



INGLEWOOD, CALIFORNIA
Web Site -- www.cityofinglewood.org

**NOTICE AND CALL OF SPECIAL MEETING OF INGLEWOOD CITY COUNCIL AND
REDEVELOPMENT AGENCY
(Government Code Section 54956)**

**TO THE MEMBERS OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY OF THE
CITY OF INGLEWOOD**

NOTICE IS HEREBY ORDERED by the Mayor/Chairman that a special meeting of the Council/Agency of the City of Inglewood will be held on Tuesday, November 14, 2006 commencing at 3:00 P.M. in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

MAYOR

Roosevelt F. Dorn

COUNCIL MEMBERS

Curren D. Price, Jr., District No. 1
Judy Dunlap, District No. 2
Eloy Morales, Jr., District No. 3
Ralph L. Franklin, District No. 4

CITY CLERK

Yvonne Horton

CITY TREASURER

Wanda M. Brown

CITY ADMINISTRATOR

Joseph T. Rouzan, Jr.

INTERIM CITY ATTORNEY

Cal Saunders

Said special meeting shall include the following:

**AGENDA
INGLEWOOD REDEVELOPMENT AGENCY
3:00 P.M.**

Call to Order

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEM NOS. R-2 AND R-3 ONLY.

Persons wishing to address the Redevelopment Agency on Agenda Item Nos. R-2 and R-3 only, may do so at this time.

- R-2. Staff report recommending that the Inglewood Redevelopment Agency (Agency) review the additional information provided by the proponents for the Century/Prairie site, and select a developer from the proponents. *

Recommendation:

- 1) Review additional information; and
- 2) Select developer.

- R-3. Staff report recommending that the Inglewood Redevelopment Agency (Agency) review the additional information provided by the proponents, afford the proponents for the Imperial/Prairie site a second opportunity to present their development proposals, and select a developer from the proponents. *

Recommendation:

- 1) Review additional information;
- 2) Conduct presentation; and
- 3) Select developer.

CLOSED SESSION ITEMS ONLY -- 6:00 P.M.

Roll Call

PUBLIC COMMENTS REGARDING CLOSED SESSION ITEMS ONLY

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

- CS-1. Closed session - Confidential - Attorney/Client Privileged; Pending Litigation, Government Code Section 54956.9(a); Micah Snead vs. Inglewood Police Department, et al., LASC Case No. YC052028. *

- CSR-1. Closed session - Confidential - Real Property / Negotiator Meeting; Real Property Negotiations pursuant to Government Code Section 54956.8; Purchase of property located at 129 Juniper Street (APN 4016-020-900); Parties: Inglewood Redevelopment Agency and the American Red Cross; Negotiator for the Agency: Jeff Muir, Acting Executive Director; Under Negotiation: Price and Terms.

OPENING CEREMONIES -- 7:00 P.M.

Call to Order

Pledge of Allegiance

Invocation

Roll Call

Proclamation declaring November 15, 2006 as National Geographic Information Systems (GIS) Day.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the City Council on any item on today's agendas, other than a public hearing, may do so at this time.

PAYMENTS OF WARRANTS AND BILLS

1. Payment of bills.

CONSENT CALENDAR

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

2. [Approval of minutes of meetings held October 10, 2006 and October 24, 2006.](#) *
3. Letters from City Attorney's Office recommending denial of the following claims:
 - a) Tan Ly Cao for civil rights violation on April 4, 2006.
 - b) James Demaegt for civil rights violation on April 4, 2006.

Recommendation:

 - 1) Deny claims.
4. [Staff report recommending award of contract for Residential Sound Insulation/Phase 5, Group 7 and adoption of a resolution amending the 2006-2007 fiscal year budget.](#) * (Grant Funds)

Recommendation:

 - 1) Reject the low bid submitted by DAB Construction as non-responsive;
 - 2) Award contract to the second lowest bidder, Sam Boo Construction Co., Inc. in the amount of \$1,528,000;
 - 3) Adopt resolution; and
 - 4) Approve contingency funds in the amount of \$152,800.
5. [Staff report recommending award of contract for Residential Sound Insulation/Phase 5, Group 8 and adoption of a resolution amending the 2006-2007 fiscal year budget.](#) * (Grant Funds)

Recommendation:

 - 1) Award contract to the low bidder, Sam Boo Construction Co., Inc. in the amount of \$1,820,000;
 - 2) Adopt resolution; and
 - 3) Approve contingency funds in the amount of \$182,000.
6. [Staff report recommending approval of an agreement for the purchase of liquid ammonia from Thatcher Company of California \(three years with the option of renewal of an additional 2-years in one-year increments\).](#) * (Water Fund)

Recommendation:

 - 1) Approve in the amount of \$47,920.

7. Staff report recommending approval of Amendment No. 1 to Agreement No. 05-121 with Hall and Foreman Inc., as part of design services for the La Brea Avenue Street Improvements, between Century Boulevard and Florence Avenue. * (Gas Tax Funds)
Recommendation:
 - 1) Approve amendment in the amount of \$29,900.

