The City Council of the City of Inglewood, California held a special meeting on Tuesday, June 29, 2004 in the Council Chambers in City Hall of said City.

Mayor Dorn called the meeting to order at the hour of 4:13 p.m. The City Clerk announced the presence of a quorum as follows:

Present: Mayor Dorn, Council Members Price, Morales and Franklin;

Absent: Council Member Dunlap.

City officials and personnel present were:

Yvonne Horton

Wanda Brown

City Clerk

City Treasurer

Mark F. Weinberg

City Administrator

Interim City Attorney

Diane Aldahl

Administrative Analyst

Mayor Dorn announced that item no. CS-3 was removed from the agenda.

134 <u>PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY.</u> Mayor Dorn inquired if there were any persons present who wished to address the City Council on any closed session items.

There was no response.

Mayor Dorn recessed the City Council at the hour of 4:14 p.m. for closed session item nos. CS-1, CS-2, CS-4 and CS-5.

* * * * * * * * * *

Following the Pledge of Allegiance to the flag of our country and invocation by Mayor Dorn, the meeting was again called to order at the hour of 6:06 p.m.

134 **PUBLIC COMMENTS - AGENDA ITEMS.** Mayor Dorn inquired if there were any persons present who wished to address the City Council on any item on the agenda.

Paul Russell, District 2, spoke concerning agenda item nos. 6, CA-1, R-5 and O-2.

Diane Sambrano spoke concerning agenda item nos. 6, City's Residential Incentive Policy for inclusion into the City's Administrative Policy Manual and 10, Approval of Contract with Consultant to Develop and Economic Development Strategic Plan.

Willie Agee spoke concerning agenda item no. O-2, Ordinance amending Inglewood Municipal Code Section 2-152 authorizing and empowering the Citizen Police Oversight Commission.

142.9 **PAYMENTS OF WARRANTS AND BILLS.** It was moved by Council Member Morales and seconded by Council Member Franklin that the demands presented to the City Council dated June 23, 2004 in the amount of \$5,467,068.41 are hereby approved and the City Clerk is hereby authorized to certify upon said registers that said demands are so approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: None:

Absent: Council Member Dunlap.

MINUTES. It was moved by Council Member Morales and seconded by Council Member Price that the minutes of the meeting of June 10, 2004 be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

- 132 <u>CLAIM DENIED.</u> Letter from the City's claims administrator was presented, recommending denial of the following claim:
 - a) Flemmie White for personal injury on August 6, 2003.

It was moved by Council Member Morales and seconded by Council Member Price and carried that the above listed claim be denied.

183.50 <u>AWARD OF CONTRACT – ALLEY CONSTRUCTION PROJECT.</u> Staff report dated June 29, 2004 was presented recommending award of contract for the 2004 Alley Construction Project to Damon Construction Company in the amount of \$277,420.

It was moved by Council Member Morales and seconded by Council Member Price that the City Council does hereby award contract to lowest bidder Damon Construction Company subject to the execution of the approved contract documents. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

183.50 <u>AWARD OF CONTRACT – 2004 SIDEWALK RECONSTRUCTION PROJECT.</u> Staff report dated June 29, 2004 recommending award of contract for the 2004 Sidewalk

Reconstruction Project to Kalban, Inc. in the amount of \$175,023.45.

It was moved by Council Member Morales and seconded by Council Member Price that the City Council does hereby award contract to lowest bidder Kalban, Inc., subject to the execution of the approved contract documents. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

101 **RESOLUTION NO. 04-77 ADOPTED – CITY'S RESIDENTIAL INCENTIVE**

POLICY. Staff report dated June 29, 2004 recommending adoption of a resolution defining the City's Residential Incentive Policy for inclusion into the City's Administrative Policy Manual.

It was moved by Council Member Morales and seconded by Council Member Price that Resolution No. 04-77 entitled:

A RESOLUTION OF THE CITY OF INGLEWOOD, CALIFORNIA, MODIFYING THE CITY'S RESIDENTIAL INCENTIVE POLICY FOR VARIOUS CITY EMPLOYEES

be adopted. The motion was carried by the following roll call vote: Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

MONTHLY FINANCIAL REPORT. Staff report dated June 29, 2004 was presented submitting the Monthly Financial Report for the month ending April 30, 2004.

It was moved by Council Member Morales, seconded by Council Member Price and carried that the above listed report be received and filed.

125 <u>AGREEMENT NO. 04-89 APPROVED – THOMSON WEST PUBLISHERS.</u> Staff report dated June 29, 2004 was presented recommending approval of an agreement with Thomson West Publishers for legal publications in the amount of \$37,000.

It was moved by Council Member Morales and seconded by Council Member Price that Agreement No. 04-89 with Thomson West Publishers be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

156 AGREEMENT NO. 04-90 APPROVED – SANTA BARBARA CITY COLLEGE.

Staff report dated June 29, 2004 was presented recommending approval of a parking citation processing agreement with Santa Barbara City College.

