



INGLEWOOD, CALIFORNIA  
Tuesday, July 20, 2021  
Closed Session – 1:00 P.M.  
Open Session - 2:00 P.M.



Web Sites:

[www.cityofinglewood.org](http://www.cityofinglewood.org)  
[www.cityofinglewood.org/253/Successor-Agency](http://www.cityofinglewood.org/253/Successor-Agency)  
[www.cityofinglewood.org/688/Housing-Authority](http://www.cityofinglewood.org/688/Housing-Authority)  
[www.cityofinglewood.org/654/Finance-Authority](http://www.cityofinglewood.org/654/Finance-Authority)  
[www.cityofinglewood.org/839/Parking-Authority](http://www.cityofinglewood.org/839/Parking-Authority)  
[www.cityofinglewood.org/1204/Joint-Powers-Authority](http://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 20, 2021, at 1:00 P.M. for closed session 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 [athompson@cityofinglewood.org](mailto:athompson@cityofinglewood.org) and Deputy City Clerk at [aallen@cityofinglewood.org](mailto:aallen@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:** The Library Lecture Hall (located adjacent to the Main Library) will be open to provide members of the public with an opportunity to address the Legislative Body on Closed Session Items.

Please note that members of the public will be allowed to observe and/or address the City Council Meeting of July, 2021, at 2:00 P.M. for open session 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 [athompson@cityofinglewood.org](mailto:athompson@cityofinglewood.org), and Deputy City Clerk at [aallen@cityofinglewood.org](mailto:aallen@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:** The Library Lecture Hall (located adjacent to the Main Library) will be open to provide members of the public with an opportunity to address the Legislative Body on Open Session Items.
- 3. 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.

**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, 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 [athompson@cityofinglewood.org](mailto:athompson@cityofinglewood.org) and [aallen@cityofinglewood.org](mailto:aallen@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

Dionne Faulk, District No. 4

**CITY CLERK/SECRETARY\*\***

Aisha L. Thompson

**CITY TREASURER/TREASURER\*\***

Wanda M. Brown

**CITY MANAGER/EXECUTIVE DIRECTOR\*\***

Artie Fields

**CITY ATTORNEY/GENERAL COUNSEL\*\***

Kenneth R. Campos

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**AGENDA  
CITY COUNCIL**

**CLOSED SESSION – 1:00 P.M.**

Call to Order

Roll Call

**PUBLIC COMMENTS REGARDING CLOSED SESSION ITEM**

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

- CS-1. Closed Session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel regarding pending litigation pursuant to Government Code Section 54956.9(d)(1); Interinsurance Exchange of the Automobile Club (AAA) v. City of Inglewood; LASC Case No.: 19STCV36707.

**DISCUSSION HELD; DIRECTION GIVEN TO STAFF.**

- CS-2. Closed Session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel regarding anticipated litigation pursuant to Government Code Section 54956.9(d)(2); (One Potential Case).

**DISCUSSION HELD; DIRECTION GIVEN TO STAFF.**

- CS-3. Closed Session – Confidential – Attorney/Client Privileged; City Council Conference with Legal Counsel – Anticipated Litigation pursuant to Government Code Section 54956.9(d)(2); Workers' Compensation Claim of Mark Robinson: WCAB ADJ No. 12074124.

**REQUEST FOR SETTLEMENT AUTHORIZED.**

**AGENDA  
CITY COUNCIL/SUCCESSOR AGENCY/HOUSING 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 on any item, 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 HEARING**

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 to be placed on the tax rolls for Fiscal Year 2021-2022.

Recommendation:

- 1) Receive public comments;
- 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. (Sanitation Fund and Sewer Fund)

**1) PUBLIC COMMENTS RECEIVED; RESOLUTION NO. 21-107 ADOPTED; AND 3) CITY CLERK DIRECTED TO FILE THE NECESSARY DOCUMENTS PLACING THE DELINQUENT REFUSE AND SEWER ACCOUNTS ON THE COUNTY OF LOS ANGELES PROPERTY TAX TOLLS.**

PH-2. **FINANCE DEPARTMENT**

Public hearing to consider amending the City of Inglewood Master Fee Schedule to reflect the suggested changes to the Fee Schedule for Building Safety and Planning.

Recommendation:

- 1) Receive public comments; and
- 2) Authorize the fees and charges adjustments to come into effect on September 18, 2021, as set out in accordance with the findings of the User Fee Study.

**1) PUBLIC COMMENTS RECEIVED; AND 2) FEES AND CHARGES ADJUSTMENTS AUTHORIZED TO COME INTO EFFECT ON SEPTEMBER 18, 2021, AS SET OUT IN ACCORDANCE WITH THE FINDINGS OF THE USER FEE STUDY.**

PH-3. **PUBLIC WORKS DEPARTMENT**

Public hearing to consider the adoption of a resolution adopting the City's 2020 Urban Water Management Plan (UWMP).

