



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



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

TO THE MEMBERS OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD

NOTICE IS HEREBY ORDERED by the Mayor that a special meeting of the Council of the City of Inglewood will be held on Tuesday, December 4, 2007 commencing at 4:30 P.M. in the Council Chambers, One Manchester Boulevard, Inglewood, California (Government Code Section 54956).

MAYOR

Roosevelt F. Dorn

COUNCIL MEMBERS

Daniel K. Tabor, 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

ACTING CITY ADMINISTRATOR

Jerry Givens

CITY ATTORNEY

Cal Saunders

Said special meeting shall include the following:

**AGENDA
CITY COUNCIL**

PRESENTATION -- 4:30 P.M.

- P-1. [Staff report recommending the consideration of suggested land use alternatives and policy formulation.](#) *

Recommendation:

- 1) Consider;
- 2) Receive public input; and
- 3) Provide direction.

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 - Personnel Exception - Government Code Section 54957 - Selection of City Administrator - Mary Beth Allen, Human Resources Director.

- CSR-1. Closed session - Confidential - Real Property/Negotiator Meeting; Real Property Negotiations, Government Code Section 54956.8: Real Property Negotiations for the disposition and redevelopment of the properties located at 3930 & 3700 W. Century Boulevard, 3851 & 3947 W. 102nd Street and 10020 & 10126 S. Prairie Avenue in the Merged Inglewood Redevelopment Project Area (Century); Parties: Inglewood Redevelopment Agency and Imperial Partners LLC: Negotiator for the Agency: Jerry Givens, Acting Executive Director; Under Negotiation: Price, Terms and Conditions. *

- CSR-2. Closed session - Confidential - Real Property/Negotiator Meeting; Real Property Negotiations, Government Code Section 54956.8: Real Property Negotiations for the disposition and redevelopment of the properties located at 716 and 720 Beach Avenue (Parcels 4017-025-902 and 4017-025-903); Parties: Inglewood Redevelopment Agency and Osborne Building and Development, Inc.; Negotiator for the Agency: Jerry Givens, Acting Executive Director; Under Negotiation: Price, Terms and Conditions. *

- CSR-3. Closed session - Confidential - Attorney/Client Privileged; Anticipated Litigation, Government Code Section 54956(c)(1); Regarding 104th Street Replacement Housing Disposition and Development Agreement (Redevelopment). *

OPENING CEREMONIES -- 7:00 P.M.

Call to Order

Pledge of Allegiance

Invocation

Roll Call

Proclamation recognizing Target for the numerous contributions and commitment they have provided to the Inglewood Community.

Presentation by Steven Bradford, Regional Manager of Southern California Edison, on the State of the System.

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the City Council on any item on today's agendas other than closed session and the public hearings 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. [Staff report recommending approval of a two-year agreement for window washing and sanitizing services with Superior Maintenance Enterprise. \(General Funds\)](#)
Recommendation:
 - 1) Approve in the amount of \$29,755 annually.
3. [Staff report recommending approval of a two-year agreement with Rudd's Transfer & Storage for removal, relocation, and storage of miscellaneous equipment, files and other materials at various City Facilities. * \(General Fund\)](#)
Recommendation:
 - 1) Approve in the amount of \$49,100.

4. [Staff report recommending award of a two-month contract to replace 24 gate valves in the water distribution system. * \(Water Funds\)](#)

Recommendation:

- 1) Award contract to Stephen Doreck Equipment Rentals, Inc., in an amount not-to-exceed \$82,407.75; and
- 2) Approve contingency in the amount of \$8,200.00.

5. [Staff report recommending approval of Tentative Tract Map No. 65499 for the subdivision of two lots into eight condominium units at 222 West Spruce Avenue. *](#)

Recommendation:

Approve Tentative Tract Map No. 65499 (TTM-65499) for a proposed eight-unit condominium project, subject to the following conditions:

- 1) The final tract map shall be prepared in accordance with the Planning Commission Resolution No. 1490 approving Special Use Permit No. 1014 (SP-1014);
- 2) Prior to approval of the final tract map, the applicant shall submit to the City of Inglewood a copy of the Preliminary Subdivision Public Report prepared by the California Department of Real Estate and provide proof that current property taxes have been paid;
- 3) 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 shall 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;
- 4) The tentative tract map, and subsequently a final tract map, must be approved by the City Council per Inglewood Municipal Code Section 12-67.14 and that the approved final tract map must be recorded with the Los Angeles County Recorder's Office within two years of the City Council's approval of the tentative tract map; and
- 5) The final tract map shall comply with all the applicable conditions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs).