It was moved by Council Member Morales and seconded by Council Member Price that Agreement No. 04-90 with Santa Barbara City College be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

AGREEMENT NO. 04-91 APPROVED – WILBUR SMITH ASSOCIATES - RESOLUTION NO. 04-78 ADOPTED – BUDGET AMENDMENT. Staff report dated June 29,2004 recommending approval of contract with consultant to develop an Economic Development Strategic Plan in the amount of \$74,878.

It was moved by Council Member Morales and seconded by Council Member Price that the City Council does hereby 1) approve Agreement No. 04-91 with Wilbur Smith Associates and 2) that Resolution No. 04-78 entitled:

A RESOLUTION OF THE CITY COUNCIL OF INGLEWOOD, CALIFORNIA AMENDING THE FISCAL YEAR 2003-2004 BUDGET TO INCLUDE THE REMAINING FUNDS IN THE 2001-2002 EDA SMART GROWTH GRANT AWARD NUMBER 07-87-05053 TO COMPLETE GRANT ACTIVITIES OUTLINED IN THE GRANT AWARD PROGRAM OBJECTIVES

be adopted. The motion was carried by the following roll call vote: Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

183 AGREEMENT NO. 04-92 APPROVED – FIRST NATIONAL INSURANCE COMPANY OF AMERICA (SURETY). Staff report dated June 29, 2004 was presented recommending approval of a Takeover Agreement with First National Insurance Company

of America (Surety) in the amount of \$172,860.

It was moved by Council Member Morales and seconded by Council Member Price that Agreement No. 04-92 with First National Insurance Company of America (Surety) be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap; Not Voting: Council Member Franklin.

- 127.2 ORDINANCE NO. 04-15 ESTABLISHING COUNCIL COMMITTEES FOR THE OVERSIGHT OF POLICY DEVELOPMENT REPEALING OF RESOLUTION NO. 03-62. This item was removed from the agenda.
- 214.1 ORDINANCE NO. 04-16 INTRODUCED AMENDING INGLEWOOD MUNICIPAL CODE SECTION 2-152 AUTHORIZING AND EMPOWERING THE CITIZEN POLICE OVERSIGHT COMMISSION. The City Clerk read the title of Ordinance No. 04-16 whereupon it was moved by Council Member Morales and seconded by Council Member Franklin that further reading be waived. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap.

Thereupon, Ordinance No. 04-16 entitled:

AN ORDINANCE OF THE CITY OF INGLEWOOD, CALIFORNIA AMENDING SECTIONS 2-152.64 THROUGH 2-152.67 OF THE INGLEWOOD MUNICIPAL CODE RELATING TO DUTIES AND POWERS OF THE CITIZEN POLICE OVERSIGHT COMMISSION

was introduced by Council Member Franklin.

* * * * * * * * *

Mayor/Chairman Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 6:15 p.m.

RESOLUTION NOS. 04-79 AND R-04-07 ADOPTED – PRELIMINARY APPLICATION FOR STATE ENTERPRISE ZONE DESIGNATION. Staff report dated June 29, 2004 was presented authorizing staff to submit Preliminary Application for a State Enterprise Zone Designation and adopt required resolution.

It was moved by Council Member/Member Morales and seconded by Council Member/Member Franklin that the City Council/Redevelopment Agency does hereby 1) authorize submittal of proposal and preliminary application; and 2) that Resolution Nos. 04-79 and R-04-07 entitled:

RESOLUTION OF THE CITY OF INGLEWOOD, CALIFORNIA, AUTHORIZING SUBMISSION OF A STATE ENTERPRISE ZONE APPLICATION AND DESIGNATING THE APPLICATION AREA AS ELIGIBLE BASED ON STATE

THRESHOLD REQUIREMENTS ACCORDING TO HOUSEHOLD INCOME AND UNEMPLOYMENT DATA

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members/Members Price, Morales, Franklin and

Mayor/Chairman Dorn;

Noes: None;

Absent: Council Member/Member Dunlap.

Mayor/Chairman Dorn recessed the Redevelopment Agency at the hour of 6:18 p.m.

* * * * * * * * * *

131 <u>VERBAL REPORTS – CITY ADMINISTRATOR.</u> The City Administrator commented that Victor Roman, Parks and Recreation Department, is the Spanish translator for tonight's meeting.

132.6 <u>CLOSED SESSION – PATRICIA SURJUE VS. CITY OF INGLEWOOD.</u> Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Patricia Surjue et al v. City et al., Case No.: CV-02-5489 SOJ (VBKx).

An update was provided to Council; there was no action taken.

132.6 <u>CLOSED SESSION – ROBERT BETHEA VS. CITY OF INGLEWOOD.</u> Closed session - Confidential - Attorney/Client Privileged - Pending Litigation, Government Code Section 54956.9(a); Robert Bethea v. City of Inglewood; USDC Case No.: CV-03-2070 SJO (RCx).

It was moved by Mayor Dorn and seconded by Council Member Morales that the City Council does hereby approve, confirm and ratify settlement in the above matter in the amount of \$250,000. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: None;

Absent: Council Member Dunlap.