Recommendation:

- 1) Receive public comments; and
- 2) Adopt resolution.

**1) PUBLIC COMMENTS RECEIVED; AND 2) RESOLUTION NO. 21-108 ADOPTED.**

PH-4. **SECTION 8, HOUSING, AND CDBG DEPARTMENT**

Public hearing to consider approving the Draft Fiscal Year 2021-2022 Annual Action Plan.

Recommendation:

- 1) Receive public comments; and
- 2) Approve the Annual Action Plan.

**1) PUBLIC COMMENTS RECEIVED; AND 2) ANNUAL ACTION PLAN APPROVED.**

**CONSENT CALENDAR – APPROVED AS RECOMMENDED.**

These items will be acted upon as a whole unless called upon by a Council Member.

2. **CITY CLERK’S OFFICE**

Approval of the Minutes of the Meetings held on January 26, 2021, February 9, 2021, February 11, 2021 (Special), and February 23, 2021.

Recommendation:

- 1) Approve.

3. **CITY ATTORNEY’S OFFICE**

Letters from the City Attorney’s Office recommending the following:

**A. Reject Claim Pursuant to Government Code, Section 913:**

1. Maria Iniguez for alleged personal injury; slip and fall on April 27, 2021.
2. Cheryl Mitchell for alleged vehicle damage; tree sap on May 21, 2021 to present.
3. Dwight Summerfield for alleged wrongful death; inadequate park monitoring on January 5, 2021.
4. Amber Tolan for alleged tire damage; road condition on April 29, 2021.

Recommendation:

- 1) Reject Claims listed as A-1 and A-4.

4. **CITY MANAGER’S OFFICE**

Staff report recommending approval of Amendment Six to the Contract for the Welfare-to-Work Vocational, Intermediary and Direct Services by and between the County of Los Angeles and the City of Inglewood [serving as the administrative entity for the South Bay Workforce Investment Board (SBWIB)], also known as County Contract No. WTW19-001 (Inglewood Agreement No. 19-077).

Recommendation:

- 1) Approve amendment.

5. **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT**

Staff report recommending adoption of a resolution approving Vesting Tentative Tract Map (VTTM) No. 80314 subject to 40 conditions (and/or additional conditions as deemed appropriate).

Recommendation:

Adopt resolution subject to the following 40 conditions:

- 1) That Vesting Tentative Tract Map No. 80314 shall not be effective until approved by the City Council.
- 2) That the final maps shall comply with the requirements set forth in IMC chapter 12, Article 22 (Subdivision Regulations) and the Hollywood Park Specific Plan (“HPSP”), as more particularly set forth in this Resolution.
- 3) That the multiple final maps associated with Vesting Tentative Tract Map No. 80314 are approved to be recorded on a phased basis as determined by the subdivider, subject only to the infrastructure requirements set forth in Exhibit J of the Development Agreement, Condition 7 of this Resolution, and the Public Works Director’s ministerial review of such infrastructure phasing plan for conformance with these requirements. If the subdivider elects to file phased final maps, the subdivider shall indicate as part of the filing of each final map if

- particular conditions do not apply to an individual final map.
- 4) That before filing final maps with the Planning Commission and the Council for approval, the subdivider shall submit to the Public Works Director the final maps, along with two hard copies of all improvement plans, for certification that (i) all conditions of approval imposed by the Planning Commission and the Council have been satisfied, (ii) all applicable provisions of the Subdivision Map Act and the IMC have been complied with, and (iii) all centerline data monuments, survey data, mathematical data and computations are correctly and satisfactorily indicated on the map and on the ground. No final map shall be filed for approval or accepted for filing unless it is accompanied by said certificate from the Public Works Director, a receipt showing payment of the filing fee specified in the Master Fee Schedule (subject to the restrictions set forth in the Development Agreement, including without limitation the provisions of Section 7.2), and a preliminary title report issued by a reputable title company showing all parties having any record title interest in the land subdivided.
  - 5) That the subdivider shall, at the time of filing a final map, pay to the City the fees required by the Master Fee Schedule (subject to the restrictions set forth in the Development Agreement, including without limitation the provisions of Section 7.2).
  - 6) That final maps shall be prepared by a person authorized to practice land surveying in California, delineating all legal lots created.
  - 7) That final maps shall be in substantial conformance with Vesting Tentative Tract Map No. 80314 and shall implement the requirements of the conditions of approval applicable to that portion of Vesting Tentative Tract Map No. 80314, and that each final map shall be able to stand alone and shall provide all necessary public improvements to support the uses proposed on the legal lots defined by the map.
  - 8) That prior to recordation of any final map(s) of the areas affected by the potential alternate layout shown on sheets 7,8, and 27 of Vesting Tentative Tract Map No. 80314, the subdivider shall make an election in writing to the Director of Economic and Community Development as to which layout subdivider is implementing in connection with the overall project design.
  - 9) That final maps shall, together with three prints thereof, be filed with the Planning Commission and the City Council for approval in the manner and within the time limits provided by the Subdivision Map Act (subject to the extension for the Term of the Development Agreement set forth in Section 6.4 of the Development Agreement).
  - 10) That a final map shall not be recorded until such final map is approved by the Planning Commission and the City Council pursuant to IMC Sections 12-67.18 and 12-67.18.
  - 11) That prior to recordation of a final map, the subdivider shall submit to the County of Los Angeles proof that current property tax obligations are satisfied.
  - 12) That the subdivider shall defend, indemnify and hold harmless the City, its agents, officers, or employees from any claim, action, or proceeding against the City or its agents, officers, or employees relating to or to attack, set aside, void or annul this approval which action is brought within the applicable limitation

