Inglewood, California

July 24, 2001

The City Council of the City of Inglewood, California held a regular meeting on Tuesday, July 24, 2001 in the Council Chambers in City Hall of said City.

Following the Pledge of Allegiance to the flag of our Country and invocation by Mayor Dorn he called the meeting to order at the hour of 1:39 p.m. The City Clerk announced the presence of a quorum as follows:

Present: Mayor Dorn, Council Members Price, Dunlap and Kirkley;

Absent: Council Member Fernandez. (Arrived at 1:40 p.m.)

City officials and personnel present were:

Hermanita V. Harris City Clerk

Wanda Brown City Treasurer

Joseph T. Rouzan, Jr. CityAdministrator

Charles E. Dickerson City Attorney

Gloria J. McCoy Deputy City Clerk

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

Diane Sambrano spoke concerning item no. 4, agreement with Loyola Marymount University, no. 5, resolution authorizing the submittal of a funding request form to the Department of Conservation's Division of Recycling and no. CT-1, approval of commercial banking services.

Elizabeth Khoury spoke concerning item no. 5, resolution authorizing the submittal of a funding request form to the Department of Conservation's Division of Recycling.

Council Member Fernandez arrived in the Council Chambers at the hour of 1:39 p.m.

Willie Agee spoke concerning item no. CT-1, approval of commercial banking services and no. PH-3, Special Use Permit No. 858.

142.9 PAYMENTS OF WARRANTS AND BILLS. It was moved by Mayor Dorn and seconded by Council Member Price that the demands presented to the City Council dated July 19, 2001 in the amount of \$3,934,428.19 are hereby approved and the City Clerk hereby authorized to certify upon said registers that said demands are so approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Fernandez, Kirkley and Mayor Dorn;

Noes: Council Member Dunlap.

- SUMMONS AND COMPLAINT. It was moved by Council Member Fernandez, seconded by Mayor Dorn and carried that the City Council does hereby approve, ratify and confirm the action of the City Clerk in referring to the City's claims administrator, Summons and Complaint from the following:
- a) Abdul Bowman for personal injury on May 7, 1999.
- b) Mamie Jones for personal injury on July 2, 1999.

MINUTES. It was moved by Mayor Dorn and seconded by Council Member Kirkley that the minutes of the meeting of May 15, 2001 be approved as recorded. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Fernandez, Kirkley and Mayor Dorn;

Noes: Council Member Dunlap.

171 AGREEMENT NO. 01-98 APPROVED – LOYOLA MARYMOUNT

UNIVERSITY. Staff report dated July 24, 2001 recommending approval of agreement with Loyola Marymount University for utilization of work-study students in the Recreation, Parks and Community services Department in an amount not to exceed \$2,000.

It was moved by Mayor Dorn and seconded by Council Member Fernandez that Agreement No. 01-98 with Loyola Marymount University be approved. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Dunlap, Fernandez, Kirkley and Mayor Dorn;

Noes: None.

189 RESOLUTION NO. 01-65 ADOPTED – SUBMITTAL OF A FUNDING REQUEST. Staff report dated July 24, 2001 was presented recommending adoption of a resolution authorizing the submittal of a funding request form to the Department of Conservation's Division of Recycling.

It was moved by Mayor Dorn and seconded by Council Member Price that Resolution No. 01-65, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF THE FUNDING REQUEST FORM TO THE CALIFORNIA DEPARTMENT OF CONSERVATION'S DIVISION OF RECYCLING FOR CONTAINER RECYCLING AND LITTER ABATEMENT GRANTS

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

Ayes: Council Members Price, Dunlap, Fernandez, Kirkley and Mayor Dorn;

Noes: None.

214.5 PUBLIC HEARING SET – APPEAL TO THE PLANNING COMMISSION'S DENIAL OF SPECIAL USE PERMIT NO. 891 – 1435 NORTH LA BREA AVENUE. Staff report dated July 24, 2001 was presented recommending that a public hearing be set to consider an appeal to the Planning Commission's Denial of Special Use Permit No. 891 for a billboard at 1435 North La Brea Avenue.

Mayor Dorn ordered the matter set for public hearing on August 14, 2001 at the hour of 1:30 p.m.