132.6 <u>CLOSED SESSION – ROBERT PESQUEIRA - WORKER'S COMPENSATION</u>
<u>SETTLEMENT.</u> Closed session - Confidential - Attorney/Client Privileged; Pending
Litigation, Government Code 54956.9(a); proposed worker's compensation settlement
for Robert Pesqueira.

This item was removed from the agenda.

132.6 CLOSED SESSION – KEITH SHORES VS. CITY OF INGLEWOOD.

Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Keith Shores v. City of Inglewood, et, al., USDC Case No.: CV-03-262 TJH (VBKx).

It was moved by Mayor Dorn and seconded by Council Member Morales that the City Attorney's recommendation to reinstate defense Counsel for Enrique Alfredo be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Morales, Franklin and Mayor Dorn;

Noes: None:

Absent: Council Member Dunlap.

132.6 CLOSED SESSION -CITY OF INGLEWOOD VS. LIEBERT CASSIDY

<u>WHITMORE.</u> Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a) City of Inglewood v. Liebert Cassidy Whitmore; LASC Case No.: BC317041.

An update was provided to Council; there was no action taken.

Mayor Dorn declared the meeting recessed at the hour of 6:23 p.m.

* * * * * * * * * *

Mayor Dorn again called the meeting to order at the hour of 7:03 p.m., with all members present.

100.50 PUBLIC HEARING HELD – RESOLUTION NO. 04-80 ADOPTED – ALLEY VACATION NORTH OF CENTURY BOULEVARD BETWEEN INGLEWOOD AVENUE. The City Clerk announced that the next scheduled matter was a public hearing to consider the vacation of the alley north of Century Boulevard between Inglewood Avenue and Rosewood Avenue, that notice of this hearing has been given in the time, form, and manner as required by law, the affidavit was on file, and no communications were received on the matter.

The City Administrator presented staff report dated June 29, 2004 submitting background information on the matter.

Mayor Dorn ordered the staff report dated June 29, 2004 received and filed.

Larry Kirkley, Deputy City Administrator, gave a brief overview of the alley vacation, which is being completed by the owner/developer of the Microtel Hotel at 4751 W. Century Blvd. for ingress and egress to their parking area. He commented that the owner/developer will be responsible for the maintenance and that it will be kept open and that the property owners abutting the alley will have continued access.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on this matter.

Ide Trejo spoke concerning the hotel, which the residents did not want. She commented that the owner/developer has been diligent in meeting and working with the residents. She further commented that the owner/developer has met their conditions and they have been assured that the hotel will be a positive addition to the neighborhood.

Paul Russell spoke concerning the original plan, of which the alley vacation was a part. He inquired if the alley is to be left open, why does it need to be vacated. He commented that the property will be added to the tax rolls, but overall it is a waste of time for the council because there is no problem that this solves.

Willie Agee spoke concerning how positive it is when there is an open dialogue and people come together to voice their concerns, as is the case with the residents and the owner of the Microtel Hotel.

Gil Mathieu inquired how the alley would be left open but will still be available for parking for the hotel. He commented that if there is a dual usage it should be in writing.

Diane Sambrano spoke concerning the notification of the public hearing. She commented that several hotels are being built around the City and at a LAWA meeting she heard that the Century Boulevard corridor is considered one of the most dense hotel areas in the west.

Roosevelt Douglas spoke concerning the positive attitude between the neighbors and the owner and their ability to work out their differences. He commented that keeping the alley open will be a great help to the fire department.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comment section closed at the hour of 7:25 p.m.

Council Member Price commented that this has been a back-and-forth problem but he was

pleased to hear about a reasonable compromise between the residents and the owner. He commented that keeping the alley open and putting it on the tax rolls makes it a good settlement.

Council Member Dunlap spoke concerning the problems with alley vacations and that they are the results of poor planning. She commented that she did not recall the moratorium being lifted to allow the building of motels in Inglewood and inquired why the City didn't purchase the land rather than letting it become a motel. She further commented that the police frequently make busts in that area and while the problem is better, it is not under control.

Council Member Morales commented that the reason this needs to be done is to prevent the owner from violating City codes. He further commented that this is a great example of the residents taking an active role and being flexible and working with the developer to get what they need.

Council Member Franklin commented that the owner/developer was sensitive to the will of the community. He inquired about the enforcement of double-parked cars potentially blocking the alley.

Larry Kirkley commented that the alley is still considered a thoroughfare and all codes will be enforced.

Council Member Franklin inquired whether the alley will be used for loading and unloading.

Larry Kirkley commented that there is enough space on the property and that the alley will not be used for loading and unloading.

Mayor Dorn inquired whether the residents were in receipt of those conditions.

Larry Kirkley commented that the public easement is in writing.

Mayor Dorn commented that the easement should also state that there will be no parking in the alley.

Larry Kirkley commented that code enforcement is standard procedure and it will be in writing.

It was moved by Council Member Morales and seconded by Council Member Dunlap that Resolution No. 04-80 entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA ORDERING THE VACATION OF A PORTION OF THE ALLEY NORTH OF CENTURY BOULEVARD, BETWEEN INGLEWOOD AVENUE AND ROSEWOOD AVENUE

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Morales, Franklin and Mayor Dorn;

Noes: None.