period. The City shall promptly notify the subdivider of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the subdivider of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the City. If the subdivider defends any such claim, action or proceeding, the City shall not allow any default or judgment to be taken against it or compromise the defense of the action without the subdivider's prior written approval. Nothing herein shall obligate the subdivider to settle any such claims, actions or proceedings on terms that would constitute an amendment or modification of the Development Agreement, this subdivision, or which would materially impact the beneficial uses and/or value of the subject property.

PLANNING / CONDITION COMPLIANCE

- 13) That prior to recording the first final map the subdivider shall provide Covenants, Conditions & Restrictions or such other covenants running with the land acceptable to the Director of Economic and Community Development and the City Attorney (collectively, "CC&Rs"). The CC&Rs shall describe the map's conditions of approval that will survive map recordation and shall be provided to the Director of Economic and Community Development and the City Attorney or their designees for review and approval. The CC&Rs corresponding to the area covered by a given final map shall be recorded concurrently with the recording of the applicable final map (but the subdivider is not obligated to (but may) file CC&Rs against portions of the property for which a final map is not yet sought).
- 14) That in order to provide notice to residential buyers of the unique characteristics of living in or near a mixed-use development, the CC&Rs required pursuant to Condition 13 shall contain provisions as shown on Exhibit L of the Development Agreement, which address the following topics: (a) notice of proximity of residential uses to restaurant uses, liquor sales, cinema uses, casino use and gaming activities; and (b) parking requirements and garage restrictions that are unique to the HPSP.
- 15) That prior to recordation of the first final map, the subdivider shall prepare, execute, and record a covenant in form and content satisfactory to the Director of Economic and Community Development binding the subdivider (to the extent of its interest in the property) to comply with the obligations set forth in the HPSP and the Development Agreement (as each may be modified from time to time in accordance with the terms thereof). This condition may, at the election of the subdivider, be satisfied by incorporating this covenant into the CC&Rs.
- 16) That prior to recordation of the first final map, the subdivider shall prepare, execute, and record a covenant in form and content satisfactory to the Director of Economic and Community Development binding the subdivider (to the extent of its interest in the property) to comply with the Stadium Alternative Mitigation Measures set forth on Exhibit M of the Development Agreement. This condition may, at the election of the subdivider, be satisfied by incorporating this covenant into the CC&Rs.

SUBDIVISION DESIGN

- 17) That in full satisfaction of IMC Section 12-67.9, residential lots (except for mixed-use lots) shall comply with the requirements of HPSP Section 6.2.7, including Table 6-4. Mixed-use and non-residential lots shall comply with the requirements of HPSP Section 6.2.8, including Table 6-5.
- 18) That the applicable final map(s) shall allow for the possibility of the future development of ingress and egress to the Renaissance community located northeast of the project site, subject to the requirements and limitations set forth in Section 16.13 of the Development Agreement.
- 19) That all residential units may be available on either a for-sale or for-rent basis, provided that all units located in the single family-only zone and townhome zone as depicted on Exhibit 6-7 of the HPSP and Sheet 3 of Vesting Tentative Tract Map No. 80314 shall be for-sale.
- 20) That final maps encompassing the Potrero Fault Restricted Use Zone as identified in the project Geotechnical Report shall identify the limits of said Restricted Use Zone and establish required easements or identify use restrictions to the satisfaction of the City.