PRESENTATION OF THE THREE-YEAR CONSOLIDATED PLAN. Memorandum dated July 24, 2001 was presented regarding Presentation of the Three-Year Consolidated Plan, including the fiscal year 2001-2002 Preliminary Statement of Objectives and Projected Use of Funds, and the Analysis of Impediments to Fair Housing Choices.

It was moved by Mayor Dorn and seconded by Council Member Kirkley that the City Council does hereby receive the three-year Consolidated Plan. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Fernandez, Kirkley and Mayor Dorn;

Noes: Council Member Dunlap.

VERBAL REPORTS - CITY ADMINISTRATOR. The City Administrator advised that in reference to the previous item, presentation of the Three Year Consolidated Plan, the Council is receiving information and not adopting or voting on the information. He further commented that the information will be perused a second time with discussion and necessary amendments, adjustments, corrections or deletions will be made.

219 COMMERCIAL BANK SELECTION. Memorandum dated July 24, 2001 was presented recommending approval of commercial banking services by Bank of America for the City and authorizing the execution of the necessary documents to obtain and activate the services.

It was moved by Mayor Dorn and seconded by Council Member Fernandez that the City Council does hereby approve Bank of America to provide commercial banking services for the City and authorize the execution of the necessary documents to obtain and activate the services. The motion was carried by the following roll call vote:

Ayes: Council Members Price, Fernandez, Kirkley and Mayor Dorn;

Noes: None;

Not Voting: Council Member Dunlap.

VERBAL REPORTS – CITY TREASURER. The City Treasurer thanked City Council for voting affirmatively for banking services and commented that she looked forward to working with Bank of America and will meet with representatives on Friday. She commented that she had received a letter from the Municipal Treasurer's Association renewing her certification as a Municipal Administrator and approving the certification of the Investment Policy. Finally, she announced that she had obtained 2 additional doctorate degrees and thanked Council Assemblyman Horton, Council Member Price, County Supervisor Yvonne Burke, School Board Member Loystene Irvin, Commissioners Benbow and Agee.

127.2 COUNCIL INITIATIVES:

Mayor Dorn:

RESOLUTION NO. 01-66 ADOPTED – RESOLUTION BY MAYOR DORN SUPPORTING THE WORK OF QUALITY HOMECARE COALITION, LOS ANGELES AND ALL HOME CARE WORKERS THROUGH LOS ANGELES COUNTY. It was moved by Mayor Dorn and seconded by Council Member Kirkley that Resolution No. 01-66, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA SUPPORTING THE WORK OF QUALITY HOMECARE COALITION, LOS ANGELES AND ALL HOME CARE WORKERS THROUGHOUT LOS ANGELES COUNTY

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

Ayes: Council Members Price, Dunlap, Fernandez, Kirkley and Mayor Dorn;

Noes: None.

214.5 PUBLIC HEARING CONTINUED – SPECIAL USE PERMIT NO. 728. At the request of staff this matter was continued to the meeting of July 31, 2001 at the hour of 1:30 p.m.

PUBLIC HEARING HELD - DELINQUENT REFUSE AND SEWER ACCOUNTS ON THE TAX ROLLS FOR COLLECTION - RESOLUTION NO. 01-67 ADOPTED. The City Clerk announced that the next scheduled matter was a public hearing regarding protests to the report of the Public Works Director concerning delinquent refuse and sewer accounts, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit was on file and communications from the following have been received:

Carlena C. Smith, 3734 West 112th Street,

Inglewood

Ray E. Barett, 1225 S. Prairie, Inglewood

The City Administrative Officer presented staff report dated July 24, 2001 submitting background information.

Mayor Dorn ordered the staff report dated July 24, 2001 received and filed.

Vivian Ozuna, Revenue Manager, commented that the purpose of this hearing was to place water, sewer and refuse charges that are delinquent by at least 90 days with an outstanding debt greater than \$250 on the property tax roll for collection. She noted that payments are being accepted and promissory notes.

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

Frank Martini, 4200 West Century, commented that he had paid for people's refuse since 1992 and personally made objections to payments of \$1200. He further commented that he had paid every month and did not understand the delinquency. He commented that he had attempted to contact Mrs. Ozuna and Mrs. Harris but did not receive a response. He noted that he did not feel that this was fair and objected to the annual levy.