PUBLIC HEARING HELD – RECEIVE INPUT ON THE DRAFT THREE-YEAR CONSOLIDATED PLAN AND THE FY 2004-2005 ANNUAL ACTION PLAN PRELIMINARY STATEMENT OF OBJECTIVES AND PROJECTED USE OF FUNDS. The City Clerk announced that the next scheduled matter was a public hearing to receive input on the Draft Three-Year Consolidated Plan and the FY 2004-2005 Annual Action Plan Preliminary Statement of Objectives and Projected Use of Funds, that notice of this hearing has been published in the time, form, and manner as required by law, the affidavit was on file, and no communication was received on the matter.

The City Administrator presented staff report dated June 29, 2004 submitting background information on the matter.

Mayor Dorn ordered the staff report dated June 29, 2004 received and filed.

Pamela Thigpen, CDBG Administrator, spoke concerning the Three-Year Draft Consolidated Plan, which includes the Community Development Block Grant, as well as the Annual Action Plan and Housing Needs Plan. She commented that staff sent out over 50,000 notices of community meetings and that notices were included in the water bills, in the local newspaper and on the local news, and at their community meetings they had 218 residents speaking, which was the largest turnout out so far. She further commented that the programs fund affordable housing, fair housing, neighborhood preservation, economic development, homeless assistance, protection of the environment and enhancement of communities.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on this matter.

Rita Crawsley thanked CBDG for their support and commented that they are requesting an additional \$30,000 for renovation of the shower rooms which are not large enough to accommodate their patients.

Monica Cohen, Helen's Room for cancer support at Daniel Freeman Hospital requested reconsideration of her request for funds to help facilitate the work her organization does for breast cancer patients. She commented that Helen's Room has served over 1400 cancer patients at no cost to the patients.

Mickey Pena, cancer survivor, spoke concerning the help she received from Helen's Room and the services they provide for breast cancer patients. She commented that she is a volunteer for Helen's Room and she hopes the City Council will reconsider their proposal.

Mary Agnes Erlinson, St. Margaret's Center for the Homeless, spoke concerning their program to provide emergency shelters for families and to help prevent home evacuations. She commented that their program is vital to the community and commended staff for their work on their program and in making it fraud-resistant.

Jeannie Thompson, St. Margaret's Center for the Homeless, spoke concerning their request for funds for their 4-week emergency shelter and of their efforts to work with other organizations to consolidate services for the homeless.

Dan Staten, Stop the Violence Increase the Pease, thanked Council Member Morales and the community for their collaborative efforts to make the City a safer place. He commented that their organization would like the other Council Members to support their efforts against violence in the community.

Steve McCain, Children's Dental Center, spoke concerning the need for making the community aware of the negligence of dental health in the community. He commented that it is extremely important to a child's quality of life to have proper dental care and he requested the City Council to reconsider their request for funding.

Tony Ashley, Executive Director, True Vine Family Life Community Center, spoke concerning the need to assist low to moderate families, youth and ex-offenders, to help them develop skills. He commented that 65% of parolees are illiterate with no money and place to live and no job skills. He further commented that True Vine is an organization that addresses these problems and works with the parolee to become a valuable member of the community.

Brenda Bell, Highland Elementary School and the Inglewood Coalition, commented that the school needs volunteers to help in mentoring, administering, teaching, and staffing in their

efforts to keep young children away from gangs.

Gerald Thompson, Frontline Soldiers, thanked the City Council for their support and they are working to gain the support of all the Council Districts. He commented that their organization consists mostly of volunteers and they work to help young men live right and avoid gangs.

Earl Evans, Youth Development Program, requested that the City Council reconsider their request to provide preschool services in District 4 and to help them expand in District 3. He commented that they provide services for 400 children ages 3 to 13 in Districts 3 and 4 and would like provide for 100 additional children.

Delia Council, Drug Prevention, thanked the City Council for providing assistance in the past and expressed concerns about the recent decision not to provide funding for community-based organizations. She commented that it is difficult and costly for a non-profit organization to put together a request for funds. She further commented that the Highland School is acting as a hub for collaborative efforts between various agencies and she hopes City Council will reconsider their request.

Stephanie Vogel, South Bay Family Health Care Center, spoke concerning the public's access to medical care and the services SBCHC provides to help residents in need to make it to their medical appointments. She commented that they provide services for over 1,000 Inglewood residents but over 17,000 need assistance and she requests that the City Council reconsider their request for funding.

Larry Adamson, President and CEO, Midnight Mission, spoke concerning the help they have received over the years from the City and commented that they have a unique opportunity to expand with 22 more rooms. He further commented that they are one of the oldest organizations in Inglewood.

Cary Gatlin, Program Director, Midnight Mission, spoke concerning their request for addition funding to expand their facilities in order to improve their services and help the community.

Del Reyes, Sr. Manager, Life Steps Foundation and Adult Day Health Care Center, requested that the City Council reconsider their request for funding in order to provide four emergency transportation to provide free transportation for residents who have difficulty getting to their health care provider.

