



INGLEWOOD, CALIFORNIA

Tuesday, July 21, 2020
Closed Session 1:00 P.M.
Open Session 2:00 P.M.



Web Sites:

www.cityofinglewood.org
www.cityofinglewood.org/253/Successor-Agency
www.cityofinglewood.org/688/Housing-Authority
www.cityofinglewood.org/654/Finance-Authority
www.cityofinglewood.org/839/Parking-Authority
www.cityofinglewood.org/1204/Joint-Powers-Authority

*****NOTE FROM THE CITY: PUBLIC PARTICIPATION: Due to the existing COVID-19 health emergency and the social distancing measures currently in effect, and pursuant to the Governor's Executive Order N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>), please note that members of the public will be allowed to observe and/or address the City Council Meeting of July 21, 2020, at 2:00 P.M. as follows:

- 1. Written Public Comments:** Members of the public may choose to submit comments electronically for consideration by the Inglewood City Council/Successor Agency/Housing Authority/Finance Authority/Parking Authority/Joint Powers Authority (Legislative Body) by sending them to the City Clerk/Secretary at yhorton@cityofinglewood.org, and Deputy City Clerk aphillips@cityofinglewood.org. To ensure distribution to the members of the Legislative Body prior to consideration of the agenda, please submit comments prior to 8:00 A.M. the day of the meeting, and in the body of the email, please identify the agenda number or subject matter. Correspondence should indicate the meeting date and agenda item. Comments received after 8:00 A.M. and prior to the close of the public hearings, will be made part of the official public record of the meeting. Contact the Office of the City Clerk at 310-412-5280 with any questions.
- 2. In Person:** While adhering to and enforcing social distancing standards, members of the public can come to the Community Room located on the First Floor of Inglewood City Hall at 1 West Manchester Blvd., Inglewood, CA 90301, to listen, observe and make public comments.
- 3. By Telephone-Listening to the Meeting and Making Oral Public Comments:** Members of the public can participate in the meeting by telephone to listen and make comments by using the following:
 - Dial-In: **1-888-251-2949** or **1-215-861-0694 (Access Code: 2914215#)**;
 - The conference begins at 1:30 p.m., Pacific Time, and all interested parties may join the conference 5 minutes prior. Should any person need assistance with audio, please dial 1-888-796-6118. When dialing in, the operator will provide further instructions on how you can make public comments via phone.
 - If you are dialing in from a cell phone, please call from an area with good reception.
 - If you are watching the meeting via Facebook Live or Channel 35 while also accessing the phone line, it is requested that you mute the sound of your video feed as it is delayed from the phone transmission. Additionally, when you are making public comments on the phone line, you will be inaudible due to feedback.
- 4. Viewing and Listening to the Meeting without Making Public Comments:**
 - On Spectrum Cable Channel 35 with audio and limited video. Please check with your cable provider for details.
 - Live on-line through Facebook Live, with audio and limited video, at <https://www.facebook.com/cityofinglewood/>.

The above access options provide the public with the opportunity to both observe and listen to the meeting; however, members of the public who wish to orally address the Legislative Body must use the public access options 2 and 3 noted above.

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, or translation services in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Office of the City Clerk by telephone at 310-412-5280, FAX at 310-412-5533, One Manchester Boulevard, First Floor, Inglewood City Hall, Inglewood, CA 90301 or via email to yhorton@cityofinglewood.org no later than 24 hours prior to the scheduled meeting.

MAYOR/CHAIRMAN**

James T. Butts, Jr.

COUNCIL/AGENCY/AUTHORITY MEMBERS**

George W. Dotson, District No. 1

Alex Padilla, District No. 2

Eloy Morales, Jr., District No. 3

Ralph L. Franklin, District No. 4

CITY CLERK/SECRETARY**

Yvonne Horton

CITY TREASURER/TREASURER**

Wanda M. Brown

CITY MANAGER/EXECUTIVE DIRECTOR**

Artie Fields

CITY ATTORNEY/GENERAL COUNSEL**

Kenneth R. Campos

**AGENDA
INGLEWOOD CITY COUNCIL**

CLOSED SESSION ITEM – 1:00 P.M.

ROLL CALL

PUBLIC COMMENTS REGARDING THE CLOSED SESSION ITEM ONLY

Persons wishing to address the City Council on the closed session item may do so at this time.

- CS-1. Closed session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel – Pending Litigation Pursuant to Government Code Section 54956.9(d)(1); Name of Case: Maria Davalos v. City of Inglewood, et al; LASC Case No. BC685958.

DISCUSSION HELD; DIRECTION GIVEN TO STAFF.

