40-UNIT AFFORDABLE HOUSING COMMUNITY LOCATED AT 21227-21245 S. FIGUEROA STREET."

ACTION: It was moved to approve staff recommendation Nos. 1 and 2 on motion of Santarina and seconded by Ruiz-Raber.

During discussion of the motion, the following items were discussed:

Upon inquiry, Interim City Manager/Economic Development General Manager Graves summarized the staff report and recommendation and reported that an item would be on the agenda for March 16, 2011, with a PowerPoint presentation.

Chairman Dear suggested that Ms. Scott use a 1,000-foot or 1,500-foot radius notification, preferably before March 16, 2011, which was accepted by Ms. Scott. He subsequently added that it would be valuable to provide information at all schools in English, Spanish, and Tagalog.

Agency Member Ruiz-Raber also requested small renderings with pricing information.

The motion was unanimously carried by the following vote:

Ayes:	Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes:	None
Abstain:	None
Absent:	None

ITEM NO. (2) CONSIDER APPROVAL TO AMEND THE RETAIL LEASE AGREEMENT BY AND BETWEEN THE CARSON REDEVELOPMENT AGENCY AND CORMIER CHEVROLET FOR THE AGENCY-OWNED PROPERTY LOCATED AT 2201 E. 223RD STREET (CARSON CONSOLIDATED PROJECT AREA) (ECONOMIC DEVELOPMENT)

Interim Executive Director/Economic Development General Manager Graves summarized the staff report and recommendation.

RECOMMENDATION for the Redevelopment Agency:

1. INSTRUCT staff to prepare documents to amend the Retail Lease Agreement by and between the Redevelopment Agency and Cormier dated April 21, 2009.

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

Ayes:	Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes:	None
Abstain:	None
Absent:	None

DEMANDS (Item 3)

ITEM NO. (3) RESOLUTION NO. 11-08 ALLOWING CLAIMS AND DEMANDS AGAINST PROJECT 1 FUND IN THE AMOUNT OF \$627,455.31, DEMAND NUMBERS 1-005395 THROUGH 1-005414; PROJECT 2 FUND IN THE AMOUNT OF \$46,632.27, DEMAND NUMBERS 2-004694 THROUGH 2-004706; PROJECT 3 FUND IN THE AMOUNT OF \$2,035.09, DEMAND NUMBERS 3-000529 THROUGH 3-000530; AND PROJECT 4 FUND IN THE AMOUNT OF \$2,495.50, DEMAND NUMBERS 4-000614 THROUGH 4-000616

ACTION: WITH FURTHER READING WAIVED, Resolution No. 11-080-29 was PASSED, APPROVED and ADOPTED, as read by title only, on motion of Dear, seconded by Ruiz-Raber and unanimously carried by the following vote:

Ayes: Chairman Dear, Vice Chairman Santarina, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

RECESS: After Agency Item No. 3, the Redevelopment Agency was Recessed at 9:14 P.M. by Chairman Dear to the City Council for Council Item No. 9.

RECONVENE: After Council Urgency Item No. 12B, the Redevelopment Agency was Reconvened at 10:58 P.M. for a joint session with the City Council by Mayor/Chairman Dear with all members previously noted present, for remaining Oral Communications.

ORAL COMMUNICATIONS I (STAFF)

City Clerk/Agency Secretary Kawagoe requested that this evening's meetings be adjourned in memory of the following persons:

Mayor Pro Tem/Vice Chairman Santarina

Loto Simi
Peggy Vallido
Joe Catangay, Jr.
Petra C. Singson

Council/Agency Member Davis-Holmes

Wilbur Carl Jenkins
Audrey Quarles
Aziz Taji Malik Harris

Council/Agency Member Ruiz-Raber

Charmaine Haunani Cherry
Rita McCormack

City Clerk/Agency Secretary Kawagoe reported that two men were caught cutting the political signs of Candidates Elito Santarina and Harold Williams.

City/Agency Treasurer Avilla

Reported that it has been an honor to serve the citizens of Carson for the last twenty years and that her birthday falls on Election Day.

City Clerk/Agency Secretary Kawagoe subsequently led those present in singing the birthday song to City/Agency Treasurer Avilla.

ORAL COMMUNICATIONS II (COUNCIL/AGENCY)

Council/Agency Member Gipson

Announced upcoming events of community interest.

Council/Agency Member Ruiz-Raber

Reported on her attendance at community events, acknowledged those who were in attendance, and announced upcoming events of community interest.

Mayor/Chairman Dear

Referred to the issue regarding the Don Dominguez Apartments and entered the February 7, 2011 relocation letter into the record and reported on his attendance at community.

(Council/Agency Member Gipson exited the meeting at 11:05 P.M. and reentered the meeting at 11:06 P.M.)

Mayor Pro Tem/Vice Chairman Santarina

Reported on his attendance at community events, acknowledged those who were in attendance, and announced upcoming events of community interest.

Council/Agency Member Davis-Holmes

Announced upcoming events of community interest.

COUNCIL MEMBERS PRESENT REQUESTS TO ADD ITEMS TO FUTURE AGENDAS (None)

UNFINISHED/CONTINUED CLOSED SESSION ITEMS (None)

REPORT ON CLOSED SESSION (None)

ADJOURNMENT

The meeting was Adjourned at 11:28 P.M., by Mayor/Chairman Dear and in memory of the individuals requested this evening.

Chairman Jim Dear

ATTEST:

Agency Secretary Helen Kawagoe