Council Member Dunlap left the Council Chambers at the hour of 8:11 p.m.

Evelyn Wear, Circle of Friends Health Care, spoke concerning their program that assists residents with transportation to their medical appointments, pharmacy and hospital. She commented that their program includes various recreational activities for seniors and disabled persons.

Carrie Leonard, Social Worker, Circle of Friends Health Care, spoke concerning providing non-emergency medical transportation for senior citizens. She also commented that they provide them with wheelchairs, walkers and canes.

Mayor Dorn left the Council Chambers at the hour of 8:13 p.m.

Council Member Dunlap returned to the Council Chambers at the hour of 8:14 p.m.

Council Member Morales left the Council Chambers at the hour of 8:14 p.m.

Mayor Dorn returned to the Council Chambers at the hour of 8:14 p.m.

Katrina Barnham Grayprat spoke concerning the services they provide to senior citizens and minorities including access to information and computer training. She thanked the City

Council for their support and commented that they received donated space and that funding was needed to upgrade the facility with handicapped access.

Council Member Morales returned to the Council Chambers at the hour of 8:17 p.m.

Kenneth "KB" Bill, Stop the Violence Increase the Peace, thanked the City Council for their support in the cease fire program in District 4 and requested their continued support with regard to anti-gang activities.

William Bikes, Program Director, People Assisting the Homeless, thanked the City Council for their past support. He commented that their organization provides transitional housing for 90-days and they are working on a collaborative effort with other organizations such as the Midnight Mission and St. Mary's that provide shorter-term and longer-term transitional housing so those in need will receive a continuity in services.

Council Member Franklin left the Council Chambers at the hour of 8:20 p.m.

Jose Ramos, Program Director, Children's Bureau of Southern California, spoke concerning the RFP process and the amount of energy, time and resources it takes to complete the request for funding and their hope that the City Council will reconsider their request.

Council Member Franklin returned to the Council Chambers at the hour of 8:21 p.m.

Gil Mathieu congratulated the City for the Deferred Loan Plan and commented that the program would assist senior citizens and low to moderate income families with code enforcement for their property . He further commented on programs to assist young couples with the down payment for a home, and that additional funds are needed to help with public access to information.

Willie Agee congratulated Pamela Thigpen for the fantastic job she has done with the CDBG. He commented that he is looking forward to seeing the successful results with regard to many of the organizations that have requested funding.

Diane Sambrano spoke concerning the disparity between the CDBG stating that 51% of the blocks are low to moderate income families, yet when talking with developers Inglewood is described as a high-end market. She commented that you cannot have it both ways and low income families do not shop at Nordstroms.

Roosevelt Douglas spoke concerning all the speakers who are sincerely trying to help the people of Inglewood including those without medical insurance. He commented on his surgery last year and he thanked God he had medical insurance.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comments portion closed at the hour of 8:31 p.m.

Council Member Price thanked all the speakers who came forward and gave the Council a better perspective of their hard work and commitment. He commented that most Inglewood residents are low income but there is an interesting mix and the Council has an obligation to meet those needs. He further commented that staff has done an excellent job in helping the disabled and homeless and he would like to continue to support the various youth programs, the children's dental clinic and the collaborative efforts of the Inglewood Coalition and the Highland School.

Council Member Dunlap thanked Miss Thigpen for her excellent work and commented that there is no better gauge of the success of a program than when a homeless family becomes a homeowner. She also commented that she would like to hold this subject over for another week in order to work out some additional funds for programs such as Helen's Room, the children's dental clinic and the South Bay Family Health Program.

Council Member Morales commented that this is a difficult part of the City Council because

most of the programs are worthy but it is the responsibility of the City Council to balance the available funds with other necessary City services, and they must take into account the recent State budget cuts. He further commented that he is doubtful that they will be able to reach the level of programs as last year but he hopes to continue to help the YDP preschool with a waiting list of 100 additional students.

Council Member Franklin commented that he is prepared to vote on this matter and he appreciates that everyone is trying to help those less fortunate. He further commented that he supports Helen's Room, Highland school programs, and Life Steps Foundation, and urged them to continue seeking funding.

Mayor Dorn commented that most of the programs are very worthy but that the City does not have the funding. He commented that he too is interested in the children's programs, Highland School, and Stop the Violence campaign. He further commented that the most successful programs are those that help people help themselves. He inquired of staff if the deadline for this project will still be met if the matter is held over until the next meeting.

Pamela Thigpen commented that they are well within the deadline and there is no problem if the matter is carried over.

Mark Weinberg, City Administrator, commented that the extra funds available are restricted and only 15% may be used for the requested charitable organizations.

Council Member Morales left the Council Chambers at the hour of 8:52 p.m.

Mayor Dorn declared the matter continued to July 13, 2004, at 7:00 p.m.