ROADWAY AND PUBLIC IMPROVEMENTS

- 21) That pursuant to Section 7.3 of the Development Agreement, the ordinances, resolutions, rules, regulations and official policies governing engineering and construction standards and specifications to all public improvements shall be those in force and effect at the time Vesting Tentative Tract Map No. 80314 is approved, subject to the additional limitations set forth in Section 7.3 of the Development Agreement.
- 22) That on-site roadway construction, once required, shall consist of the final roadway improvements within the future right-of-way. Roadway construction consists of base, pavement, curb, gutter, pedestrian improvements, underground utilities and street lighting. On-site roadway improvements shall be consistent with the design requirements of the HPSP.
- 23) That prior to approval of the final map(s) by the City, the subdivider shall, at the subdivider's election, construct or enter into an agreement and post security guaranteeing the construction of such subset of improvements identified on Exhibits C and C-1 of the Development Agreement which are located within or are required for the applicable final map(s) as determined by the phasing plan set forth in Exhibits C and J of the Development Agreement. In accordance with its authority under the Subdivision Map Act, the IMC, and the Development Agreement, City hereby authorizes the subdivider to utilize, at the subdivider's election, one or more of the following: (a) bond(s) by one or more duly authorized corporate sureties; (b) a deposit of money or negotiable bonds; (c) an instrument of credit / letter of credit from one or more financial institutions as authorized pursuant to Section 66499(a)(3) of the Subdivision Map Act; (d) a lien on the property to be divided, created by contract between the subdivider and the City; and (e) any other form of security which is acceptable to the City and specified by ordinance thereof. The form and amount of such securities shall be reviewed by the City Engineer for conformity with the requirements of this Condition 23, the Subdivision Map Act, the IMC, and the Development Agreement.
- 24) Subdivider acknowledges that as material consideration for the mutual promises,



conditions, and covenants set forth in the Development Agreement, the Development Agreement provides for the dedication of public improvements, which consist of certain lands and facilities to be improved and constructed by Subdivider and publicly dedicated to the City. As public improvements, Subdivider has constructed facilities in the dedicated right-of-way that consist of underground concrete-encased conduit, together with appurtenant equipment and related facilities, intended to be used by the City, telephone corporations, and/or video services providers, all as more particularly described and shown in the “as built” street improvement plans to be submitted to the City with each applicable Final Map (collectively, the “City Conduit”).

Accordingly, as part of the dedication of public improvements in the right-of-way contemplated in the Development Agreement, Subdivider shall dedicate to the City all City Conduit and shall further memorialize such City Conduit dedication in a separate written instrument or bill of sale in the amount of one dollar at the time each Final Map containing any City Conduit is recorded. For clarity, City Conduit includes all concrete encased conduit, appurtenant equipment, and related facilities, whether owned, controlled or managed by Subdivider or its subsidiary, parent, affiliate, or any other entity that controls, is controlled by, or under common control with Subdivider, located in, upon, over, across, under, or through the dedicated rights-of-way, except that which is expressly reserved to Subdivider. The City has and retains the sole authority to grant permission to use City Conduit.

The City acknowledges that Subdivider has a contractual obligation to the NFL, and others, that would require the Subdivider to reserve from the dedication of public improvements and associated right-of-way a single underground concrete-encased conduit, together with appurtenant equipment and related facilities for the sole and express purpose to install, use, maintain, repair, remove, operate and replace a private communications, security and transportation operating network to be used lawfully in connection therewith by Subdivider and Subdivider’s affiliates, agents, designated assignees, licensees, sublicensees, and contractors. Accordingly, the City agrees that Subdivider may and shall retain as part of its fee interest in the dedicated rights-of-way shown on Vesting Tentative Tract Map No. 80314 and/or any and all associated final map(s), the right to permanently locate its concrete-encased conduit, appurtenant equipment and related facilities (including but not limited to the equipment to locate, manage, and control site-wide security and traffic control infrastructure such as bollards and signage), all as more particularly described and shown in dimensioned as-built drawings to be submitted to the City as a condition to the recordation of each applicable Final Map (collectively, “Subdivider Conduit”). The City acknowledges and agrees that the right-of-way dedication does not grant the City any right, interest or title in the Subdivider Conduit, over which Subdivider retains exclusive possession and control. Nothing in this condition relieves the Subdivider of compliance at all times with all applicable laws, statutes, ordinances, codes, orders, policies and regulations that govern Subdivider’s use and occupancy of the dedicated right-of-way.

To the extent that Subdivider Conduit must be rearranged or relocated for any legitimate purpose in connection with the City’s municipal functions, Subdivider shall fully cooperate with the City to do or cause to be done all things necessary to accomplish such rearrangement and/or relocation at no cost and expense to the City.

Subdivider agrees to indemnify, defend, and hold harmless City and its respective elected and appointed councils, boards, commissions, officers, agents, employees,

volunteers, and representatives (the “City Parties”) from any and all loss, liability, fines, penalties, forfeitures, costs, and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) and from any and all claims, demands and actions in law or equity (including reasonable attorneys’ fees and litigation expenses) by any person or entity, directly or indirectly arising or alleged to have arisen out of or in any way related to (1) Subdivider Conduit and (2) any actions or inactions by Subdivider or its contractors, subcontractors, agents, or employees in connection with Subdivider Conduit. Notwithstanding the foregoing, Subdivider shall have no indemnification obligation with respect to: (1) the gross negligence or willful misconduct of any of the City Parties or (2) the maintenance, use, or condition of any dedicated improvement or portion of the dedicated property after the time it has been dedicated to and accepted by the City.