Council Member Kirkley commented that this was his district and was not award of this situation. He inquired about the billing since year 2000.

Mayor Dorn inquired about how to have the lien removed and commented that the City will investigate the previous matter.

Council Member Fernandez commented that he would like the specifics on the matter and pointed out that the assessment is for the year 2000 and that is the year that should be dealt with.

Roy Mori, 2400 W. Manchester, commented that the tenant did not pay refuse and he objected to the assessment being placed on the property tax roll.

Council Member Price inquired how the matter is handled when a tenant has run up the bill.

Vivian Ozuna, Revenue Manger, commented that the tenant may sign up for the refuse and sewer service and is responsibility for the bill. If the tenant doesn't pay, the property owner is responsible for the bill. She explained the actions taken to ensure that tenants pay their bills.

Council Member Price commented that he felt that the City should extend the same opportunity to the tenant to pay prior to placing a lien on the property.

Council Member Fernandez commented that he had seen a lot of cases like this over the years and it is unfortunate for the property owner to get stuck with the bill. He further commented that if the tenant doesn't pay and the owner doesn't pay, everyone else gets stuck with the bill and noted that this is one of the hazards of owning commercial property.

Council Member Kirkley commented that when this matter came up last year, it was noted that duplicate copies of the bill were sent to the property owner when a tenant was in arrears and inquired how long it takes for the property owner to receive the bill.

Vivian Ozuna, Revenue Manager, commented that if the property owner doesn't get the bill, he usually hasn't paid his commercial business tax account.

Council Member Dunlap commented that she has never approved of the City collecting other people's debts from another party because they assets in the City and pointed out that whomever the city contracts with should pay the bill. Finally she commented that if a property owner is charged, the City should have them sign up for service and since that is not done, the City should stop the service, which would stop the bill.

George Matthey, Imperial Shopping Center, commented that Mrs. Ozuna and Mrs. Harris are always helpful. He inquired about service at the shopping center from May 2000 to June 2001 for two locations that are vacant and question how a bill could be generated for vacancies. He also inquired how the property at 2670 W. Imperial Highway had received a lien when no one had signed up for service at that address.

Thomas Jackson commented that he was a locksmith at 2670 W. Imperial Highway and had never signed up for service. He noted that he did not understand his bill.

Diane Sambrano commented that year after year she has heard people comment that they did not receive their bills and noted that just because one person has a positive experience does not mean that everyone does. She also noted that people get ill.

Council Member Fernandez commented that the speaker brought up 2 valid points that should be addressed. He inquired if Inglewood was different from other cities and if some one is ill and in the hospital, are they given an opportunity to make arrangements for payment.

Vivian Ozuna commented that the City was not different from other cities and arrangements could be made if a person was ill.

Elizabeth Khoury, District 1, commented that last year the City was scheduled to vote on an audit and commented that an audit regarding waste management needed to be completed. She noted that things needed to be checked into and there is a need to make Inglewood a better community.

Ray Barrett, 1225 S. Prairie commented that he recently received notice of a tax lien and noted that he was at a meeting a couple of years ago and was told this was not going to happen. He commented that he could not envision attempting to collect this from the tenant He pointed out that all of the charges were for sewer assessment and the information was inaccurate.

No other persons wishing to address the City Council on this matter, Mayor Dorn declared the public comments portion of the public hearing comments at the hour of 3:34 p.m.

Council Member Price commented that it is a difficult balance that has to be achieved and it is not fair to have the total population pay the taxes for an individual. He further commented that until a better method is devised, the City has to rely on this method.

Council Member Dunlap inquired which accounts would be pulled for further investigation and about bookkeeping. She commented that the City should work something out with the trash hauler to determine if there is an error on the part of the trash hauler or the City and discouraged billing without services not rendered.

Joseph Rouzan, City Administrator, commented that even if the resolution is adopted, persons can come to Administration to make payment arrangements to prevent the property lien and appropriate investigations will be made regarding those who expressed concerns.

It was moved by Mayor Dorn and seconded by Council Member Fernandez that Resolution No. 01-67, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD MAKING FINDINGS AND OVERRULING PROTESTS AND OBJECTIONS AND ORDERING DELINQUENT SEWER AND REFUSE CHARGES TO BE PLACED ON THE TAX ROLLS FOR THE FISCAL YEAR 2001-2002 (HEALTH AND SAFETY CODE SECTIONS 5470 ET SEQ.).