PUBLIC HEARING HELD – CONSIDER APPEAL TO PLANNING COMMISSION'S APPROVAL OF SPECIAL USE PERMIT NO. 941 (SUP 941) FOR PROPOSED SIX-UNIT CONDOMINIUM COMPLEX ON A P-1 (AUTOMOBILE PARKING) ZONED PROPERTY AT 114 WEST 64TH PLACE. The City Clerk announced that the next scheduled matter was a public hearing to consider an appeal to the Planning Commission's approval of Special Use Permit No. 941 for a proposed six-unit condominium complex on a P-1 (automobile parking) zoned property at 114 West 64th Place, that notice of this hearing has been given in the time, form, and manner as required by law, the affidavit was on file, and no communication was received on the matter.

The City Administrator presented staff report dated June 29, 2004 submitting background information on the matter.

Mayor Dorn ordered the staff report dated June 29, 2004 received and filed.

Sheldon Curry, Planning Manager, spoke concerning the Planning Commission's approval of a Special Use Permit for the development of a six-unit condominium project which entails six two-bedroom homes with 1207 to 1346 square feet, 2-1/2 baths per unit, a parking garage with two additional spaces on the street, and security fencing.

Mayor Dorn inquired if there were any persons present who wished to address the City Council on this matter.

Johnny Inghram spoke concerning the pride of ownership that property owners have and that condos are a better investment for the neighborhood. He commented that there are both apartments and condos in Inglewood, and young people who can afford a condo will be an asset to the neighborhood and he cannot understand why anyone would think that apartments are better for the neighborhood.

Sheila Taylor spoke concerning the need for moderate housing in Inglewood and hopes the condos are approved as they will add to the quality of life for Inglewood residents.

Sherlan Jackson, Block Club Captain, spoke in favor of the condos, which will be an incentive for young property owners to stay in Inglewood. She commented that homeowners have more pride of ownership than apartment tenants.

Pastor Alston Williams spoke on behalf of his congregation who support the condos over apartments. He commented that having apartments on an alley increases the chances of drugs and prostitution.

Gil Matthieu spoke concerning his support for the apartments and commented that condos are not a good investment for property owners.

Roosevelt Douglas spoke concerning the problem with getting apartments approved in the past and commented that condos would be a better solution for Inglewood.

Pia Williams, resident on 64th Place, spoke concerning her support for the apartments over condos and the length of time this subject has been on the table. She commented that the builder has many code violations and the problem with density, traffic, and parking is still an issue.

Paul Russell spoke concerning the importance of having public hearings to discuss these issues, but this matter has gone on for far too long.

Herman Yee spoke concerning his support for apartments over condos. He commented that his property is next door to the project and with an apartment building he and other residents will only have to deal with one owner, rather than six different condo owners, should a problem arise. He also read a verse from the Bible.

Willie Agee commented that as a property owner he does not believe he has the right to tell his neighbor what he has to build.

Diane Sambrano spoke concerning the lack of respect that the City Council has for the residents of Inglewood.

Liz Weaver spoke concerning the egregious code violations, including the 11 foot fence that is not within the City code. She commented that the builder has been flaunting code violations and the City has done nothing about it.

Reverend Ann Ameri spoke concerning a letter announcing a community meeting to discuss the upholding of this appeal. She commented that young people need to go where they can afford to buy and a condo is neither a good investment nor is it a good place to raise a family.

Council Member Morales left the Council Chambers at the hour of 9:33 p.m.

Rene Anglin, Inglewood realtor, spoke concerning a number of people who prefer condo living and a homeowner association, rather than the responsibility of lawn care and maintenance. She commented that Inglewood needs more moderate housing for first-time buyers and condos are a good solution.

Council Member Morales returned to the Council Chambers at the hour of 9:35 p.m.

Misty Scranton, General Counsel, Bedford Group, spoke concerning the diligence the owner has put into this project and that they have tried to meet every obstacle the residents have put in their way. She commented that she has never seen a project so closely scrutinized by the public.

Minet Orshien spoke concerning the rudeness, and flagrant violations committed by the

Bedford Group and they have not tried to work with the residents. She commented that many of the code violations have not yet been corrected.

Steven Grier, Bedford Group, spoke concerning the plan approval and that he has a written approval to build the fence and the subject fence is on his property. He commented that they have made the necessary corrections to the code violations and many of the alleged violations have been comments from non-technical bystanders. He presented drawings, photographs and schematics to show the project and the violations in question.

Council Member Dunlap left the Council Chambers at the hour of 9:42 p.m. and returned at the hour of 9:44 p.m.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comments portion closed at the hour of 9:45 p.m.

Council Member Price commented that both condos and apartments exist in Inglewood and the density, parking and traffic are the same either way. He commented that Inglewood needs moderate housing and he is prepared to vote supporting the condos.

Council Member Dunlap commented that the owner has no right to build condos but they requested a special use permit, of which they are in violation, and the residents are appealing it. She commented that the owner has been cited for standing water, trash and other violations but the residents are afraid to complain for fear or retaliation. She further commented that the residents in District 2 have a lot of pride in their neighborhood and she asked her fellow Council Members to vote to uphold the appeal.

Council Member Price left the Council Chambers at the hour of 9:53 p.m.