- 24-B) The precise alignments of the streets and bicycle pathways may change as building plans are refined in the normal course of development and subsequent approvals.
- 24-C) Subdivider and the City agree that each “utility reservation from street dedication, typical” described in Vesting Tentative Tract Map No. 80314 and General Note 15 thereon is solely intended to provide the approximate location for the utility reservations. All such utility reservations shall be more particularly described and shown in dimensioned as-built drawings to be submitted to the City as a condition to recordation of each applicable final map.

**PUBLIC WORKS REQUIREMENTS**

- 25) Deleted. (by Public Works)
- 26) Deleted. (by Public Works)
- 27) Deleted. (by Public Works)
- 28) Clearly identify what will be Private Streets, Private Driveways, or access by easement.
- 29) Deleted. (by Public Works)
- 30) For all items not yet addressed or addressed but not resolved, use the following language:
  - .... to the satisfaction of the City Engineer.
  - .....to the satisfaction of the Director of Economic and Community Development.
- 31) Show and identify the approved dedicated areas on each final map.
- 32) Show or put a note that all proposed wet utilities (water, sewer and storm drain), streets, curbs, and gutters are approved per referenced plan numbers on each final map.
- 33) Show and indicate easements (if any) on each final map.

**SCHOOL FUNDING**

- 34) That pursuant to Government Code Section 65995, the subdivider shall, at its election, pay the developer fees at the time building permits are issued or enter into a school mitigation agreement with the appropriate school district to address mitigation to school impacts. The property to be subdivided is the subject of a School Facilities Mitigation and Funding Agreement dated October 13, 2010, and that agreement addresses school impacts.

PARK REQUIREMENTS

- 35) That the subdivider must comply with all applicable sections of Article 30 of the IMC that stipulate Quimby Act Requirements, subject to the provisions of the Development Agreement (including Exhibit J) and provided that the HPSP is hereby approved as the comprehensive park plan required pursuant to Section 12-105.3 of the IMC.
- 36) That prior to recordation of each final map, the subdivider shall demonstrate to the satisfaction of the Economic and Community Development Director how it will satisfy Measure K.3-1 set forth on Exhibit M of the Development Agreement, which requires the construction of approximately 25 acres of parks, open space, and recreational facilities within the Specific Plan Area in accordance with the provisions of the HPSP and the Development Agreement.
- 37) That as a condition to recording each final map that contains a designated park or open space easement, the subdivider shall demonstrate to the satisfaction of the Economic and Community Development Director that sufficient park land dedications will be made to satisfy the requirements associated with the total number of residential units provided for in the applicable final map at the ratio of not less than one (1) acre of land for every one hundred eleven (111) dwelling units shown on the recorded map. The subdivider shall have the right to make a park dedication for a park outside the boundaries of a given final map (an “Off-Map Park Dedication”). Individual park areas may be offered for dedication in any order so long as sufficient park dedications have been made for the total number of dwelling units provided for on all then-recorded final maps, and each park area offered for dedication is designed as a continuous and whole park that is part of the park system provided for in the HPSP and located reasonably near the increment of development depicted on the final map to be recorded.
- 38) That prior to the recording of each final map, improvements to park dedications (if any) depicted on such final map shall, at the subdivider’s election, either be designed and built or designed and guaranteed by securities, including but not limited to payment and performance bonds, cash accounts, or other form of security acceptable to the City in the amount of one hundred percent (100%) of the cost of the improvements (which may be the security that is required in connection with any community facilities district or other financing vehicle). With respect to improvements to Off-Map Park Dedications, the subdivider shall, at the subdivider’s election, either have designed and built or designed and guaranteed by securities such improvements, including but not limited to payment and performance bonds, cash accounts, or other form of security acceptable to the City in the amount of one hundred percent (100%) of the cost of the improvements (which may be the security that is required in connection with any community facilities district or other financing vehicle). If guaranteed by securities, such security shall be in the amount of \$850,000 per acre (which amount may be periodically adjusted for CPI at the City’s discretion) and shall be posted at the time of issuance of the first building permit associated with a dwelling unit depicted on the recorded final map with respect to which such Park Dedication was made. The value of such improvements shall provide a credit

against improvement fees that would otherwise be payable, as set forth in Exhibit J of the Development Agreement.

