



INGLEWOOD, CALIFORNIA

Tuesday, July 28, 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 28, 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: 1935649#)**:
 - 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. Calls from landline phones are highly recommended.
 - 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; Conference with Labor Negotiator Pursuant to Government Code Section 54957.6: Name of the Agency Negotiator: Jose O. Cortes, Human Resources Director: Name of Organizations Representing Employees: Inglewood Police Officers Association (IPOA); Inglewood Police Management Association (IPMA); Service Employees International Union (SEIU).

AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY/PARKING 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/Parking Authority on any item on today's agendas, other than the public hearings, may do so at this time.

WARRANTS AND BILLS

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

Recommendation:

1) Allow for Payment of Bills.

APPROVED.

PUBLIC HEARINGS

PH-1. **ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

Public hearing to consider an ordinance amending Inglewood Municipal Code Chapters 8 and 12, including Zoning Code Amendment 2018-01 (ZCZ2018-01) to establish short term rental regulations and short term rental fees.

Recommendation:

- 1) Receive public comments;
- 2) Affirm Categorical Exemption (EA-CE-2018-061);
- 3) Motion to waive further reading;
- 4) Introduce Ordinance; and
- 5) Adopt a Resolution to Establish Short Term Rental Fees.

THIS ITEM WAS PULLED FROM THE AGENDA.

PH-2. **PUBLIC WORKS DEPARTMENT**

Public hearing to consider assessment levies for the Morningside Park Maintenance Assessment District No. 1974-2.

Recommendation:

- 1) Receive public input; and
- 2) Adopt the attached Resolution approving the Engineer's Report and ordering assessment levies (unchanged) for the Morningside Park Maintenance Assessment District for Fiscal Year 2020-2021.

1) PUBLIC INPUT RECEIVED; 2) RESOLUTION ADOPTED.

PH-3. **PUBLIC WORKS DEPARTMENT**

Public hearing to consider assessment levies for the In-Town Maintenance Assessment District No. 1975-1.

Recommendation:

- 1) Receive public input; and
- 2) Adopt the attached Resolution approving the Engineer's Report and ordering assessment levies (unchanged) for the In-Town Maintenance Assessment District No. 1975-1 for the Fiscal Year 2020-2021.

1) PUBLIC INPUT RECEIVED; RESOLUTION ADOPTED.

PH-4. **PUBLIC WORKS DEPARTMENT**

Public hearing to consider assessment levies for the Inglewood Street Lighting Assessment District No. 1980-1.

Recommendation:

- 1) Receive public input; and
- 2) Adopt the attached Resolution approving the Engineer's Report and ordering assessment levies (unchanged) for the Street Lighting Assessment District for Fiscal Year 2020-2021.

1) PUBLIC INPUT RECEIVED; 2) RESOLUTION ADOPTED.

PH-5. **PUBLIC WORKS DEPARTMENT**

Public hearing to consider assessment levies for the Darby-Dixon Maintenance Assessment District No. 1987-1.

Recommendation:

- 1) Receive public input; and
- 2) Adopt the attached Resolution approving the Engineer's Report and ordering assessment levies (unchanged) for the Darby-Dixon Maintenance Assessment District for Fiscal Year 2020-2021.

1) PUBLIC INPUT RECEIVED; 2) RESOLUTION ADOPTED.

CONSENT CALENDAR – APPROVED AS RECOMMENDED.

2. **CITY ATTORNEY'S OFFICE**

Letters from the Office of the City Attorney recommending the following:

A. Reject Claims filed pursuant to Government Code Section 913:

- 1) Christina Fracker for alleged property damage on January 13, 2020.
- 2) Claudette Leslie for alleged property damage on May 3, 2020.
- 3) LaShonda Lewis for alleged property damage on May 27, 2020.
- 4) Melanie McDade for alleged personal injury from 2010 through December 31, 2019, and employment termination.
- 5) Lauren Oliver for alleged property damage on December 26, 2019.
- 6) Robyn Ross for alleged personal injury on December 11, 2019.
- 7) Harold Staine for alleged property damage on May 3, 2020.

B. Return Late Claims pursuant to Government Code Section 911.2:

- 1) Mary Davis for alleged loss of heating unit in 2019.
- 2) Iweka Okparaocha for alleged towing fees on September 6, 2019.

Recommendation:

- 1) Reject claims listed as A1 through A-7; and
- 2) Return late claims listed as B1 and B2.

3. **CITY ATTORNEY'S OFFICE**

Staff report recommending approval of an agreement with Remy Moose Manley (RMM), LLP to provide legal services to the City of Inglewood. (General Fund)

Recommendation:

- 1) Approve agreement in the \$75,000; and
- 2) Adopt a resolution amending the Fiscal Year 2019-2020 budget transferring \$75,000 to cover the expenditure.