8. Staff report recommending award of contract for the Asbestos & Lead Paint Abatement and Demolition & Removal of the vacant properties located at 10202 Dixon Avenue and 10203 Darby Avenue. * (Grant Funds)
Recommendation:
 - 1) Award contract to American Wrecking, Inc. in an amount not to exceed \$71,671; and
 - 2) Approve a contingency in the amount of \$10,750.

9. Staff report recommending approval of a 3-year agreement for monthly elevator maintenance service with Fujitec America. * (General Fund)
Recommendation:
 - 1) Approve in the amount of \$272,392.

10. Staff report recommending approval of an agreement for the roof replacement at the Veteran's Memorial Building with Coast Roof Co. Inc. * (General Funds)
Recommendation:
 - 1) Approve in the amount of \$72,070.

11. Staff report recommending approval of an agreement with the Mobile Source Air Pollution Reduction Review Committee (MSRC) and Propane Energy Resource Council (PERC) to receive approved grant funds totaling \$260,000 for alternative fuel vehicles and installation of a propane fueling station. *
Recommendation:
 - 1) Approve.

12. Staff report recommending adoption of a resolution to modify the City's Residential Incentive Policy. *
Recommendation:
 - 1) Adopt resolution.

13. Staff report recommending adoption of a resolution requesting that the 960-hour rule for designated Police Records Section personnel be waived by the California Public Employees Retirement System (CalPERS). *
Recommendation:
 - 1) Adopt resolution.

14. Staff report recommending approval of a three-year agreement with Law Enforcement Systems, Inc. (LES), to continue providing delinquent parking citation collections and related services to the City and its Parking Ticket System client agencies. * (ITC Internal Service Fund)
Recommendation:
 - 1) Approve agreement.
15. Summary report pertaining to the Jazz in the Park 2006 event. *
Recommendation:
 - 1) Receive and file.
16. Staff report recommending approval of an agreement with the State of California Department of Transportation for the acquisition of two 22 passenger Paratransit buses and two mobile radios for the Senior and Disabled Transportation program and approval to deposit the City's match of \$21,678 in the Caltrans FTA 5310 account (Grant Funds). *
Recommendation:
 - 1) Approve agreement and deposit.
17. Staff report recommending approval of Extension No. 3 to Agreement No. 04-32 with the South Bay Center for Counseling (SBCC), to receive funds for school readiness activities from July 1, 2006 to June 30, 2007. * (Grant Fund)
Recommendation:
 - 1) Approve extension authorizing the receipt of \$24,000.
18. Staff report recommending approval of a one-year agreement with The Children's Dental Center (TCDC) to fund preventative dental care services for 50 very-low to moderate-income children residing in the City of Inglewood. * (Grant Funds)
Recommendation:
 - 1) Approve in the amount of \$20,000.
19. Staff report recommending approval of a one-year agreement with Centinela Youth Services (CYS), to provide a conflict resolution/counseling crime prevention program for Inglewood youth and families. * (Grant Funds)
Recommendation:
 - 1) Approve in the amount of \$10,000.
20. Staff report recommending approval of agreement with Broad Spectrum Community Development Corporation, to provide Income Tax Assistance Services for very-low to moderate-income residents in the City of Inglewood. * (Grant Funds)
Recommendation:
 - 1) Approve in the amount of \$10,000.

21. Staff report recommending approval of a one-year agreement with Housing Rights Center, HRC, Inc., to provide fair housing counseling and housing discrimination resolution services. * (Grant Funds)
Recommendation:
1) Approve in the amount of \$55,620.
22. Staff report recommending approval of Amendment No. 2 to Agreement No. 02-39 with Home Ownership Made Easy, Inc. (H.O.M.E.) to assign and transfer all interest in Agreement No. 02-39 to Grace Manor Housing Corporation, a California nonprofit public benefit corporation. *
Recommendation:
1) Approve amendment.
23. Staff report recommending approval of Amendment No. 2 to Agreement No. 02-40 with People Assisting the Homeless (P.A.T.H.) Inc., and adoption of a resolution amending the 2005-2006 fiscal year budget. * (Grant Funds)
Recommendation:
1) Approve amendment; and
2) Adopt resolution.
24. Staff report recommending approval of Final Tract Map No. 62352 (FTM-62352) for the subdivision of two lots into five condominium units at 530-534 East Queen Street. *
Recommendation:
Approve Final Tract Map No. 62352 subject to the following conditions:
1) The Final Tract Map shall be recorded with the Los Angeles County Recorder's office no later than December 20, 2007;
2) The applicant shall submit to the City of Inglewood a copy of the most recent Preliminary Subdivision Public Report prepared by the California Department of Real Estate and must submit proof that current property taxes have been paid;
3) The Final Tract Map shall comply with all the applicable conditions of the Declaration of Conditions, Covenants and Restrictions (CC&Rs);
4) The Final Tract Map shall comply with all applicable subdivision regulations, Inglewood Municipal Code requirements and Special Use Permit conditions;
5) The requirements of the Planning Division, Building and Safety Division, Public Works Department, Los Angeles County Fire Department and all other applicable City of Inglewood departments be complied with including the provision of separate utilities for each unit, particularly plumbing each unit individually, separate shut-off valves for each unit, and no back-to-back or combined water service.