- 39) That prior to recordation of final map(s) that contain one or more designated park or open space easements, the subdivider shall:
- a. Submit easement and maintenance agreements establishing the relationships between the City, property owner, any applicable property owners' associations regarding the public use and maintenance of parks, paths and other public use areas covered by the final map. The City Administrator and the City Attorney or their designees shall review the easement and maintenance agreements solely to ensure that they conform to the text and substance set forth in the provisions of Exhibit F (Park Maintenance Standards and Security Plan) and Exhibit G (Conditions of Approval Re Access and Maintenance of Lands for Public Use) of the Development Agreement. The approved easement and maintenance agreements shall be recorded prior to recordation of the applicable final map; and
  - b. Prepare CC&Rs requiring the subdivider (or a homeowner's or property owner's association, if so decided by the subdivider) to: (i) provide the necessary and ongoing maintenance and repairs in conformance with Exhibit F of the Development Agreement at no cost to the City; (ii) obtain and maintain a comprehensive general liability insurance in an amount not less than ten million (\$10,000,000) dollars per occurrence combined single limit with the City, its officials, employees and agents identified as additional insured on the insurance policy; and (iii) provide the City with the third-party right to enforce the provisions set forth in the immediately preceding subclauses (i) and (ii). The City Attorney shall review the CC&Rs solely for approval as to form and conformance with the requirements included in this Condition 39(b). The approved CC&Rs shall be recorded as a condition to recording each final map that contains a designated park or open space easement.

#### FIRE DEPARTMENT REQUIREMENTS

- 40) That except as expressly modified herein, the subdivider shall comply with all of the recommended conditions set forth in the County of Los Angeles Fire Department ("Fire Department"), Fire Prevention Division letter recommending approval of Tentative Tract Map No. 80314 dated February 25, 2020, as follows:
- Final Map Requirements (required prior to recordation of each final map):**
- a. Submittal of the Final Map to the County of Los Angeles Fire Department Fire Prevention Land Development Unit through [epicla.lacounty.gov](http://epicla.lacounty.gov) for review and approval prior to recordation is required.
  - b. County of Los Angeles Fire Department Fire Prevention Land Development Unit Final Map review fees are required to be paid prior to clearance of the final map for recordation.

**Access Requirements (verification of compliance shall be performed at the Fire Department building plan check review; the following conditions do**

**not need to be satisfied prior to approval and/or recordation of final tract map(s)):**

- c. The proposed “Alternate Design” for Lot 219, Super Block, as shown on sheet 27 of 29 of the Vesting Tentative Tract Map No. 80314 will require additional approval of the street plans by the Fire Department and the City of Inglewood.
- d. Future development within the boundaries of Vesting Tentative Tract Map No. 80314 and final map(s) associated therewith shall comply with all applicable codes and ordinances and Fire Department Standards, including but not limited to the 2017 County of Los Angeles Fire Code (“Fire Code”) Section 503 (Fire Apparatus Access Roads) and 503.1.3 (Buildings and facilities).
- e. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access roads and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Department for review and approval prior to construction. 503.1
- f. Fire Apparatus access roads shall have a minimum unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance clear to the sky. 503.2.1.
- g. For buildings not exceeding three stories or with an eave height not exceeding 30 feet in height, fire apparatus access roads shall have an unobstructed width of not less than 26 feet exclusive of shoulders and an unobstructed vertical clearance of clear to the sky. For buildings exceeding three stories or with an eave height exceeding 30 feet in height, fire apparatus access roads shall have an unobstructed width of not less than 28 feet exclusive of shoulders and an unobstructed vertical clearance of clear to the sky. D103.2.
- h. Where the vertical distance between the access roadway and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Aerial fire apparatus access roads shall have a minimum unobstructed width of 28 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof D104.1 and D104.2.
- i. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. D104.3.
- j. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities. 503.2.3.

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- k. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Fire Department vehicular access roads shall be provided with a 32-foot centerline turning radius. 503.2.4.
  - l. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. 503.2.5
  - m. The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire departments apparatus. 503.2.7.
  - n. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire departments apparatus. 503.2.8.
  - o. Fire apparatus access roads shall not be obstructed in any manner, including by the parking of vehicles or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times. 503.4.
  - p. Traffic calming devices including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. 503.4.1
  - q. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, for a distance of 25 feet on each side of the hydrant exclusive of shoulders.
  - r. Gates securing the fire apparatus access roads shall comply with all of the following criteria:
    - Where a single gate is provided the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 15 feet for residential use and 20 feet for commercial/ industrial use.
    - Gates shall be of the swinging or sliding type.
    - Construction of gates shall be of the materials that allow manual operation by one person.
    - Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
    - Electric gates shall be equipped with a means of opening the gate by Fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
    - Methods of locking shall be submitted for approval by the fire code official.
    - Electric gate operators, where provided shall be listed in accordance with UL 325.
    - Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F200.
  - s. Where required by the fire code official, fire apparatus access roads shall be marked with permanent “NO PARKING-FIRE LANE” signs complying with Section 22500.1 of the California Vehicle Code. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required. D103.8.