4. **CITY ATTORNEY'S OFFICE**

Staff report recommending approval of Amendment No. 3 to Agreement No. 19-155 with Nossaman, LLP to provide legal services to the City of Inglewood. (General Fund)

Recommendation:

- 1) Approve Amendment No. 3 to Agreement No. 19-155 in an amount not to exceed \$100,000 (bringing the total contract compensation to \$1,000,000); and
- 2) Adopt resolution amending the Fiscal Year 2019-2020 budget to cover the cost of the amendment.

5. **ITC DEPARTMENT**

Staff report recommending approval of two purchase orders for various computer maintenance, supplies, software and hardware. (Various Funds)

Recommendation:

- 1) Approve a three-year purchase order with Computer Discount Warehouse Government (CDW-G) in an annual amount not to exceed \$750,000; and
- 2) Approve a one-year blanket purchase order with Dell in an annual amount not to exceed \$500,000.

6. **PUBLIC WORKS DEPARTMENT**

Staff report recommending approval of a one-year (with the option to extend three (3) additional one-year periods, and six (6) month-to-month extensions) cooperative agreement (piggy-back) with Ocean Blue Environmental Services, Incorporated (Ocean Blue), for on-call and scheduled City-wide hazardous waste removal services. (Sanitation & Various Funds)

Recommendation:

- 1) Approve agreement in an amount not to exceed \$150,000.

7. **PUBLIC WORKS DEPARTMENT**

Staff report recommending approval of a three-year professional services agreement with A+ Traffic Management, Inc., for Traffic Management and Control Services. (General Fund)

Recommendation:

- 1) Adopt resolution amending the Fiscal Year 2019-2020 budget transferring \$817,641.00 from General Fund Reserves to Account Code No. 001-060-6035-44860 (General Fund-Public Works-Public Services-Traffic Paint-Contract Services); and
- 2) Approve agreement in the annual amount of \$3,270,564 (Total amount of 9,811,692).

8. **PUBLIC WORKS DEPARTMENT**

Staff report recommending approval of Amendment No. 3 to Agreement No. 18-134 to reflect the addition of the contractor's legal business name as California Recycle Team, Incorporated, doing business as (dba) Electronic Waste Solutions (EWS).

Recommendation:

- 1) Approve Amendment No. 3 to Agreement No 18-134.

9. **PUBLIC WORKS DEPARTMENT**

Staff report recommending approval of Amendment No. 1 to Agreement No. 19-224 with UrbanTrans Consultants, Inc., extending the term of the agreement by one year to aid with development, operation and management of the Transportation Demand Management Pilot Program. (LAMP Funds)

Recommendation:

- 1) Approve Amendment No. 1 to Agreement No 19-224 in an amount not to exceed \$369,527.

JOINT CONSENT CALENDAR – APPROVED AS RECOMMENDED.

10, **OFFICE OF THE CITY ATTORNEY / GENERAL COUNSEL (Successor Agency /**
CSA-2, **Housing Authority / Parking Authority)**

H-2 & Staff report recommending approval of Amendment No. 2 to Agreement No. 20-020 with
P-1. Kane, Ballmer & Berkman (“Special Counsel”) to provide legal services to the City, Successor Agency, Housing Authority and Parking Authority. (General Fund)

Recommendation:

City Council/Successor Agency/Housing Authority/Parking Authority:

- 1) Approve Amendment No. 2 to Agreement No. 20-20 in an amount not to exceed \$270,000 (bringing the total contract compensation to \$820,000); and
- 2) Approve the payment of outstanding invoices legal services for the month of June 2020 in an amount not to exceed \$75,000.

and

City Council:

- 1) Adopt a resolution amending the Fiscal Year 2019-2020 Annual Budget to transfer \$345,000 from General Fund Reserves in order to fund the additional legal services specified in Amendment No. 2 to Agreement No. 20-020, and the payment of any outstanding invoices.

ORDINANCES

O-1. **ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT**

Staff report recommending adoption of four (4) ordinances (introduced at the public hearing held on July 21, 2020) 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:

Recommendation for O-1 is on Page 8.