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

Ayes: Council Members Price, Fernandez, Kirkley and Mayor Dorn;

Noes: None;

Not Voting: Council Member Dunlap.

214.5 CONTINUED PUBLIC HEARING HELD – APPEAL TO THE PLANNING COMMISSION'S DENIAL OF SPECIAL USE PERMIT NO. 858. The City Clerk announced that the next scheduled matter was a continued public hearing to consider an appeal to the Planning Commission's denial of Special Use Permit No. 858 to allow the development of four detached condominium dwelling units on an R-2 zoned property at 3509-3515 West 112th Street, that notice of this hearing has been given in the time, form and manner as required by law, the affidavit was on file, the complete file of the Planning Commission was present and no communication was received.

The City Administrative Officer presented staff report dated July 24, 2001 submitting background information.

Mayor Dorn ordered the staff report dated July 24, 2001 received and filed.

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

Mayor Dorn commented that it is important that these matters come to Council from the Planning Commission and noted that once the applicant pays the appeal fee, it has to be brought before Council.

Mr. Morris, District 4, commented that the structure they are planning to build is out of place and does not match the neighborhood. He commented that a petition had been submitted, that he was not against home ownership and suggested a garden like townhouse.

Council Member Dunlap left the Council Chambers at the hour of 3:40 p.m.

Mayor Dorn commented that the residents do understand that if Council denies this, the developer can come back and build at least apartments there.

Council Member Dunlap returned in the Council Chambers at the hour of 3:42 p.m.

Elaine Baker, District 4, commented that the residents did not want apartments or condominiums at this time and noted that it was not that they were unwanted but that the area had gone a long time without issues being addressed. She further commented that the parks and facilities are overcrowded and the area is high density. Finally, she commented that the overcrowding was a burden on the city.

Roosevelt Douglas commented that there are laws and the developer has the right to appeal however, he emphasized that there wasn't a need for condos or apartments.

Council Member Price left the Council Chambers at the hour of 3:46 p.m.

Diane Sambrano commented that she did not feel that one's value or commitment changes when they pay a mortgage as opposed to rent and noted that Council should look again at the moratorium and the General Plan.

Council Member Price returned in the Council Chambers at the hour of 3:48 p.m.

Sandra Roberts commented that since the rezoning of R-2, she has a front and rear lot and commented that they all favored home ownership. She commented that the community is now overcrowded with parking problems, high density causing crime, gangs, overcrowded schools and blight. She urged Council to institute a moratorium on building multi-unit dwellings and presented a petition signed by 92 residents.

Michelle Autry, District 4, commented on redevelopment in her community and questioned if the City was able to accommodate an increase in population.

Cheryl Vargo commented that she was representing the developer and requested that Council grant the same rights to the developer as each property owner. She further commented that 112th Street was not fully developed to the density proposed and felt that what was being proposed would be an enhancement. She noted that the area was blighted and has been a large vacant lot for a long time. Finally, she commented that the units are good size for families, would provide an opportunity for home ownership and the variance did not allow great density but better design and space.

Karl Woehrstein commented that this was a new experience for him and that pictures were provided of the same real estate 3 blocks away and approved by the Planning Commission. He further commented that he wanted to comply with the City planners and that he lives in the same type of complex in Los Angeles that is attempting to be build here. He noted that he did not plan on leaving the immediate area with anyone's money.

Aldene Sligh commented that she supported the members of the 4th district who were opposed to the proposed project. She urged Council to pay attention to what the citizens wanted.

Willie Agee, District 1, commented that he viewed the lots and it is a blight and noted that if the residents are so concerned, they should do something about what is going on

the lot. He commented that he felt he should be able to do what he wanted to as long as it was within the code.

No other persons wishing to address the City Council on this matter, Mayor Dorn closed the public comment portion at 4:03 p.m.

Council Member Fernandez commented that he understood the density issue and agreed with those comments, but noted that issue is different from what is being presented. He further commented that people have a right to build 2 story lots on their property and noted that this was not an issue of conflict between tenants and owners. Additionally, he commented that he City's policy is to encourage home ownership and if we don't want this done, the zoning should be changed. He also commented that the issue of density should be addressed and noted that this was not an issue of development but of density. Finally he commented that he felt that the owner-occupied units should be built and that he would work on reducing density with Ms. Roberts.