**Water System Requirements:** The proposed development requires the installation of 81 new public fire hydrants. (NOTE: NUMBER OF REQUIRED FIRE HYDRANTS MAY CHANGE UPON REVIEW OF WATER SYSTEMS IMPROVEMENT PLANS)

- t. For the subdivision of undeveloped land for other than single-family dwellings, due to the undetermined building size and type of construction the required fire flow shall be 4,000 gallons per minute for a duration of four hours with public hydrant spacing of 300 feet. The required fire flow for the subdivision of land consisting of lots having existing structures shall be in accordance with Table B105.1 (2) for fire flow and duration.
- u. New public fire hydrants on the Future Development shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
- v. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- w. New required public fire hydrants for the Future Development shall be installed, tested and accepted or bonded for prior to construction. Vehicular access shall be provided and maintained serviceable throughout construction.
- x. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
- y. Plans showing underground piping for private on-site fire hydrants shall be submitted to the County of Los Angeles Fire Department Fire Prevention Division Engineering Section Sprinkler Plan Check Unit (323)890-4125. For review and approval prior to installation pursuant to Fire Code Section 901.2 and Fire Department Regulation 7.
- z. The required fire flow for public fire hydrants for single family residential homes less than a total square footage of 3,600 square feet shall be determined utilizing Appendix B of the fire code. Any single-family residential home 3,601 square feet or greater shall comply with Table B105.1 of the County of Los Angeles Fire Code.

6. **POLICE DEPARTMENT**

Staff report recommending authorization to issue a three-year annual purchase order for the purchase of police equipment and supplies, per Reissue Bid No. RFB-0127. (General Fund)

**Recommendation:**

- 1) Authorize purchase order in the amount of \$349,000 [\$125,000 to Botach Tactical (Botach) and \$224,000 to Adamson Police Products (Adamson)]; and
- 2) Adopt a resolution amending the Fiscal Year 2020 – 2021 Budget to transfer funds in the amount of \$349,000. (General Fund Reserves)

7. **POLICE DEPARTMENT**

Staff report recommending approval of Amendment No. 1 to Agreement No. 19-048 with the County of Los Angeles to continue providing food services to the Police Department's Jail Facility, increasing the rate from \$2.75 to \$2.92 per meal.

Recommendation:

- 1) Approve amendment.

8. **POLICE DEPARTMENT**

Staff report recommending approval of an agreement with Dynamic Planning & Science to update the City of Inglewood's Hazard Mitigation Plan (HMP), per Proposal No. Re-Issue RFP-0163. (Public Safety Grants Fund)

Recommendation:

- 1) Approve amendment in an amount not to exceed \$139,075.

9. **PUBLIC WORKS DEPARTMENT**

Staff report recommending award of a contract and approval of an agreement with Select Electric, Inc., to construct the Inglewood Intelligent Transportation System (ITS) Phase V and VI Construction Project, per Bid No. CB-21-10. (Various Funds)

Recommendation:

- 1) Award contract and approve agreement in an amount not to exceed \$2,986,113.90 (includes a project contingency of ten percent (10%) in the amount of \$271,464.90)

**SETTING PUBLIC HEARINGS**

SPH-1. **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT**

Staff report requesting that public hearing be set to consider Zoning Code Amendment 2020-001 (ZCA-2020-001) to Chapter 12 of the Inglewood Municipal Code (IMC) to modify regulations for off-hour parking for major event patrons and tailgating Citywide.

Recommendation:

- 1) Set public hearing for August 3, 2021, at 2:00 p.m.

**PUBLIC HEARING SET FOR AUGUST 3, 2021, AT 2:00 P.M.**

SPH-2. **PUBLIC WORKS DEPARTMENT**

Staff report requesting that public hearing be set to initiate proceedings for the annual levy and collection of assessments for Darby-Dixon Maintenance Assessment District No. 1987-1.

Recommendation:

- 1) Adopt a Resolution to preliminarily accept the Engineer's Report; and
- 2) Adopt a Resolution of Intention to set a public hearing for August 3, 2021, at 2:00 p.m.

**1) RESOLUTION NO. 21-111 ADOPTED; AND 2) RESOLUTION NO. 21-112 ADOPTED;  
RESOLUTION NO. 21-113 ADOPTED.**



**SPH-3. PUBLIC WORKS DEPARTMENT**

Staff report requesting that public hearing be set to initiate proceedings for the annual levy and collection of assessments for In-Town Maintenance Assessment District 1975-1.

Recommendation:

- 1) Adopt a Resolution to preliminarily accept the Engineer's Report; and
- 2) Adopt a Resolution of Intention to set a public hearing for August 3, 2021, at 2:00 p.m.