AGENDA

CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/JOINT POWERS AUTHORITY

OPENING CEREMONIES – 2:00 P.M.

Call to Order

Pledge of Allegiance

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the Inglewood City Council/Successor Agency/Housing Authority/Joint Powers Authority on any item on today's agendas, other than the public hearings, may do so at this time.

WARRANTS AND BILLS

- 1, CSA- Warrant Registers.
1 & H-
1.

Recommendation:

- 1) Allow for Payment of Bills.

APPROVED.

PUBLIC HEARINGS

PH-1. **FINANCE DEPARTMENT**

Public hearing to consider the adoption of a resolution making findings, overruling protests and objections, and ordering delinquent sewer fees and refuse charges be placed on the tax rolls, for Fiscal Year 2020-2021.

Recommendation:

- 1) Receive public input;
2) Adopt resolution; and
3) Direct the City Clerk to file the necessary documents placing the delinquent refuse and sewer accounts on the County of Los Angeles property tax rolls.

- 1) PUBLIC COMMENT RECEIVED; 2) RESOLUTION NO. 20-104 ADOPTED; 3) CITY CLERK DIRECTED.**

PH-2. **HOUSING, SECTION 8 & CDBG DEPARTMENT**

Public hearing to receive public input on the Draft Fiscal Year 2020-2021 Annual Action Plan.

Recommendation:

- 1) Receive public comments;
2) Approve Fiscal Year 2020-2021 Annual Action Plan.

- 1) PUBLIC COMMENTS RECEIVED; 2) FISCAL YEAR 2020-2021 ANNUAL ACTION PLAN APPROVED.**

PH-3. **ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

Public hearing to consider the adoption of a resolution amending Inglewood Municipal Code Chapters 8, and 12, including Zoning Code Amendment 2018-01 (ZCA-2018-01) to establish short term rental regulations and short term rental fees.

Recommendation:

- 1) Continue public hearing to July 28, 2020, at 2:00 p.m.

PUBLIC HEARING CONTINUED TO JULY 28, 2020, AT 2:00 P.M.

PH-4. **ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

Public hearing to consider multiple actions associated with the Inglewood Basketball and Entertainment Center (IBEC) Project that includes an arena intended to promote the enjoyment and recreation of the public by providing access to the City's residents in the form of spectator sports, specifically basketball, with up to 18,000 fixed seats to host National Basketball Association games, and with up to 500 additional temporary seats for other events such as family shows, concerts, corporate and community events, and other sporting events; an up to 85,000-square foot team practice and athletic training facility; up to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports medicine clinic; up to 63,000 square feet of ancillary and related arena uses including retail and dining; an outdoor plaza adjacent to the arena; parking facilities; relocation of a City of Inglewood groundwater well; and various circulation, infrastructure, and other ancillary uses (the Project). The Project will also include a limited-service hotel

Recommendation:

- 1) Receive public input;
PUBLIC INPUT RECEIVED.
- 2) Adopt a Resolution Certifying the Project Environmental Impact Report No. EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056, and adoption of a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations.
RESOLUTION NO. 20-105 ADOPTED.
- 3) Adopt a Resolution Approving General Plan Amendment No. 2020-003 to modify the Land Use Element, Circulation Element, and Safety Element of the Inglewood General Plan with conforming map and text changes to reflect the plan for the Project, including:
 - a. Re-designation of certain properties in the Land Use Element from Commercial to Industrial;
 - b. Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text of the Land Use Element;
 - c. Updating Circulation Element maps and text to reflect vacation of portions of West 101st Street and West 102nd Street and to show the location of the Proposed Project; and
 - d. Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.**RESOLUTION NO. 20-106 ADOPTED.**
- 4) Adopt a Resolution Approving Specific Plan Amendment No. 2020-001 to amend the Inglewood International Business Park Specific Plan to exclude properties within the Project Site from the Specific Plan Area.
RESOLUTION NO. 20-107 ADOPTED.
- 5) Motion to waive further reading.
FURTHER READING WAIVED.
- 6) Introduce an Ordinance Approving Zone Change No. 2020-001 to apply the Sports and Entertainment (SE) Overlay Zone on the Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation.
ORDINANCE NO. 20-12 INTRODUCED.
- 7) Motion to waive further reading.
FURTHER READING WAIVED.
- 8) Introduce an Ordinance Approving Zoning Code Amendment No. 2020-002 to Chapter 12 of the Inglewood Municipal Code to establish regulations for the Sports and Entertainment Overlay Zone, including text amendments to create an overlay zone establishing development standards including standards for height, setbacks, street frontage, and lot size, permitted uses, signage, parking and loading, public art, design review process under the Proposed Project SEC Development Guidelines (discussed under #11, below), addressing parcel map procedures, and other land use controls.
ORDINANCE NO. 20-13 INTRODUCED.
- 9) Motion to waive further reading.
FURTHER READING WAIVED.
- 10) Introduce an Ordinance to Amend Inglewood Municipal Code Chapters 2 (Administration), 3 (Motor Vehicles and Traffic), 5 (Offenses, Miscellaneous), 10 (Public Works), and 11 (Building Regulations) to permit development and operation of the Project, including provisions regarding public art, truck routes, noise regulations, traffic demand management, and disposition of municipal real property.
ORDINANCE NO. 20-14 INTRODUCED.
- 11) Adopt a Resolution Approving the Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines) including:
 - a. Implementation and Administration,
 - b. Design Guidelines, and