Council Member Morales spoke concerning the emotional aspects of this issue, but it is important that the residents believe that the City Council is looking out for their best interests. He commented that it is important to look into the code violations and he hopes in the future staff will consider these types of permits so such matters do not come before the City Council.

Council Member Franklin commented that it is not an issue as to whether or not there are apartments or condos, but whether the residents believe their property rights are being respected. He further commented that it appears that the supervisor of the project aggravated the situation and the project manager has gone out of his way to antagonize the residents. He inquired of Sheldon Curry if the code violations have been corrected.

Sheldon Curry commented that the preliminary inspection confirmed that the majority of the code violations have been rectified, with the exception of one column setback.

The City Administrator commented that one of the violations was based on an incorrect measurement. He further commented that the term "violation" is emotionally laden and in fact all projects, during the course of construction, have code violations, which is one of the reasons there are building inspectors visiting the project sites. Finally, he commented that the major code violation, which is a 30" setback, is actually in the favor of the residents by providing the actual footprint of the building closer to the street and away from their property.

Mayor Dorn commented that since the majority of the violations have been corrected we now have an opportunity to provide 1,209 to 1,347 square feet of living space in the \$200,000-\$350,000 range. He commented that HUD sent a letter to all urban cities encouraging home-ownership. He further commented that most homeowners know that apartments will not enhance their property values, but condos will, so the antagonism appears to be a vindictive issue between the neighborhood and the developer.

It was moved by Council Member Dunlap and seconded by Council Member Franklin that the appeal be upheld. The motion was carried by the following roll call vote:

Ayes: Council Members Dunlap, Morales and Franklin;

Noes: Council Member Price and Mayor Dorn.

Emmerline Foote, Interim City Attorney commented that an appeal needs to be supported by a finding of fact.

Council Member Dunlap commented that the public testimonies that were not supportive, not having a certificate of occupancy, parking and traffic issues, testimony in the minutes of the City Clerk, these should all constitute a finding of fact. She further commented that the project is detrimental to the general welfare of the community and there are hazards on the site, and they demand the building not be issued a Certificate of Occupancy.

The City Attorney commented that the Planning Department issued an SUP; therefore, the Council as a body, must provide supporting legal documentation of the denial of the SUP.

Council Member Dunlap referred to the staff report quoting, "The project would be detrimental to the property in the immediate neighborhood and it will have a negative effect on the public safety and general welfare of the community." She commented that the street is very narrow, the traffic and parking hazards should also be considered as a finding of fact.

Council Member Morales inquired if the project being out of code qualifies as a finding of fact.

The City Attorney commented that that would be a finding of fact.

Mayor Dorn commented that there are no findings of fact because if apartments are within code, then condos would also be within code, the setback is minimal and would not withstand a legal appeal, the Planning Department did approve the SUP and that HUD has sent instructions to the City with regard to encouraging home ownership. He further commented that Council Member Dunlap sought outside counsel to prepare an opinion on this project and therefore she should not participate in this vote.

Council Member Dunlap left the Council Chambers at the hour of 10:25 p.m.

* * * * * * * * *

Mayor/Chairman Dorn called the Redevelopment Agency into joint session with the City Council at the hour of 10:26 p.m.

JOINT PUBLIC HEARING HELD -TO CONSIDER DISPOSITION AND DEVELOPMENT AGREEMENT FOR DEVELOPMENT OF A RETAIL SHOPPING CENTER ON CENTURY BOULEVARD BETWEEN CLUB DRIVE AND CRENSHAW BOULEVARD - RESOLUTION NOS. 04-82 AND R-04-08 ADOPTED. The City Clerk/Secretary announced that the next scheduled matter was a joint public hearing to consider actions associated with approval of the proposed Disposition and Development Agreement between the Inglewood Redevelopment Agency and HCL Inglewood Village, LLC, for the development of a retail shopping center of approximately 193,000 square feet along Century Boulevard between Club Drive and Crenshaw Boulevard within the merged Inglewood Redevelopment Project (Century), that notice of this hearing has been given in the time, form, and manner as required by law, the affidavit was on file, and no communication was received on the matter.

The City Administrator/Executive Director presented staff report dated June 29, 2004 submitting background information on the matter.

Mayor/Chairman Dorn ordered the staff report dated June 29, 2004 received and filed.

Barron McCoy, Redevelopment Manager, gave a brief overview of the 16-acre project and introduced Andrew Natker, Sr. Vice President of the Haagen Company.

Mr. Natker presented a PowerPoint presentation outlining the HCL Inglewood Village development that proposes major tenants such as Bed, Bath & Beyond, Ross Dress for Less, Marshall's Department Store, Michael's Arts and Crafts, Golden Corral Buffet, Carl's Jr., Chili's, Famous Footwear, and the Red Lobster. He commented that security will be their top priority, and their design includes extensive landscaping with vines and trees. He further commented that they have completed the EIR and will hire local minority subcontractors and will work with staff and the South Bay Workforce Investment Board to facilitate hiring and training Inglewood residents.

Barron McCoy commented on the fiscal impact of the project and that HCL Inglewood Village, LLC's commitment to the project includes owning the project for a minimum of five years.