**1) RESOLUTION NO. 21-114 ADOPTED; AND 2) RESOLUTION NO. 21-115 ADOPTED;  
RESOLUTION NO. 21-116 ADOPTED.**

**SPH-4. PUBLIC WORKS DEPARTMENT**

Staff report requesting that public hearing be set to initiate proceedings for the annual levy and collection of assessments for Morningside Park Maintenance Assessment District 1974-2.

Recommendation:

- 1) Adopt a Resolution to preliminarily accept the Engineer's Report; and
- 2) Adopt a Resolution of Intention to set a public hearing for August 3, 2021, at 2:00 p.m.

**1) RESOLUTION NO. 21-117 ADOPTED; AND 2) RESOLUTION NO. 21-118 ADOPTED;  
RESOLUTION NO. 21-119 ADOPTED.**

**SPH-5. PUBLIC WORKS DEPARTMENT**

Staff report requesting that public hearing be set to initiate proceedings for the annual levy and collection of assessments for Inglewood Street Lighting Assessment District 1980-1.

Recommendation:

- 1) Adopt a Resolution to preliminarily accept the Engineer's Report; and
- 2) Adopt a Resolution of Intention to set a public hearing for August 3, 2021, at 2:00 p.m.

**1) RESOLUTION NO. 21-120 ADOPTED; AND 2) RESOLUTION NO. 21-121 ADOPTED;  
RESOLUTION NO. 21-122 ADOPTED.**

**ORDINANCE**

**O-1. FINANCE DEPARTMENT**

Staff report recommending introduction and adoption of an ordinance approving the secured property tax rate for the fiscal year beginning October 1, 2021.

Recommendation:

- 1) Motion to waive further reading; and
- 2) Introduce and adopt ordinance.

**1) FURTHER READING WAIVED; AND 2) ORDINANCE NO. 21-10 INTRODUCED AND  
ADOPTED.**

**REPORTS – CITY ATTORNEY**

A-1. Report on Closed Session Items.

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

Roll Call

CSA-1, Warrant Registers.

1 &

H-1.

Recommendation:

1) Allow for Payment of Bills.

**APPROVED.**

CSA-2. **SUCCESSOR AGENCY SECRETARY’S OFFICE**

Approval of the Minutes of the Meetings held on January 26, 2021, February 9, 2021, and February 23, 2021.

Recommendation:

1) Approve.

**APPROVED.**

**ADJOURNMENT INGLEWOOD SUCCESSOR AGENCY**

**INGLEWOOD HOUSING AUTHORITY**

Call to Order

Roll Call

H-1, Warrant Registers.

1 &

CSA-1.

Recommendation:

1) Allow for Payment of Bills.

**APPROVED.**

H-2. **SECTION 8, HOUSING, AND CDBG DEPARTMENT**

Staff report recommending approval of a Memorandum of Understanding (MOU) with Los Angeles Homeless Services Authority (LAHSA) for Emergency Housing Voucher (EHV) referrals.

Recommendation:

- 1) Approve Memorandum of Understanding; and
- 2) Authorize the Chairman to execute the MOU with LAHSA.

**1) MEMORANDUM OF UNDERSTANDING APPROVED; AND 2) CHAIRMAN AUTHORIZED TO EXECUTE THE MOU WITH LAHSA.**

H-3. **SECTION 8, HOUSING, AND CDBG DEPARTMENT**

Staff report recommending approval of the Interagency Agreement between the Los Angeles County Development Authority (LACDA) and the Inglewood Housing Authority (IHA) relating to provide rental assistance for special needs populations and very-low income families in the County of Los Angeles.

Recommendation:

- 1) Approve Interagency Agreement; and
- 2) Authorize the Chairman to execute the Interagency agreement, hereinafter referred to as the “Agreement” between the Los Angeles County Development Authority (LACDA) and the Inglewood Housing Authority (IHA) to project-base Veterans Affairs Supportive Housing (VASH) Vouchers in IHA’s jurisdiction.

**1) INTERAGENCY AGREEMENT APPROVED; AND 2) CHAIRMAN AUTHORIZED TO EXECUTE THE INTERAGENCY AGREEMENT, HEREINAFTER REFERRED TO AS THE “AGREEMENT” BETWEEN THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) AND THE INGLEWOOD HOUSING AUTHORITY (IHA) TO PROJECT-BASE VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH) VOUCHERS IN IHA’S JURISDICTION.**

H-4. **HOUSING AUTHORITY SECRETARY’S OFFICE**

Approval of the Minutes of the Meetings held on January 26, 2021, February 9, 2021, and February 23, 2021.

Recommendation:

- 1) Approve.

**APPROVED.**

**ADJOURNMENT INGLEWOOD HOUSING 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 72 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**