- 1) Motion to waive further reading of Ordinance No. 20-12;
- 2) Adopt Ordinance No. 20-12, approving Zone Change No. 2020-001, to amend specific portions of the official zoning map of the City of Inglewood that are within the proposed Project Site of the Inglewood Basketball and Entertainment Center (IBEC) in order to (1) conform zoning with existing General Plan land use designations, and (2) establish and identify the location of a Sports and Entertainment Overlay Zone (SE Overlay Zone) within the IBEC Project Site. (Maps showing these modifications are attached to the full text of the ordinance, which is on file in the office of the City Clerk);
- 3) Motion to waive further reading of Ordinance No. 20-13;
- 4) Adopt Ordinance No. 20-13, approving Zoning Code Amendment No. 2020-002, to establish regulations for the Inglewood Basketball and Entertainment Center (IBEC) Project within Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code, including text amendments to create a Sports and Entertainment Overlay Zone (SE Overlay Zone) that, together with the Sports and Entertainment Complex (SEC) Development Guidelines, (a) establish development standards, including standards for height, setbacks, street frontage, lot size, parking and loading requirements, and permitted uses for the IBEC Project, (b) provide for the SEC Development Guidelines to regulate signage, parking and loading, public art, walls and fences, and design review and infrastructure improvement review processes for the IBEC Project, (c) address parcel map and lot line procedures within the SE Overlay Zone, and (d) provide for other land use controls governing the IBEC Project.
- 5) Motion to waive further reading of Ordinance No. 20-14;
- 6) Adopt Ordinance No. 20-14 to amend the following Chapters of the Inglewood Municipal Code: Chapter 2 (Administration) in order to affirm and ratify City determinations that the provisions of this Chapter do not apply to City-owned real property, including within the SE Overlay Zone; Chapter 3 (Motor Vehicles and Traffic) in order to authorize the City's traffic authority to designate a segment of 102nd Street 325 feet west of South Doty Avenue and extending to Yukon Avenue as a Truck Route; Chapter 5 (Offenses, Miscellaneous) in order to modify the applicability of noise regulations within the SE Overlay Zone relating to the construction and operation of a Sports and Entertainment Complex; Chapter 10 (Public Works) in order to cause the comprehensive Transportation Demand Management Program imposed as mitigation measures in the Environmental Impact Report for the IBEC Project to apply to the IBEC Project in lieu of the generally applicable citywide transportation demand management and trip reduction measures set forth in Chapter 10 of the Inglewood Municipal Code; and Chapter 11 (Building Regulations) in order to allow the public art provisions permitted in the SE Overlay Zone to apply in lieu of the public art provisions set forth in Chapter 11 of the Inglewood Municipal Code;
- 7) Motion to waive further reading of Ordinance No. 20-15; and
- 8) Adopt Ordinance No. 20-15 to approve Development Agreement No. DA-2020-001 by and between the City of Inglewood and Murphy's Bowl, LLC, concerning the Inglewood Basketball and Entertainment Center (IBEC).

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.

INGLEWOOD SUCCESSOR AGENCY

Call to Order

CSA-1, Warrant Registers.

1 &

H-1.

Recommendation:

- 1) Allow for Payment of Bills

CSA-2, **OFFICE OF THE CITY ATTORNEY / GENERAL COUNSEL (Successor Agency / Housing Authority / Parking Authority)**

H-2 & Staff report recommending approval of Amendment No. 2 to Agreement No. 20-020 with

P-1. Kane, Ballmer & Berkman (“Special Counsel”) to provide legal services to the City, Successor Agency, Housing Authority and Parking Authority. (General Fund)

Recommendation:

City Council/Successor Agency/Housing Authority/Parking Authority:

- 1) Approve Amendment No. 2 to Agreement No. 20-20 in an amount not to exceed \$270,000 (bringing the total contract compensation to \$820,000); and
- 2) Approve the payment of outstanding invoices legal services for the month of June 2020 in an amount not to exceed \$75,000.

and

City Council:

- 1) Adopt a resolution amending the Fiscal Year 2019-2020 Annual Budget to transfer \$345,000 from General Fund Reserves in order to fund the additional legal services specified in Amendment No. 2 to Agreement No. 20-020, and the payment of any outstanding invoices.

ADJOURNMENT INGLEWOOD SUCCESSOR AGENCY

INGLEWOOD HOUSING AUTHORITY

Call to Order

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

Recommendation:

- 1) Allow for Payment of Bills

H-2, **OFFICE OF THE CITY ATTORNEY / GENERAL COUNSEL (Successor Agency /**
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CSA-2 Staff report recommending approval of Amendment No. 2 to Agreement No. 20-020 with
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Agency, Housing Authority and Parking Authority. (General Fund)

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ADJOURNMENT INGLEWOOD HOUSING AUTHORITY

INGLEWOOD PARKING AUTHORITY

- P-1, **OFFICE OF THE CITY ATTORNEY / GENERAL COUNSEL (Successor Agency /**
10, **Housing Authority / Parking Authority)**
CSA-2, Staff report recommending approval of Amendment No. 2 to Agreement No. 20-020 with
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ADJOURNMENT INGLEWOOD PARKING 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

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. If you will require special accommodations, due to a disability, or need translation services, please contact the Office of the City Clerk at (310) 412-5280 or FAX (310) 412-5533, One Manchester Boulevard, First Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 24 hours prior to the day of the Council Meetings.

*** 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**