Council Member Kirkley commented that this is the first time that he can say that he has received sufficient contacts that politically it became important for him to become involved in. He commented that the will of the community has to take precedence. He further commented that he had hoped that the developer would work with the community and come up with something that could be agreed upon. Additionally, he commented that the particular problem only affects the people on the street and the density issue is a problem. He commented that the City is stuck with an R-2 area that allows more dense areas to be built than is desired. He pointed out that the City cannot have a total moratorium on units or it stands a chance of losing funds. He commented that the City cannot stop the developer from building as long as they are within the law but noted that today, he was here to represent those 100 persons directly affected and commented that he could not support the proposed project.

Mayor Dorn commented that the affected residents had told him that they prefer apartments to condominiums and it does not matter what he prefers. He further commented that this was not a density issue because the same density will exist with apartments or condominiums. Finally, he commented that he would support the wishes of the residents and could not support the proposed project.

Council Member Price commented that the Planning Commission has voted not to approve the proposed development; the Council member says no therefore he is inclined to support their judgment. He noted that this does allow the developer to move forward with apartments.

Council Member Dunlap commented that she sat through the hearing last week and did not hear any one say they preferred apartments last week or this week. She further commented that what she heard was that people in that area do not favor two-story single standing condominiums. She commented that she would never support apartments being built in this city and noted it is Council's responsibility to come up with solutions to the problem and not just pass the buck. In addition, she commented that she would like to make a recommendation to Council that because neighbors in that area are so adamantly opposed to the project, that neither of the projects be allowed. Also, she suggested that Council consider reimbursing the property owner with housing set-a-side funds allowing the Agency to become the owner and build 2 single family homes.

Council Member Kirkley commented that this has been initiated already but action has been taken today.

Mayor Dorn commented that the public hearing must be closed to resolve the issue of the condominiums that was initiated.

It was moved by Mayor Dorn and seconded by Council Member Kirkley that Resolution No. 01-68, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, UPHOLDING THE DENIAL OF A SPECIAL USE PERMIT TO DAVID MCCLINTOCK AND KARL WOEHRSTEIN FOR THE DEVELOPMENT OF FOUR DETACHED CONDOMINIUM DWELLING UNITS AT 3509-3515 WEST 112TH STREET

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

Ayes:	Council Members Price, Dunlap, Kirkley and Mayor Dorn;			
Noes:	None;			
Not Voting:	Council Member Fernandez.			
PUBLIC REMARKS. Mayor Dorn inquired if there were any persons present who wished to address the City Council on any matter connected with City business not elsewhere considered on the agenda.				
Darryl Cullen, 623 S. Myrtle, spoke concerning addressing the sound proofing committee with her concerns and process.				
Gene Morris, District 4, spoke concerning receiving a crime report and putting an end to auto theft.				
Adama Akma Park.	al spoke concerning city approval for a dance to go forward at Hollywood			
Chester Trenner spoke concerning a parking problem at the Senior Center.				
Roosevelt Do	uglas spoke concerning the removal of a person at the last council meeting.			
Pat Sanders s July 26, 2001	poke concerning the Arbor Vitae Project and a MTA meeting on Thursday, .			
Diane Sambra	ano spoke concerning recycling and making items available for public view.			

Michelle Autry spoke concerning an amendment to the shooting range permit and availability of liquor, toxicity.				
Sandra Roberts spoke concerning the ICOPS Center, accountability, night meetings, and day laborers around Home Depot.				
Alden Sligh spoke, District 1, spoke concerning editing taping of city council meetings; thanked Council Member Dunlap for standing up for the public and informing the public about things they are not normally informed about.				
Nancy Motin spoke concerning comments made at the last meeting regarding the LAX expansion.				
Elizabeth Khoury, District 1, spoke concerning the drat EIR-EIS and commissioners not seeing certain documents.				
There being no further business to be presented, Mayor Dorn declared the meeting adjourned in memory of Jim Cleaver at the hour of 4:59 p.m.				
City Clerk				

Approved this	day of	, 2001
Mayor		