6. [Staff report recommending approval of Final Tract Map No. 66354 for the subdivision of two lots into twelve condominium units at 546 West Olive Street. *](#)

Recommendation:

Approve Final Tract Map No. 66354 (FTM-66354) for a proposed twelve-unit condominium project, subject to the following conditions:

- 1) The Final Tract Map shall be recorded no later than September 12, 2008 with the Los Angeles County Recorder's Office;
- 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 applicable conditions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs);
- 4) The Final Tract Map shall comply with all applicable subdivision regulations, Inglewood Municipal Code requirements and Special Use Permit No. 1023 (SP-1023) conditions; and
- 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 individually, separate shut-off valves for each unit and no back-to-back or combined water service.

REPORTS - CITY ADMINISTRATOR

- CA-1. [Staff report recommending approval of an amendment to Agreement No. 04-142 with USA Waste of California, Inc., dba Waste Management \(WM\) for Integrated Solid Waste Management Services. *](#)

Recommendation:

- 1) Approve.

- CA-2. [Staff report pertaining to the 2008 Dr. Martin Luther King Jr. Day Celebration. *](#)

Recommendation:

- 1) Review and approve the recommendations of the Dr. Martin Luther King, Jr. Day Planning Committee regarding the 2008 King Day Celebration scheduled to take place on Saturday, January 19, 2008; and
- 2) Consider Planning Committee's request for additional funds in the amount of \$10,000 to cover the cost of travel expenses and an appearance fee for a special invited guest.

- CA-3. Verbal Reports - City Administrator.

REPORTS - CITY ATTORNEY

- A-1. Report on closed session items.
- A-2. 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 Mayor Dorn recommending adoption of the West Basin Municipal Water District's "It's Time To Get Serious" conservation and water use initiative. *

Recommendation:

- 1) Adopt resolution.

PUBLIC HEARINGS

PH-1. Public hearing to consider adoption of a Resolution of Necessity to acquire real property for noise mitigation. *

Recommendation:

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

PH-2. Public hearing to consider amending Section 3-65.1 of the Inglewood Municipal Code to restrict the parking of vehicle-attached trailers on residential streets to a maximum of 24 hours. *

Recommendation:

- 1) Receive public input;
- 2) Motion to waive further reading; and
- 3) Introduce ordinance.

PH-3. Public hearing to consider the adoption of a resolution to join the California Municipal Finance Authority (CMFA) and to approve the issuance of tax-exempt bonds for the purchase and rehabilitation of two senior housing developments at Inglewood Meadows and Regent Plaza Senior Multifamily Housing. *

Recommendation:

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

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 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.

**AGENDA
INGLEWOOD REDEVELOPMENT AGENCY**

Call to Order

Roll Call

- R-4. [Staff report recommending approval of an Exclusive Negotiating Agreement between the Inglewood Redevelopment Agency and Broadway Federal Bank for the redevelopment of the properties located at 140-158 North Market Street \(Assessor's Parcel Numbers 4021-007-904, 4021-007-906, 4021-007-011, and 4021-007-012\) in the Merged Inglewood Redevelopment Project Area \(In-Town\) *](#)

Recommendation:

- 1) Approve.

ADJOURNMENT REDEVELOPMENT AGENCY

In the event that today's meeting of the Redevelopment Agency 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 Redevelopment Agency meeting.

AGENDA

INGLEWOOD HOUSING AUTHORITY

Call to Order

Roll Call

- H-1. [Staff report recommending authorization be given to the Chairman to execute the Housing Assistance Payments \(HAP\) Contract and the Annual Contributions Contract \(ACC\) for Regency Towers Apartments. * \(Housing Fund\)](#)

Recommendation:

- 1) Authorize.

ADJOURNMENT HOUSING AUTHORITY

In the event that today's meeting of the Housing Authority 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 Housing Authority meeting.

*** Copies provided to Council, Agency and Authority**