c. Infrastructure Plan.

The SEC Development Guidelines will address certain design elements, including building orientation, massing, design and materials, plaza treatments, landscaping and lighting design, parking and loading design, pedestrian circulation, signage and graphics, walls, fences and screening, sustainability features, and similar elements.

RESOLUTION NO. 20-108 ADOPTED.

12) Motion to waive further reading.

FURTHER READING WAIVED.

13) Adopt an Ordinance Approving a Development Agreement between Murphy's Bowl LLC and the City.

ORDINANCE NO. 20-15 ADOPTED.

CONSENT CALENDAR – APPROVED AS RECOMMENDED EXCEPT AS NOTED.

2. **ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

Staff report recommending approval of the Fifth Amendment to CEQA Funding Agreement No. 18-055 with Murphy's Bowl LLC to include an additional \$1,378,601.00, to cover certain City costs and activities associated with the Phases II and III Scope of Services provided by third party consultants necessary to provide certain environmental, legal, fiscal and appraisal services on behalf of the City as required and/or contemplated by the Amended and Restated Exclusive Negotiating Agreement (ENA) with regard to the proposed development of a National Basketball Association Arena and Associated Facilities (Project) near the Intersection of Prairie Avenue and Century Boulevard.

Recommendation:

1) Approve Fifth Amendment based on the following:

- a. Fifth Amendment to Agreement No. 18-056, with ESA (Environmental Science Associates) to include additional Phase II augmentation scope and cost in the amount of \$175,430.00, and additional Phase III augmentation scope and cost in the amount of \$421,011.00, for a total of \$596,441.00;
- b. Third Amendment to Agreement No. 18-057, with Trifiletti Consulting Inc. to include an additional \$75,000.00, for additional Phase III scope and cost;
- c. Fifth Amendment to Agreement No. 18-058, with RMM (Remy Moose Manley LLP) to include an additional \$389,160.00 for Phase III scope and cost;
- d. Short Form Agreement No. 20-180 MSF, with Keyser Marston, Inc., dated April 16, 2020, for financial peer review services in an amount not to exceed \$50,000.00;
- e. City Agreement No. 20-189 with Curtis-Rosenthal, Inc., dated approved on May 5, 2020, for real estate appraisal services in an amount not to exceed \$233,000.00;
- f. Short Form Agreement No. 20-207, with Steve Norris for certain appraisal services in an amount not to exceed \$35,000.00; and

2) Rename the May 26, 2020, Funding Amendment title from "Amended and Restated Fourth Amendment To CEQA Funding Agreement No.: 18-055" to "Fourth Amendment to CEQA Funding Agreement No.: 18-055" and change a portion of the opening paragraph of the same Funding Agreement from "... a Second Amendment to CEQA Funding Agreement, Dated, July 23, 2019," to "... an Amended and Restated Second Amendment to CEQA Funding Agreement, dated, November 19, 2019."

3) Adopt a resolution amending the Fiscal Year 2019-2020 Budget.

3. **ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

Staff report recommending approval of Amendments to Agreements with Environmental Science Associates (ESA), Tiffiletti Consulting, Inc., and Remy Moose Manley LLP (RMM) for certain third party environmental, legal and other consulting services regarding the proposed development of a National Basketball Association Arena and associated facilities near the intersection of Prairie Avenue and Century Boulevard.