Mayor/Chairman Dorn inquired if there were any persons present who wished to address the City Council/Redevelopment Agency on this matter.

Paul Russell commented that he hopes the builder won't violate any codes.

Willie Agee commented that he supports this project and hopes it will start very soon.

Gil Mathieu commented that this is a project Inglewood can be proud of. He further commented that staff should be congratulated for staying the course and that the demographics of Inglewood are flawed because this City has a great location.

Johnny Inghram spoke concerning his support for this project as long as the builder is in code compliance. He commented that he is pro-business and this project will enhance the quality of life in Inglewood.

Paul Mann, Jr. commented that he looked at other projects by the builder and they are first-class projects that are well maintained.

Roosevelt Douglas spoke concerning his support for this project and that he is happy the City is moving forward.

Roosevelt Butler commented on his desire for a nice sit-down restaurant. He further commented that this project would help young people.

Pastor Fitches commented on the builder's reputation and that this project will be a great benefit to Inglewood.

Ida Trejo spoke concerning the reputation of the builder. She commented that she has lived in Inglewood for over 30 years and is looking forward to dining and shopping in Inglewood.

Diane Sambrano spoke concerning the Haagen Company and their positive track record as a builder who does what they say they are going to do. She commented that the plans include broad canopy trees which will enhance the entire area.

Lynette Lewis spoke concerning the good reputation of the Haagen Company and that she is looking forward to the restaurants and dress shops.

Marva Smits commented that she worked with the Haagen Company and they did everything they said they would do and this is a great opportunity for Inglewood. She thanked the City Council for their forward thinking.

W. G. Howard, Block Club Captain, expressed his support for the project.

Frederick Davis spoke concerning his support for this project and the jobs it will bring in for the young people.

No other persons wishing to address the City Council/Redevelopment Agency on this matter, Mayor/Chairman Dorn declared the public comments portion closed at the hour of 10:45 p.m.

Council Member/Member Price commented that he is very excited about this project and is pleased to be working with a developer who listens to the needs of the community. He commended the developer for their willingness to hire local contractors and subcontractors and commented that he hopes the trees will be planted soon and he is looking forward to the groundbreaking ceremony.

Council Member/Member Morales commented that he is satisfied that the developer is delivering jobs, landscaping, security, and a first rate center.

Council Member/Member Franklin commented that he is pleased that this project is finally off the ground and he is proud to be a part of it. He commended the Planning Commission for their good work and Diane Sambrano for bringing up the subject of shade trees. He further commented that this is a win/win situation for the City and he looks forward to shopping and eating once it is completed.

Mayor/Chairman Dorn expressed his appreciation that the hiring will be done through the One-Stop in Inglewood and that Inglewood residents will be well represented. He commended Haagen Company for selecting Golden Corral and he thanked Hilda Kennedy for helping with the tenancy.

It was moved by Council Member/Member Franklin and seconded by Council Member/Member Price that Resolution No. 04-81 entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA CERTIFYING AN ADDDENDUM TO THE VILLAGE SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT FOR A 193,000 SQUARE FOOT RETAIL CENTER ON A 15.97-ACRE SITE AT 3250-3502 CENTURY BOULEVARD

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members/Members Price, Morales, Franklin and

Mayor/Chairman Dorn;

Noes: None;

Absent: Council Member/Member Dunlap.

It was moved by Council Member/Member Franklin and seconded by Council Member/Member Morales that Resolution No. 04-82 entitled:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA APPROVING THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN HCL INGLEWOOD VILLAGE, LLC AND THE INGLEWOOD REDEVELOPMENT AGENCY

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members/Members Price, Morales, Franklin and

Mayor/Chairman Dorn;

June 29, 2004

Noes: None:

Absent: Council Member/Member Dunlap.

It was moved by Mayor/Chairman Dorn and seconded by Council Member/Member Morales that Resolution No. R-04-08 entitled:

RESOLUTION OF THE INGLEWOOD REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN HCL INGLEWOOD VILLAGE, LLC AND THE INGLEWOOD REDEVELOPMENT AGENCY

be adopted. The motion was carried by the following roll call vote:

Ayes: Council Members/Members Price, Morales, Franklin and

Mayor/Chairman Dorn;

Noes: None;

Absent: Council Member/Member Dunlap.

* * * * * * * * * *

134 <u>PUBLIC REMARKS.</u> Mayor Dorn inquired if there were any persons present who wished to address the City Council on any matter connected with City business not elsewhere considered on the agenda.

Johnny Ingrham spoke concerning his support for condominiums in the neighborhood. He commented about Council Members who bring negative comments to their neighborhoods and he urged residents to think for themselves about what is really best for the community.

There being no further business to be presented, Mayor Dorn declared the meeting adjourned in memory of Wayne Collins, Leslie Williams, Robert Wilson, Rene "Simba" Contreas, and the City of Inglewood Webmaster, Rodney McCormick at the hour of 11:42 p.m.

			City Clerk
Approved this	day of	, 2004	
	·		
Mayor			