- 25. Staff report recommending the approval of a six-month time extension for Special Use Permit No. 964 (SP-964), retroactive to October 11, 2006, to allow a 13,565 square-foot vacant site, that previously contained a service station to be developed with a 4,296 square-foot retail and restaurant building on a C-2 (General Commercial) zoned property at 1761 North Centinela Avenue. *

Recommendation:

- 1) Approve.

- 26 & R- Staff report recommending adoption of resolutions consenting to the Inglewood
5. Redevelopment Agency's payment for improvements to the Veterans' Memorial Building located at 700 Warren Lane and amending the 2006-2007 fiscal year budget to reallocate funding for the improvements. *

Recommendation:

- 1) Adopt resolutions.

SETTING OF PUBLIC HEARINGS

- SPH-1. Staff report requesting that a public hearing be set to receive input on the 2005-2006 fiscal year Consolidated Annual Performance Evaluation Report (CAPER) for submission to the U.S. Department of Housing and Urban Development (HUD). *

Recommendation:

- 1) Set public hearing for December 5, 2006 at 7:00 p.m.

- SPH-2. Staff report requesting that a public hearing be set to consider the proposed Project Area Committee (PAC) Formation Procedures for the In-Town, North Inglewood Industrial Park and Imperial-Prairie redevelopment project areas. *

Recommendation:

- 1) Set public hearing for December 5, 2006 at 7:00 p.m.

ORDINANCES

- O-1. Ordinance No. 06-20 amending Articles 7 and 7.1 of Chapter 12 of the Inglewood Municipal Code to establish mixed-use regulations for C-2 (General Commercial) and C-2A (Airport Commercial) zoned properties on Manchester Boulevard bounded by the west side of Ash Avenue to the west, the east side of Fir Avenue to the east, and including those C-2 and C-2A zoned properties located immediately north and south of Manchester Boulevard on Ash Avenue, Oak Street, Cedar Avenue, Inglewood Avenue, Eucalyptus Avenue and Fir Avenue that are contiguous to properties that front on Manchester Boulevard. * (Introduced October 24, 2006)

Recommendation:

- 1) Adopt ordinance.

REPORTS - CITY ADMINISTRATOR

- CA-1. Verbal report by Police Chief on Police Department staffing.

CA-2. [Staff report pertaining to the 2007 Dr. Martin Luther King Day Celebration. *](#)

Recommendation:

- 1) Review the recommendations of the Dr. Martin Luther King Jr. Day Planning Committee regarding the 2007 King Day Celebration scheduled to take place on Saturday, January 13, 2007; and
- 2) Consider Planning Committee's request to expand the 2007 Dr. Martin Luther King Day Celebration to include a mini festival.

CA-3. Verbal reports - City Administrator.

REPORTS - CITY ATTORNEY

A-1. Report on closed session items.

A-2. [Staff report recommending approval of an agreement with Chevalier, Allen and Lichman, LLP., Attorneys at Law. *](#)

Recommendation:

- 1) Approve.

A-3. Verbal reports - City Attorney.

REPORTS - CITY CLERK

CC-1. Verbal reports - City Clerk.

REPORTS - CITY TREASURER

CT-1. Verbal reports - City Treasurer.

COUNCIL INITIATIVES

CI-1. Initiative by Council Member Price recommending adoption of a resolution to establish a process to select an Interim Council Member for District No. 1. *

Recommendation:

- 1) Adopt Resolution .

PUBLIC HEARINGS

PH-1. Public hearing to consider an appeal to three of the Planning Commission's eleven conditions of approval for Special Use Permit No. 1027 (SP-1027) to allow the conversion of eight apartment units into eight condominium units of R-4 (Multiple-Family Residential) zoned property at 311 West Queen Street. *

Recommendation:

- 1) Receive public testimony;
- 2a) Adopt resolution upholding the Planning Commission's decision; or
- 2b) Adopt resolution overturning the Planning Commission's approval of any or all of the said conditions (appropriate findings must be made).

APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

COUNCIL COMMITTEE REPORTS

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 Administrative Officer for resolution.

CITY ADMINISTRATOR, STAFF REMARKS

COUNCIL REMARKS

MAYOR REMARKS

ADJOURNMENT

**AGENDA
INGLEWOOD REDEVELOPMENT AGENCY**

Call to Order

Roll Call

R-4. Approval of minutes of meetings held October 10, 2006 and October 24, 2006. *

- R-5 & 26. [Staff report recommending adoption of a resolution amending the 2006-2007 fiscal year budget to reallocate and appropriate additional funding for the improvements to the Veterans' Memorial Building.](#) *

Recommendation:

- 1) Adopt resolution.

ADJOURNMENT REDEVELOPMENT AGENCY

* Copies to Council and Agency