Recommendation:

- 1) Approve the Fifth Amendment to Agreement No. 18-056, with ESA (Environmental Science Associates) to include additional Phase II augmentation scope and cost in the amount of \$175,430.00, and additional Phase III augmentation scope and cost in the amount of \$421,011.00, for a total of \$596,441.00, to be performed at the request and on the behalf of the City with regard to the proposed development of a National Basketball Association Arena and associated facilities (Project) near the intersection of Prairie Avenue and Century Boulevard;
- 2) Approve Third Amendment to Agreement No. 18-057, with Trifiletti Consulting Inc. to include additional Phase III scope and cost in the amount of \$75,000.00, to be performed at the request and on the behalf of the City with regard to the proposed development of a National Basketball Association Arena and associated facilities (Project) near the intersection of Prairie Avenue and Century Boulevard; and,
- 3) Approve Fifth Amendment to Agreement No. 18-058, with RMM (Remy Moose Manley LLP) to include Phase III scope and cost in an additional amount of \$389,160.00.

4. **ITC DEPARTMENT**

Staff report recommending approval of a four-year payment authorization for the annual software licensing renewals and equipment maintenance. (Various Funds)

Recommendation:

- 1) Approve payment authorization in an amount not to exceed \$1,320,000.

5. **POLICE DEPARTMENT**

Staff report recommending adoption of a resolution amending the Fiscal Year 2019-2020 budget authorizing a transfer in the amount of \$33,964 from the Community Affairs Division to the Scientific Services Division for personnel expenses related to unfreezing one Forensic Specialist position. (General Fund)

Recommendation:

- 1) Approve unfreezing one (1) Forensic Specialist position; and
- 2) Adopt resolution.

6. **POLICE DEPARTMENT**

Staff report recommending approval of Amendment No. 1 to Agreement No. 17-510 with Community Veterinarian Hospital to continue providing veterinary services for the Police Department's canines. (General Fund)

Recommendation:

- 1) Approve Amendment No. to Agreement No. 17-510.

REPORTS – CITY ATTORNEY

- A-1. Report on Closed Session Item.
- A-2. Oral reports – City Attorney.

REPORTS – CITY MANAGER

CM-1. Oral reports – City Manager.

REPORTS – CITY CLERK

CC-1. Oral reports – City Clerk.

REPORTS – CITY TREASURER

CT-1. **CITY TREASURER**

Monthly Treasurer’s Report for the Month ending March 31, 2020.

Recommendation:

1) Receive and file.

RECEIVED AND FILED.

INGLEWOOD SUCCESSOR AGENCY

Call to Order

CSA-1, Warrant Registers.

1 &

H-1.

Recommendation:

1) Allow for Payment of Bills

APPROVED.

CSA-2. **SUCCESSOR AGENCY TREASURER**

Monthly Treasurer’s Report for the Month ending March 31, 2020.

Recommendation:

1) Receive and file.

RECEIVED AND FILED.

ADJOURNMENT INGLEWOOD SUCCESSOR AGENCY

INGLEWOOD HOUSING AUTHORITY

Call to Order

H-1, Warrant Registers.
1 &
CSA-1.

Recommendation:

- 1) Allow for Payment of Bills

APPROVED.

H-2. **HOUSING AUTHORITY TREASURER**

Monthly Treasurer's Report for the Month ending March 31, 2020.

Recommendation:

- 1) Receive and file.

RECEIVED AND FILED.

ADJOURNMENT INGLEWOOD HOUSING AUTHORITY

INGLEWOOD JOINT POWERS AUTHORITY

JPA-1. **JOINT POWERS AUTHORITY TREASURER**

Monthly Treasurer's Report for the Month ending March 31, 2020.

Recommendation:

- 1) Receive and file.

RECEIVED AND FILED.

ADJOURNMENT INGLEWOOD JOINT POWERS AUTHORITY

APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

PUBLIC COMMENTS REGARDING OTHER MATTERS

Persons wishing to address the City Council on any matter connected with City business not elsewhere considered on the agenda may do so at this time. Persons with complaints regarding City management or departmental operations are requested to submit those complaints first to the City Manager for resolution.

MAYOR AND COUNCIL REMARKS

The members of the City Council will provide oral reports, including reports on City related travels where lodging expenses are incurred, and/or address any matters they deem of general interest to the public.

ADJOURNMENT CITY COUNCIL

Pursuant to Government Code Section 65009, if you challenge the proposed environmental documents, General Plan Amendment, Specific Plan Amendment, Zone Change, Zoning Code Amendment, other Inglewood Municipal Code Amendments, SEC Development Guidelines, or Development Agreement, or other City action, finding, determination, or decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City Council, the Successor Agency, Housing Authority, Parking Authority, or Joint Powers Authority at, or prior to, the public hearing. In the event that today's meeting of the City Council is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled City Council meeting.

*** No Accompanying Staff Report at the Time of Printing**

**** Serves in that Capacity for Successor Agency, Housing Authority, Finance Authority, Parking Authority, and Joint Powers Authority**